

# COASTAL SITE PLAN REVIEW APPLICATION

Applicant's Name: **Town of Montville**

Address: **310 Norwich New London Tpk, Uncasville, CT 06382**

Telephone: **Mayor's Office (860) 848-6778; Land Use & Development (860) 848-6779**

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**Project Address or Location: 55 Dock Rd (071-008-000)**

The following information must be supplied by the applicant and submitted in addition to and along with, any applications, plans and data required for approval of the proposed project under the Zoning and/or Subdivision Regulations of this Municipality. Attach additional sheets if more space is required.

## I. PLANS (See Section 15.3 of Zoning Regulations)

### A. PROJECT PLAN(S)

This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties. **See attached plan set entitled Town of Montville, Town Boat Launch Improvements & Fishing Pier Construction, Prepared by CLA Engineers, Inc., Dated October 21, 2022.**

### B. COASTAL RESOURCES

This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 3(1) of P. A. 79-535) on and contiguous to the site. **See attached coastal resources map.**

## II. WRITTEN INFORMATION

### A. DESCRIPTION OF PROPOSED PROJECT

Describe the entire project including types of buildings and structures, uses, methods, and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1A above.

**The proposed project includes the reconstruction of the Town of Montville boat launch, improvements to the existing parking & site and the construction of a new fishing pier at the property.**

**Proposed improvements to the existing boat launch include saw cut removal of existing (rotted) wood piers at the mud line, removal & replacement of existing ramp with a precast concrete ramp, reconstruction of existing concrete abutment and replacement of existing floating dock with new.**

**Proposed site improvements include new bituminous concrete parking & access, 16 car parking spaces, inc. 2 handicap spaces, 7 truck/auto & trailer parking spaces, grading/drainage improvements, including a water quality basin that catches the sheet flow of water from the proposed parking area and site lighting.**

**Proposed construction of a new fishing pier will include an ADA accessible 12' wide x 120' long pier to a fishing platform with two 16-foot octagonal fishing platforms.**

### B. DESCRIPTION OF COASTAL RESOURCES

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1B above.

**Coastal resources located on the site include coastal waters, coastal flood hazard area and developed shorefront. See attached for additional description.**

The project site has historically been used for the Town boat launch located at 55 Depot Rd. The site is located on the banks of the Thames River and is located in the AE Flood zone with a Base Flood Elevation of 11. The Coastal Hazard Area on the site contains the existing boat launch, existing gravel/asphalt millings in the parking area and a decaying seawall that abuts the sand and gravel river bed. Water and gas mains exist beneath the river bed at the site. There will be approximately 27,100 SF (0.6 acres) of disturbance within the 100-year flood plain. The proposed boat launch and pier will support water dependent uses by allowing access by the public to the coastal resource (Thames River), redevelop the shorefront to allow for easier boat access to the resource and ADA accessible recreational fishing.

**C. ASSESSMENT OF THE SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE AND THE CAPABILITY OF THE RESOURCES TO ACCOMMODATE THE PROPOSED USE**

(1) Identify any and all coastal use policies in Section 3(b) (1) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal use policies are applicable to the proposed project: general public access to coastal water, water dependent uses, and stormwater management.

(2) Identify any and all coastal resource policies (in Section 2(b) (2) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The following coastal resource policies are applicable to the proposed project: Developed shorefront, flood hazard areas and coastal hazard areas.

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). **Note:** If a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

The proposed project does not adversely affect the coastal uses of the property. The Town has a 99-year lease of the area from Uncasville, LLC for an area that has historically been used as the Town boat launch area. The project will increase public access to the coastal water area. The installation of the water quality basin will catch the sheet flow from the proposed parking area. The project is a water dependent use as it will be used for recreational boating and fishing activities.

There will also not be any adverse impacts to the coastal resources on the property. The project will meet FEMA and municipal regulations for development in the coastal hazard area. In addition, any State of CT DEEP and Army Corp of Engineers (ACOE) requirements will also be met. The project will reuse the existing developed shorefront to create ADA access to the improved boat launch area and new fishing pier allowing for increased access to the Coastal Waters of the area.

**D. EVALUATION OF THE POTENTIAL BENEFICIAL AND ADVERSE IMPACTS OF THE PROJECT AND DESCRIPTION OF PROPOSED METHODS TO MITIGATE ADVERSE EFFECTS.**

(1) Identify and describe the potential adverse impacts (as defined in Section 3 (15) of P. A. 79-535) and potential beneficial impacts of the project on coastal resources.

No adverse impacts are expected as the project will be improving an existing Town boat launch and creating a new fishing pier. The project will be ADA compliant and the additional parking proposed will allow more people to use the area. The parking lot runoff will be mitigated by using a water quality basin.

**FOR WATERFRONT PROPERTY:**

(2) Is the project a water dependent use as defined in Section 3(16) of P. A. 79-535? If so, explain why.

**The project is a water dependent use as it improves the existing Town boat launch, provides public access to coastal waters and creates a new fishing pier.**

**FOR WATERFRONT PROPERTY:**

(3) Describe the impacts or effects either positive or negative that the project will have on future water dependent uses or development on and adjacent to this site.

