



Land and Water Resources Division

COASTAL SITE PLAN REVIEW COMMENTS CHECKLIST

This checklist is used by the Land and Water Resources Division (LWRD) to assess the consistency of the proposed activities with the relevant policies and standards of the Connecticut Coastal Management Act [(CCMA), Connecticut General Statutes (CGS) sections 22a-90 through 22a-112, inclusive].

ORIGINAL TO:

Eric Knapp, Planning, Zoning and Development
Coordinator
Westbrook Office of Planning, Zoning and
Development

COASTAL SITE PLAN REVIEW TRIGGER:

- Zoning Compliance
- Subdivision
- Special Exception or Permit
- Variance
- Municipal Improvement

Date sent/delivered 5/20/21 by (indicate all that apply): hand fax e-mail U.S. mail

APPLICANT NAME: Dattilo Family Holdings, LLC & Michael Dattilo

MAILING ADDRESS: 1525 Boston Post Road, Westbrook, CT 06498

PROJECT ADDRESS: 26 Kirkland Street, Westbrook, CT

PROJECT DESCRIPTION:

Applicant is seeking to construct a 38-unit apartment complex north of US-1. Southern most portion of the overall 10.50+ acre site (combination of several parcels of land) lies within the most southern area of the town's coastal management area. Proposed site does not lie within a FEMA designated flood hazard area (see firmette at end of this checklist).

Applicant is also seeking both a zoning map change and realignment of property lines for all parcels of land associated with the project to a newly propose zone -Dattilo Village Zone (DVZ), and a proposed zoning text amendment for a new section, 5.D. – Dattilo Village Zone.

LWRD reviewer
KAM

Date plans were received by LWRD:
5/5/21

Date LWRD review
completed: 5/20/21

Most recent revision date on plans:
12/9/20

Plan title: Dattilo Village

COASTAL RESOURCES AND RESOURCE POLICIES:				
	ON-SITE	ADJACENT TO SITE	POTENTIALLY INCONSISTENT	NOT APPLICABLE
General Coastal Resources*	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches and Dunes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs and Escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Waters and/or Estuarine Embayments	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Developed Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Intertidal Flats	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Tidal Wetlands	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* General Coastal Resources and General Development policies are applicable to all proposed activities.

** Policies that are not applicable are not checked in this chart.

ADVERSE IMPACTS ON COASTAL RESOURCES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Degrades tidal wetland, beaches and dunes, rocky shorefronts, or bluffs and escarpments	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades existing circulation patterns of coastal waters	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increases coastal flooding hazard by altering shoreline or bathymetry	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades natural or existing drainage patterns	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Degrades natural shoreline erosion and accretion patterns	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades or destroys wildlife, finfish, or shellfish habitat	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrades water quality	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Degrades visual quality	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

COASTAL USE POLICIES:**		
	Applies	Potentially Inconsistent
General Development*	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Boating	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Recreation and Access	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Structures and Filling	<input type="checkbox"/>	<input type="checkbox"/>
Cultural Resources	<input type="checkbox"/>	<input type="checkbox"/>
Fisheries	<input type="checkbox"/>	<input type="checkbox"/>
Fuels, Chemicals, or Hazardous Materials	<input type="checkbox"/>	<input type="checkbox"/>
Ports and Harbors	<input type="checkbox"/>	<input type="checkbox"/>
Sewer and Water Lines	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Solid Waste	<input type="checkbox"/>	<input type="checkbox"/>
Transportation	<input type="checkbox"/>	<input type="checkbox"/>
Water-dependent Uses	<input type="checkbox"/>	<input type="checkbox"/>

ADVERSE IMPACTS ON FUTURE WATER-DEPENDENT DEVELOPMENT ACTIVITIES AND OPPORTUNITIES:			
	Appears Acceptable	Potentially Unacceptable	Not Applicable
Replaces an existing water-dependent use with a non-water-dependent use	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Reduces existing public access	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that is physically suited for a water-dependent use for which there is a reasonable demand	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Locates a non-water-dependent use at a site that has been identified for a water-dependent use in the plan of development or zoning regulations	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

ISSUES OF CONCERN (SEE SUMMARY AND RECOMMENDATIONS BOX FOR ADDITIONAL DETAIL):	
<input type="checkbox"/>	Insufficient information
<input type="checkbox"/>	Potential increased risk to life and property in coastal hazard area
<input type="checkbox"/>	Adverse impacts on future water-dependent development opportunities
<input type="checkbox"/>	Proximity of disturbance to sensitive resources/need for additional vegetated setback
<input type="checkbox"/>	Potential to cause erosion/sedimentation; need for adequate sedimentation and erosion control measures
<input type="checkbox"/>	Water quality and/or stormwater impact
<input type="checkbox"/>	Other coastal resource impacts:
<input checked="" type="checkbox"/>	Other: No issues of concern noted.

Property is not located in a FEMA delineated flood hazard zone. In addition, as present, it appears the proposed apartment complex would not be located in the coastal management area – only a portion of the undeveloped land or area used for stormwater retention and rain gardens may be partially located in the upper most are of the coastal management zone. The applicant has proposed the use of low-impact development BMPs to management stormwater on-site, including rain gardens, a retention basin system, minimal impervious surface construction, and regrading/incorporation of swales and grassy pervious areas on-site. The applicant is also proposing the creation of a trail recreational system for approx. 50% of the combined parcels, which would be available for the residence of the apartment complex and the general public.

The proposed accompanying zoning text amendment, as presented, does not appear to attempt to supersede any existing coastal hazard protection regulations; nor would the proposed zoning amendment directly impact water-dependent use opportunities or directly impact coastal resources. Finally, the proposed project appears to support the housing goals set forth by the town in its current POCD.

