|  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- |
| **APPLICANT** | | | | | | |
| **SITE PLAN REVIEW** | | | **AMENDMENT TO SITE PLAN REVIEW** | | | |
| **TO ESTABLISH OR CONSTRUCT** | | | | | | |
| **ON THE FOLLOWING PROPERTY (ADDRESS)** | | | | | | |
| **OWNER OF RECORD** | | | | | | |
| **ASSESSOR’S MAP** | **BLOCK** | | | **PARCEL** | | **ZONE** |
| **TYPE OF PROJECT APPROVAL REQUESTED:** | | | | | | |
| **SITE PLAN REVIEW** | | **SPECIAL PERMIT** | | | **SUBDIVISION** | **VARIANCE** |

|  |  |
| --- | --- |
| ***TYPE OF PROJECT OR ACTIVITY*** | ***COASTAL RESOURCES LOCATED WITHIN THE*** |
| **(CHECK ONE OR MORE)** | ***PROJECT OR WHICH THE PROJECT WILL AFFECT:*** |
| AREA | |
| Sq. Ft. & Acres | |
| a. Subdivision (type of use – residential, | a. bluffs or escarpments |
| Commercial, etc.      ) | b. rocky shorefront |
| b. Single family residential | c. beaches and dunes |
| c. Multi-family residential (No. of units      ) | d. intertidal flats |
| d. Condominium (No. of units      ) | e. tidal wetlands |
| e. Commercial – sq. ft. | f. freshwater wetlands |
| f. Industrial – sq. ft. | g. estuarine embayments |
| g. Mixed residential/commercial | h. coastal flood hazard area |
| (# units       /sq. ft.      ) | i. coastal erosion hazard area |
| h. Marina – sq. ft. | j. developed shorefront |
| i. Commercial Port Facility – sq. ft. | k. islands |
| j. Sewer Line – Capacity | l. coastal waters |
| k. Water Line – Capacity | m. shorelands |
| l. Other – PLEASE SPECIFY: | n. shellfish concentration areas |
|  |  |

|  |  |
| --- | --- |
| ***PROPERTY OWNER:*** | ***IF APPEARING BY ATTORNEY OR AGENT:*** |
| NAME | NAME |
| SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ | SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| MAILING ADDRESS | MAILING ADDRESS |
| PHONE NO. | PHONE NO. |
| ***PROFESSIONAL ENGINEER – DESIGNER/ARCHITECT – LAND SURVEYOR:*** | |
| NAME | SIGNATURE \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ |
| MAILING ADDRESS | PHONE NO. |

FEE – SEE SCHEDULE OF ZONING FEES (Payable by Check Only)

**RECEIVED OF** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **DATE** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_

**RECEIVED BY** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **AMOUNT** \_\_\_\_\_\_\_\_\_\_\_\_\_ **RECEIPT NO.** \_\_\_\_\_\_\_\_\_\_\_\_

**APPLICATION FILED** \_\_\_\_\_\_\_\_\_\_ **APPLICATION CERTIFIED** \_\_\_\_\_\_\_\_\_\_ **PUBLIC HEARING DATE** \_\_\_\_\_\_\_\_\_\_

**CSPR (REV. 3/96; REFORMAT 12/14) DATE BOARD ACTION** \_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_\_ **APPROVED** \_\_\_\_\_ **DENIED** \_\_\_\_\_

**Municipal Coastal Site Plan Review Form**

### For Projects Located Fully or Partially Within the Coastal Boundary

Please complete this form in accordance with the attached instructions (CSPR-INST-11/99) and submit it with the appropriate plans to the Planning & Zoning Department.

## Section I: Applicant Identification

|  |
| --- |
| Applicant:  Date:  Address:       Phone Number:  Project Address or Location:  Interest in Property:  fee simple option lessee  easement  other (specify):  List primary contact for correspondence if other than applicant:  Name:  Address:  City/Town:       State:       Zip Code:  Business Phone:  e-mail: |

**Section II: Project Site Plans**

|  |
| --- |
| Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:  Project location  Existing and proposed conditions, including buildings and grading  Coastal resources on and contiguous to the site  High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation  contours (for parcels abutting coastal waters and/or tidal wetlands only)  Soil erosion and sediment controls  Storm water treatment practices  Ownership and type of use on adjacent properties  Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.) |

**Section III: Written Project Information**

|  |
| --- |
| Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:  Site Plan for Zoning Compliance  Subdivision or Resubdivision  Special Permit or Special Exception  Variance  Municipal Project (CGS Section 8-24) |

**Part I: Site Information**

|  |
| --- |
| 1. Street Address or Geographical Description:    City or Town:  2. Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES  NO  3. Name of on-site, adjacent or downstream coastal, tidal or navigable waters, if applicable:    4. Identify and describe the existing land use on and adjacent to the site. Include any existing structures, municipal zoning classification, significant features of the project site:    5. Indicate the area of the project site:      acres **or**      square feet  6. Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Part II.B. regarding proposed stormwater best management practices):  Project or activity will disturb 5 or more total acres of land area on the site. It may be eligible for registration for the Department of Environmental Protection’s (DEP) General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities  Project or activity will disturb one or more total acres but less than 5 total acres of land area. A soil erosion and sedimentation control plan must be submitted to the municipal land use agency reviewing this application.  Project or activity will not disturb 1 acre total of land area. Stormwater management controls may be required as part of the coastal site plan review.  7. Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)  Yes  No |