**The proposed project will not adversely affect the future water dependent uses of development on or adjacent to the site. The project will allow for easier access to the Thames River for both boating and fishing. New ADA features will allow the use of the launch and pier by more people and the additional parking will allow for a greater number of people to use the area.**

(4) Describe the proposed measures to mitigate (reduce or eliminate) any adverse impacts on coastal resources described in D (1) and, if applicable, on future water dependent development opportunities described in D (3).

**The project will provide a water quality basin for parking lot runoff.**

**E. DEMONSTRATION OF THE ACCEPTABILITY OF REMAINING OR UNMITIGATED ADVERSE IMPACTS ON COASTAL RESOURCES AND FUTURE WATER DEPENDENT USES AND DEVELOPMENT.**

(1) Describe any adverse impacts that remain after employing all reasonable mitigation measures.

**There are no remaining adverse impacts expected.**

(2) Explain why these remaining adverse impacts were not mitigated.

**Not applicable.**

(3) Explain why the Commission or Board reviewing this application should find these remaining adverse impacts to be acceptable.

**Not applicable.**

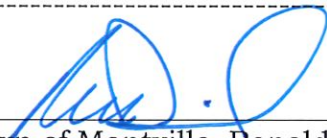
**III. SUPPORTING MATERIALS/DOCUMENTATION**

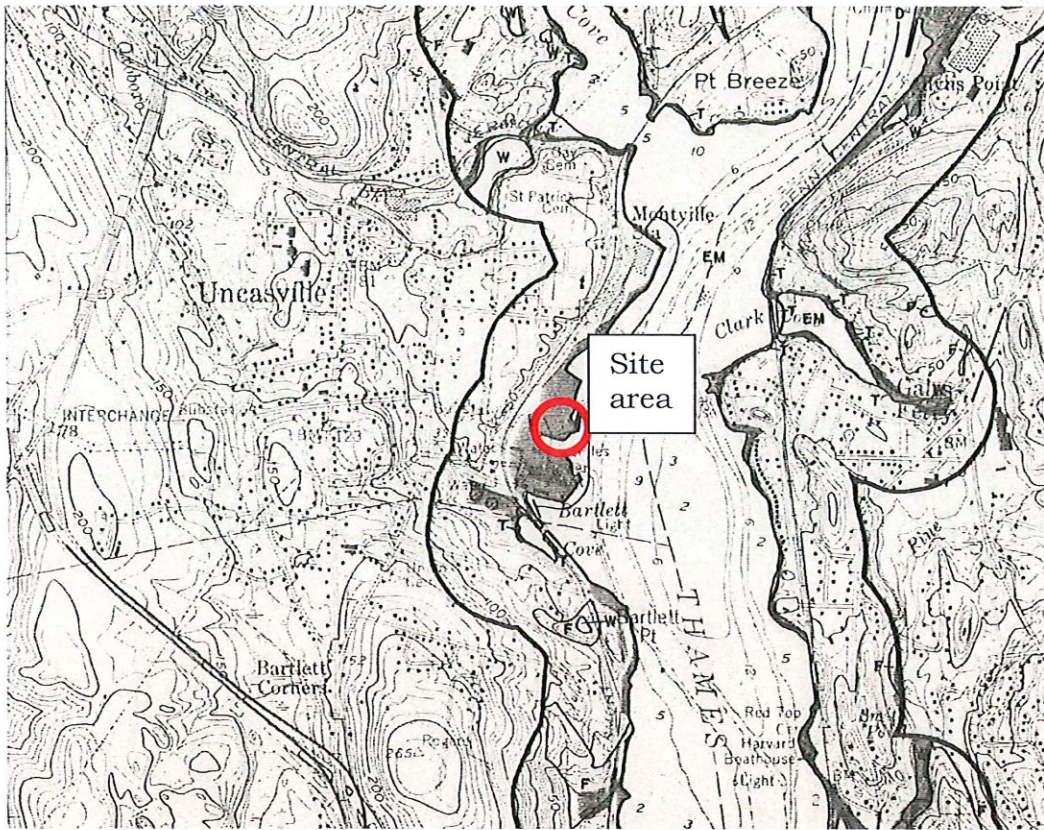
The Commission or Board may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information required by the Commission or Board and list any supplemental materials (plans, reports, etc.) That are being submitted in support of this application. **Proposed plans and drainage report dated 10/21/22, any Town and/or State of CT DEEP staff comments.**

**SIGNATURE OF APPLICANT:**

**Print Applicant Name:**

**Date Signed:**

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Town of Montville, Ronald K. McDaniel, Mayor  
10/25/22



