



City of Milford, Connecticut

Founded 1639

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Tel 203-783-3245 FAX 203-783-3303

Website: www.ci.milford.ct.us

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Planning and Zoning
Office

David B. Sulkis, A.I.C.P.
City Planner

PLANNING & ZONING BOARD REVIEW TRANSMITTAL

RE: Coastal Area Site Plan Review

DATE: 4/18/24

TO:

<input type="checkbox"/> City Attorney	<input checked="" type="checkbox"/> City Engineer
<input type="checkbox"/> Mayor's Office	<input type="checkbox"/> Fire Marshal
<input type="checkbox"/> Conservation Commission	<input checked="" type="checkbox"/> Inland Wetlands Commission
<input type="checkbox"/> Health Administrator	<input type="checkbox"/> Open Space Agent
<input type="checkbox"/> Police Department	<input type="checkbox"/> Public Works Director
<input type="checkbox"/> Sewer Commission	<input type="checkbox"/> South Central Regional
<input type="checkbox"/> DEEP – CAM Report	<input type="checkbox"/> Tree Commission (203-878-4895)
Mail to: John Gaucher, DEEP	<input checked="" type="checkbox"/> Milford Harbor Commission
79 Elm Street	<input type="checkbox"/> Community Development
Hartford, CT 06106	<input type="checkbox"/> Building Department
<input type="checkbox"/> DEEP Permitting	<input checked="" type="checkbox"/> Planning & Zoning Office (3 Sets)
Mail to: Sue Jacobson, DEEP	

SUBJECT: CAM for single family dwelling

ADDRESS OF PROPERTY: 128 Beach Avenue

MAP: 60 **BLOCK:** 743 **PARCEL:** 11 **ZONE:** R-7.5

APPLICANT/AGENT: Thomas Lynch, Esq.

PHONE: 203-878-4669

EMAIL: lynch@ltmblaw.com

PROPERTY OWNER: Mervyn Klein

PLAN TITLE: Site Plan, 128 Beach Avenue, Milford, CT

PREPARED BY: Ronald Wassmer, CT Civil Group, LLC

DATE OF PLANS: 10/5/2023

DATE RECEIVED BY PLANNING & ZONING: 11/7/2023

PLANNING & ZONING CONTACT: David Sulkis

These plans/documents have been received and are transmitted to your office for review prior to the submission of a Coastal Site Plan Review for single family dwelling to the Planning & Zoning Board

ALL COMMUNICATIONS REGARDING THE REVIEW SHALL BE DIRECTED TO THE APPLICANT/AGENT WITH A COPY TO THE PLANNING & ZONING OFFICE

10 Sets of plans will be required for the Planning & Zoning Board Distribution.

*These commission reviews must be returned within 10 working days.



MILFORD PLANNING AND ZONING BOARD
APPLICATION FOR COASTAL SITE PLAN REVIEW - PAGE 1 of 9
(CLICK THE GRAY BOX TO MAKE A SELECTION OR BEGIN TYPING)

Planning and Zoning Office
Received
11/07/2023

APPLICANT Mervyn Klein

SITE PLAN REVIEW X

AMENDMENT TO SITE PLAN REVIEW

TO ESTABLISH OR CONSTRUCT single family house
ON THE FOLLOWING PROPERTY (ADDRESS) 128 Beach Ave

OWNER OF RECORD Mervyn Klein

ASSESSOR'S MAP 60

BLOCK 743

PARCEL 11

ZONE R-7.5

TYPE OF PROJECT APPROVAL REQUESTED:

SITE PLAN REVIEW [X]

SPECIAL PERMIT []

SUBDIVISION []

VARIANCE []

TYPE OF PROJECT OR ACTIVITY
(CHECK ONE OR MORE)

COASTAL RESOURCES LOCATED WITHIN THE
PROJECT OR WHICH THE PROJECT WILL AFFECT:

- a. Subdivision (type of use - residential, Commercial, etc.)
b. Single family residential [X]
c. Multi-family residential (No. of units)
d. Condominium (No. of units)
e. Commercial - sq. ft.
f. Industrial - sq. ft.
g. Mixed residential/commercial (# units /sq. ft.)
h. Marina - sq. ft.
i. Commercial Port Facility - sq. ft.
j. Sewer Line - Capacity
k. Water Line - Capacity
l. Other - PLEASE SPECIFY:

- a. bluffs or escarpments
b. rocky shorefront
c. beaches and dunes
d. intertidal flats
e. tidal wetlands
f. freshwater wetlands
g. estuarine embayments
h. coastal flood hazard area 12,842 sq.ft./0.295 ac
i. coastal erosion hazard area
j. developed shorefront
k. islands
l. coastal waters
m. shorelands
n. shellfish concentration areas

PROPERTY OWNER:

NAME Mervyn Klein

SIGNATURE

MAILING ADDRESS 128 Beach Ave, Milford, CT

PHONE NO. 646-319-9800

PROFESSIONAL ENGINEER - DESIGNER/ARCHITECT - LAND SURVEYOR:

NAME Ronald W. Wassmer

MAILING ADDRESS 158 Research Dr. Unit M, Milford CT

IF APPEARING BY ATTORNEY OR AGENT:

NAME Thomas B. Lynch

SIGNATURE

MAILING ADDRESS 63 Cherry St, Milford, CT

PHONE NO. 203-878-4669

SIGNATURE

PHONE NO. 203-874-8316

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
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:	<i>Mervyn Klein</i>	Date:	10/05/2023
Address:	128 Beach Ave, Milford, CT 06460	Phone Number:	646-319-9800
Project Address or Location:	128 Beach Ave		
Interest in Property:	<input checked="" type="checkbox"/> fee simple <input type="checkbox"/> option <input type="checkbox"/> lessee <input type="checkbox"/> easement <input type="checkbox"/> 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:

128 Beach Ave

City or Town: MILFORD

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:

LONG ISLAND SOUND

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:

The site is zoned R 7.5, which is a residential use zone. The adjacent properties are residential use and zoned R 7.5. The site has an existing house, garage, driveway, walkways, and landscape areas.

5. Indicate the area of the project site: 0.295 acres **or** 12,842 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

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):

The proposed re-development is for the construction of a single-family residence and a pool. The site currently contains a house, a garage, driveway, walkways, and landscaped areas. There will be no clearing on site. The existing house, driveway, and walkways will be demolished. The existing garage is to remain. The existing site is 40.1% impervious. The proposed redevelopment results in 54.7% impervious, an increase of 14.7%. The residential use of the site will not change. Municipal sewer and water will serve the homes, existing sewer and water mains are in the street. Roof runoff will be directed toward infiltration Galleys. Minimal site grading is necessary for the construction. Erosion control measures will be installed prior to construction and will remain in place until the site is stabilized. If approved, building is scheduled to start in the spring of 2024 and to be completed by fall 2024.

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

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):

Current storm water best management practices will be employed. There is currently no storm drainage on the parcel. The water quality volume, as defined in the 2004 Storm Water Quality Manual, is provided through underground infiltration galleys. The runoff from the single family house is primarily from the roof which is considered clean water. The roof drains will be directed to infiltration galleys. Sedimentation and Erosion control measures are depicted on the plans and will be installed prior to construction and will remain in place until the site is stabilized.

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	Off-site but within the influence of project			
	On-site	Adjacent		Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>

* General Coastal Resource policy is applicable to all proposed activities

Part IV: Consistency with Applicable Coastal Resource Policies and Standards

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):

This re-development project is consistent with the Coastal Resource Policy, the project will preserve the coastal resources. There will be no adverse impacts to the general resources. The proposed single-family residence will be built with no impact to the Coastal Hazard Areas. The main floor is elevated above 3 feet above the base flood elevation of the FEMA flood hazard area. There is no enclosure area below the main floor. The house will be constructed following appropriate building codes as required by The City of Milford building department permit. There will be no adverse impact to the adjacent beaches and dunes the project does not encroach into or degrade the adjacent beaches and dunes. There will be no adverse impact to the adjacent modified bluffs and escarpments the project does not encroach into or degrade the adjacent modified bluffs and escarpments. There will be no adverse impact to the adjacent rocky shorefront the project does not encroach into or degrade the adjacent rocky shorefront. There will be no adverse impact to the adjacent coastal waters the project does not encroach into or degrade the adjacent coastal waters. Grading will be substantially similar to existing grading patterns on-site. Sedimentation and erosion control measures and storm water treatment measures are included in the plans. Vegetation will be restored in certain areas to buffer against risks of erosion.