**Part II.A.:** **Description of Proposed Project or Activity**

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| --- |
| Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (attach additional pages if necessary): |

**Part II.B.:** **Description of Proposed Stormwater Best Management Practices**

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| --- |
| Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (attach additional pages if necessary): |

**Part III: Identification of Applicable Coastal Resources and Coastal Resource Policies**

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

| **Coastal Resources** | **On-site** | **Adjacent** | **Off-site but within the influence of project** | **Not**  **Applicable** |
| --- | --- | --- | --- | --- |
| General Coastal Resources\* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a‑92(a)(2) |  |  |  |  |
| Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a‑92‑(b)(2)(C) and 22a-92(c)(1)(K) |  |  |  |  |
| Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a‑92(b)(2)(A) |  |  |  |  |
| Coastal Hazard Area - Definition: CGS Section 22a‑93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a‑92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B) |  |  |  |  |
| Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a‑93(5), 22a‑93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively;  Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A) |  |  |  |  |
| Developed Shorefront - Definition: CGS Section 22a‑93(7)(I); Policy: 22a‑92(b)(2)(G) |  |  |  |  |
| Freshwater Wetlands and Watercourses - Definition: CGS Section 22a‑93(7)(F); Policy: CGS Section 22a-92(a)(2) |  |  |  |  |
| Intertidal Flats - Definition: CGS Section 22a-93(7)(D);  Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K) |  |  |  |  |
| Islands - Definition: CGS Section 22a‑93(7)(J);  Policy: CGS Section 22a-92(b)(2)(H) |  |  |  |  |
| Rocky Shorefront - Definition: CGS Section 22a-93(7)(B);  Policy: CGS Section 22a-92(b)(2)(B) |  |  |  |  |
| Shellfish Concentration Areas - Definition: CGS Section 22a‑93(7)(N); Policy: CGS Section 22a‑92(c)(1)(I) |  |  |  |  |
| Shorelands - Definition: CGS Section 22a‑93(7)(M);  Policy: CGS Section 22a-92(b)(2)(I) |  |  |  |  |
| Tidal Wetlands - Definition: CGS Section 22a-93(7)(E);  Policies: CGS Sections 22a-92(a)(2), 22a‑92(b)(2)(E), and 22a-92(c)(1)(B) |  |  |  |  |

\* General Coastal Resource policy is applicable to all proposed activities

**Part IV:** **Consistency with Applicable Coastal Resource Policies and Standards**

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| --- |
| Describe the location and condition of the coastal resources identified in Part III above and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Part VII.A below (attach additional pages if necessary): |

**Part V: Identification of Applicable Coastal Use and Activity Policies and Standards**

|  |
| --- |
| Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:  General Development\* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)  Water-Dependent Uses\*\* - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A);  Definition CGS Section 22a-93(16)  Ports and Harbors - CGS Section 22a-92(b)(1)(C)  Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)  Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)  Boating - CGS Section 22a-92(b)(1)(G)  Fisheries - CGS Section 22a-92(c)(1)(I)  Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)  Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)  Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a‑92(c)(1)(A)  Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a‑92(c)(1)(H)  Solid Waste - CGS Section 22a-92(a)(2)  Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)  Cultural Resources - CGS Section 22a-92(b)(1)(J)  Open Space and Agricultural Lands - CGS Section 22a-92(a)(2) |

\* General Development policies are applicable to all proposed activities

\*\* Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

**Part VI: Consistency With Applicable Coastal Use Policies And Standards**

|  |
| --- |
| Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Part V. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project’s consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Part VII.B below (attach additional pages if necessary): |

Part VII.A.: Identification of Potential Adverse Impacts on Coastal Resources

*Please complete this section for all projects.*

Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact may result from the proposed project or activity, please use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

|  |  |  |
| --- | --- | --- |
| Potential Adverse Impacts on Coastal Resources | Applicable | Not Applicable |
| Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a‑93(15)(H) |  |  |
| Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E) |  |  |
| Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B) |  |  |
| Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D) |  |  |
| Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C) |  |  |
| Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F) |  |  |
| Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A) |  |  |
| Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G) |  |  |

Part VII.B.: Identification of Potential Adverse Impacts on Water-dependent Uses

Please complete the following two sections **only if the project or activity is proposed at a waterfront site**:

1. Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact may result from the proposed project or activity, use Part VIII to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

|  |  |  |
| --- | --- | --- |
| Potential Adverse Impacts on  Future Water-dependent Development Opportunities and Activities | Applicable | Not Applicable |
| Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a‑93(17) |  |  |
| Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17) |  |  |
| Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a‑93(17) |  |  |

2. Identification of existing and/or proposed Water-dependent Uses

|  |
| --- |
| Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.)\*: |

\*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

**Part VIII: Mitigation of Potential Adverse Impacts**

|  |
| --- |
| Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary): |

**Part IX: Remaining Adverse Impacts**

|  |
| --- |
| Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary): |