**COASTAL LAND RESOURCES**

- E **COASTAL BLUFFS AND ESCARPMENTS:** Steep, seaward sloping marine cliffs or escarpments composed of unconsolidated boundary to a slope or escarpment to gravelly soils. The slopes are rocky and the shores are vegetated (freed). The slopes may be rocky with a sparse scrub or herb cover of salt-tolerant plants. (Source: 1,2)
- FE **MODIFIED BLUFFS AND ESCARPMENTS:** Bluffs and escarpments which have been temporarily stabilized by erosion control structures (gabions, ball-and-socket or similar) positioned seaward of the marine bluff or escarpment. (Source: 1)
- B **BEACHES AND DUNES:** Moderately sloping shores composed of water-worked sand, gravel or rubble deposits (beach) and when present, wind deposited sands (dunes or sand flats). The beach (dune) is positioned between mean low water and coastal bluffs/escarpments or dunes or vegetation. The map designations include all areas of sandy beach fill. Dunes and sand flats positioned landward are elevated above the beach, support coastal grasslands contrasted by beach grass (Ammophila arenaria). (Source: 1,2,3,4)
- EA **MODIFIED BEACHES AND DUNES:** Beach systems temporarily stabilized by an erosion control structure (gabion, stone) or bulkhead positioned between the dune ridge and the beach. (Source: 1)
- R **ROCK SHOREFRONTS:** Shorefront composed of bedrock or armored with a stone aggregate or boulder beach. Includes raised nearly vertical rock cliffs or gently sloping shingle and boulder lands. (Source: 1)
- COASTAL FLOOD HAZARD AREA: 100 year coastal flood hazard area as identified by the Federal Emergency Management Agency (FEMA). On these coastal islands, areas primarily assigned by FEMA as the flood hazard is considered to be approximately the 10' contour interval. (Source: 7,8)
- S **PERVIOUS WETLANDS AND UNDESIGNATED FLOOD WETLANDS:** Areas defined in Section 22a-36 of the Connecticut General Statutes as "land, including submerged and not regulated pursuant to sections 22a-28 to 22a-35 (tidal wetlands and intertidal wetlands), including, which consists of any of the soil types designated as poorly drained, very poorly drained, alluvial and floodplain... (land wetlands and intertidal wetlands) include all freshwater wetlands and poorly to very poorly drained soils of the Pawcatuck and Waterbury series (land wet and soils) that are unregulated and unregulated by the state list wetland program. (Source: 1,5)
- I **ISLANDS:** A land mass of bedrock or fill enclosed by coastal waters. (Note: All critical coastal resource components of the island such as bluffs and escarpments, beaches and coastal rock shorefront and wetlands would be mapped accordingly whether or not these are displayed on this map.) (Source: 1,2)
- SHORELANDS: Upland areas at elevations in excess of the 100 year still water flood level and located within the coastal boundary. (Source: 2,5)
- D **DEVELOPED MIDDLEBURY:** Part and harbor areas which have been developed and designed entirely in the municipal government or sub-municipal alteration of land natural geographic features or systems. (Source: 1,2,4,7)
- W **WATERS:** Open water bodies such as but not limited to lakes and ponds subject to regulation under Sections 22a-36 to 22a-45 of the Connecticut General Statutes. (Source: 2)

**INDIVIDUAL RESOURCES**

- I **REGULATED FLOOD WETLANDS:** Official state designated and regulated flood wetlands located within the coastal boundary. The areas depicted on this map shall not be regulated by the official state regulated tidal wetland map at the scale of 1:25,000. (Source: 5)
- INTERTIDAL FLATS: Lowly to gently sloping areas subject to 21 semi-tidal portions of tidal fluctuation due to ebb and flow. Sediments is variable ranging from mud to sand. (Source: 2)

**COASTAL WATERS**

- FM **ESTUARINE ENVIRONMENT:** Protected coastal water bodies with an open connection to the Sound including tidal rivers, bays, coves and lagoons. (Source: 2)
- MA **REPLENISH WATERS:** Those waters and submerged lands between mean low water and a depth approximated by the 10 meter bathymetric contour. (Source: 2)
- OW **OPEN WATERS:** Those waters and submerged lands seaward of a depth approximated by the 10 meter bathymetric contour. (Source: 2)
- COASTAL ZONING: As defined in Section 22a-94 of the Connecticut General Statutes as amended by Public Act 77-533. (lands and waters seaward of the inside edge of this line are subject to the provisions of the Connecticut Coastal Management Act) (Source: 2)

- SOURCES:**
1. Nasa Polar Infrared Aerial Photographs (1:175000), 1974
  2. U.S.G.S. 7 1/2 Minute Quadrangle
  3. Surficial Geology Maps (U.S.G.S. or Connecticut Geological and Natural History Survey)
  4. Soil Conservation Service, Coastal Soil Maps (1:25000), 1979
  5. Flood Insurance Maps Prepared by the Federal Emergency Management Agency (hazard boundary maps, preliminary flood insurance rate maps or final flood insurance rate maps, whichever ones were most current at this printing)
  6. State Regulated Tidal Wetland Maps (1:25000)
  7. Coastal Area Management, Land Use Overlays (1:25000)

This map is intended as a guide to identify the approximate locations of coastal resources. Map details are subject to the provisions of Section 22a-93 of the Connecticut General Statutes as amended by Public Act 77-533. Boundary lines are as precise as this map and source information permit. This map does not supersede any existing and more precise official tidal wetland map, state or municipal inland wetlands map or FEMA flood insurance map. Specific questions or comments relating to the map data or the application of this map should be directed to the Connecticut Coastal Area Management Program.