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):

The redevelopment of this site is consistent with the Coastal Resource Policy, the project will preserve the coastal resources while providing housing for the general population of the City of Milford. The site is not a waterfront site. The site is zoned residential per Milford Zoning Regulations and will continue to be a residential use. There will be no adverse impacts to the Coastal resources. The project is consistent with the Coastal Hazard Policies. There will be no adverse impacts to the Coastal Hazard Areas. This redevelopment will preserve the coastal resources, Sedimentation and Erosion control measures and storm water management measures are included in the plans.

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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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	<input type="checkbox"/>	<input checked="" type="checkbox"/>

species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)		
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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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

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.):

The property does not abut coastal waters.

*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

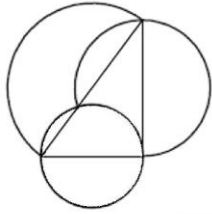
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

There are no adverse impacts resulting from the proposed redevelopment of the site.

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):

There are no adverse impacts resulting from the proposed redevelopment of the site.



CT CIVIL GROUP, LLC

•ENGINEERS & SURVEYORS•
158 RESEARCH DRIVE UNIT M
MILFORD, CT 06460

PHONE: (203)874-8316
EMAIL: info@ctcivilgroup.com

October 5, 2023

Stephen H. Harris
Zoning Enforcement Officer
City of Milford
70 West River St
Milford, CT 06460

Re: 128 Beach Ave – Application for Coastal Site Plan Review

Dear Stephen,

This is a summary of the Application for Coastal Site Plan Review for 128 Beach Ave. The property is currently a single-family house with a detached garage. The existing house will be demolished, and a new single-family house will be constructed. The existing detached garage will remain.

The lot is within the Coastal Management Area. The Coastal Resources onsite are: General Coastal Resources and Coastal Flood Hazard Area. The adjacent Coastal Resources are: General Coastal Resources, Coastal Flood Hazard Area, Beaches and Dunes, modified Bluffs and Escarpments, Rocky Shorefront, and Coastal Waters. The adjacent resources are across Beach Ave. There will not be any impacts to the coastal resources.

The lot is within the FEMA Special Flood Hazard Area of AE-12.0. The designed base flood elevation is 14.0 feet. The bottom of the proposed floor of the new house is 14.5 feet. The proposed first floor is 15.5 feet.

Thank you,

Ronald W. Wassmer

Cc: Project File



City of Milford, Connecticut

Founded 1639
70 West River Street – Milford, CT 06460-3317
Tel 203-783-3245

Planning and Zoning
Office

Website: www.ci.milford.ct.us
Email: shharris@milfordct.gov

Stephen H. Harris
Zoning Enforcement Officer

Milford Planning and Zoning Office Zoning Compliance Review

Address: 128 Beach Ave.

Zone: R-7.5

Flood Zone: AE-12

Wetland: NA

Date Reviewed: 11/8/23

Materials Received

Sheet	Description	Date	Revised
T1	Title page	10/5/23	-
EX-1	Existing conditions survey	10/5/23	-
DM-1	Demolition plan	10/5/23	-
SP-1	Site Plan	10/5/23	-
GDU-1	Grading, drainage, utility plan	10/5/23	-
ES-1	Sedimentation and erosion control	10/5/23	-
D-1	Details	10/5/23	-
D-2	Details	10/5/23	-
A-1	First floor plan	10/4/23	-
A-2	Second floor plan	10/4/23	-
A-3	Foundation plan	10/4/23	-
A-4	Right/north elevation	10/4/23	-
A-5	Left side elevation	10/4/23	-
G-2	Detached garage/front/right elevations	10/4/23	
G-3	Garage left & rear elevations/section	10/4/23	

Disposition of application: Construct new single-family dwelling.