FINDING: (Please see summary and recommendations section on page 3 for discussion)

CONSISTENT WITH ALL APPLICABLE COASTAL POLICIES, COMMENTS INCLUDED

CONSISTENT WITH MODIFICATIONS OR CONDITIONS

ADDITIONAL INFORMATION NEEDED PRIOR TO COMPLETE CSPR EVALUATION

SUPPORTING DOCUMENTATION ATTACHED TO THIS CHECKLIST:

Copies of photographs of the site dated:

Copies of aerial photographs dated:

GIS maps depicting:

Coastal resources maps dated:

OLISP Fact Sheet(s):

Other: FEMA Firmette attached

Please be advised that, separate from the municipal review, the following DEEP permits may be required:

Structures, Dredging, and Fill in Tidal Coastal or Navigable Waters

Tidal Wetlands

Stormwater General Permit:

Other:

Please direct questions or comments regarding this checklist to:

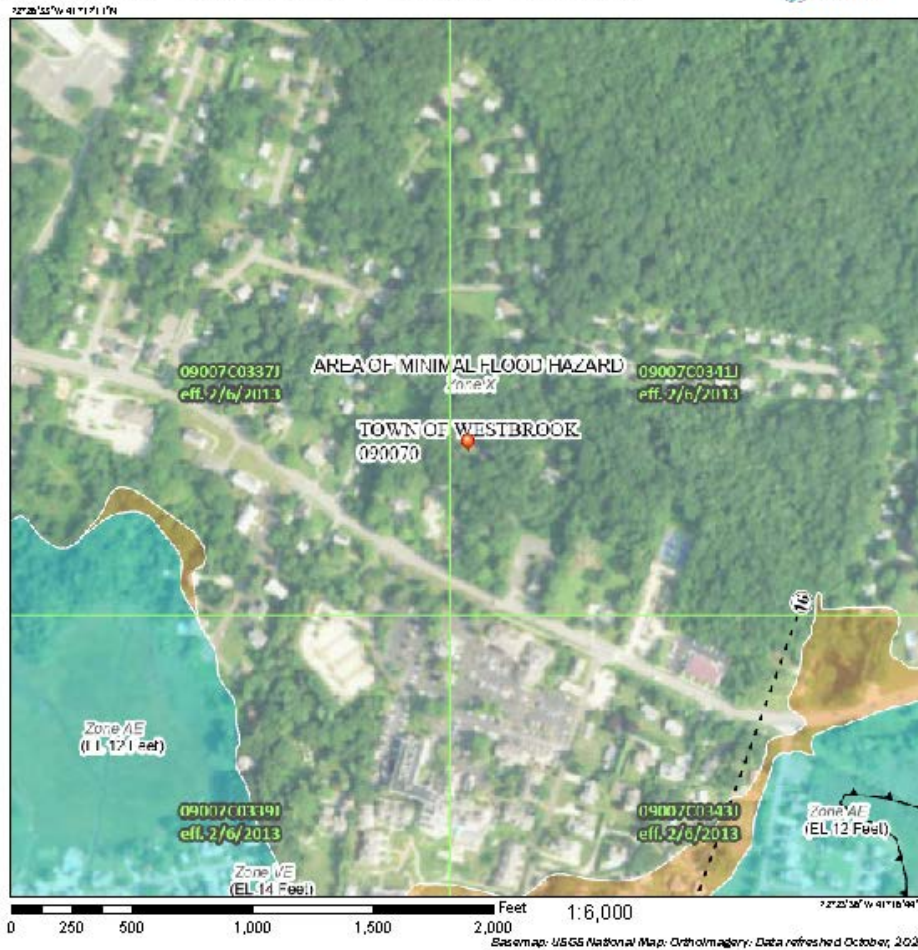
Karen Michaels, EA III
 Planning Section,
 Land and Water Resources Division
 CT DEEP
 Karen.Michaels@ct.gov

copy/ies provided to

LWRD Reviewer Initials: KAM
 Date: 5/19//21

This checklist is intended to replace a comment letter only in those instances where LWRD comments can be readily conveyed without the background discussion that would be provided in a letter. This checklist is not used for projects that LWRD recommends should be denied.

National Flood Hazard Layer FIRMette



Legend

SEE FIRM REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS

- Without Base Flood Elevation (BFE) Zone A, V, AE
- With BFE or Depth Zone A, X, AE, VE, AP
- Regularly Floodway

OTHER AREAS OF FLOOD HAZARD

- 0.2% Annual Chance Flood Hazard, Areas of 1% Annual Chance Flood with average depth less than one foot or with drainage areas of less than one square mile. Zone X
- Future Operations 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Maps, Zone X
- Area with Flood Risk due to Levee. Zone D

OTHER AREAS

- Area of Minimal Flood Hazard Zone C
- Effective IOMAs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES

- Channel, Outfall, or Storm Sewer
- Levee, Dike, or Reservoir

OTHER FEATURES

- Cross Sections with 1% Annual Chance
- Water Surface Elevation
- Casual Traversal
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Casual Traversal, Baseline
- Profile Baseline
- Hydrographic Feature

MAP FRAMES

- Digital Data Available
- No Digital Data Available
- Unmapped

The pin displayed on the maps is an approximate point selected by the user and does not represent an authoritative property location.

This map conforms with FEMA's standards for the use of digital flood maps if it is not void as detailed below. The disclaimer shown complies with FEMA's disclaimer accuracy standards.

The flood hazard information is derived directly from the authoritative MFL web services provided by FEMA. This map was updated on 04/14/2023 at 11:51 AM and does not reflect changes or information subsequent to this date and time. The MFL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: Basemap imagery, flood zone labels, legend, scale bar, map control icons, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unrefreshed areas cannot be used for regulatory purposes.