1. Section 5.12. Coastal Area Management Site Plan. Required. Construction of a single-family dwelling within 100' of a coastal resource; beach.
2. Section 3.1.4.1.
 - Front Yard: 20' required (double frontage lot), 44.1'/scales 34.5'. Zoning compliant.

- Side Yards: 5'/10' required, scales 7.4'(East)/30.6'(West). Zoning compliant.
 - Rear Yard: NA
 - Height: 35' permitted, 29'-7" shown (sheet A-4). Zoning compliant.
 - Bldg Area: 40% permitted, 33.3% proposed. Zoning complaint.
 - Lot Coverage: 60% permitted, 50.4% proposed. Zoning compliant.
3. Section 4.1.1.3. Accessory Structure height. 15' permitted, rear addition scales approximately 18'-4". **Not zoning compliant. See sheet G-3.**
 4. Section 4.1.4
 - Front Projection: 16' permitted, 20.5' (South), scales 36.7' (North). Zoning compliant.
 - Side Projection: 4'/8' permitted, scales 5.3' (East), 22.3' (West). Zoning compliant.
 - Rear Projection: NA
 5. Section 5.8. Finished floor shown at 15.5'. Building Department to review foundation.
 6. Sidewalks, Curbs, Apron. Concrete curbs, sidewalk, and apron shown.

General Notes:

1. No filling, excavation, or change in grade is authorized unless specifically shown and approved. The grading plan is zoning compliant.
2. The landscape wall is zoning compliant.
3. Utility connections and electric meter access (flood zone property). Utilities shown. **Height of condensers not shown.**
4. Existing nonconforming garage to be reconstructed in the same location along with an addition that is in a zoning compliant location. The second floor will have a recreation room.

Conclusion:

1. Coastal Area Management Site Plan required.
2. The height of the garage is not zoning compliant. The rear addition exceeds 15'.
3. Revise site plan to show the height of the condensers.

Reviewed by:

Stephen H. Harris, CZEO

David Sulkis

From: Stephen H. Harris
Sent: Thursday, April 18, 2024 9:29 AM
To: Thomas B. Lynch, Esq.; David Sulkis
Cc: Joseph Griffith
Subject: RE: Klein - 128 Beach Ave

The revised garage height shown on sheet G-2 is now zoning compliant.

Stephen H. Harris, CZEO
Zoning Enforcement Officer
City of Milford
203-783-3245
shharris@milfordct.gov

From: Thomas B. Lynch, Esq. <lynch@ltmblaw.com>
Sent: Wednesday, April 17, 2024 8:25 AM
To: David Sulkis <DSulkis@milfordct.gov>
Cc: Stephen H. Harris <SHHarris@milfordct.gov>; Joseph Griffith <JGriffith@milfordct.gov>
Subject: FW: Klein - 128 Beach Ave

CAUTION: This message originated outside of the organization. Use caution when opening attachments, clicking links or responding to requests for information.

Sent 4/10

Thomas B. Lynch , Esq.
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63 Cherry Street
Milford, Connecticut 06460
203-878-4669
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From: Thomas B. Lynch, Esq.
Sent: Wednesday, April 10, 2024 8:27 AM
To: dsulkis@milfordct.gov; jgriffith@milfordct.gov; Stephen H. Harris <SHHarris@milfordct.gov>
Subject: FW: Klein - 128 Beach Ave

David....see revised 128 Beach Ave plan set for CAM. Thus had been reviewed and revisions made. Please forward to Greg Pidluski for his review, and let me know if this can be on the Board agenda for May 7 (I assume too soon for April 16). Thanks.

Thomas B. Lynch , Esq.
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63 Cherry Street
Milford, Connecticut 06460
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From: lindalewis ctcivilgroup.com <lindalewis@ctcivilgroup.com>
Sent: Wednesday, April 10, 2024 8:19 AM
To: Thomas B. Lynch, Esq. <lynch@ltmblaw.com>; Mervyn <mervynklein@yahoo.com>; Peter Cooper <peter@pbcarchitects.com>; Ronald Wassmer <rwassmer@ctcivilgroup.com>
Subject: RE: Klein - 128 Beach Ave

Good morning Thomas,

Please find the file attached.

Thank you,
Linda Lewis
CT Civil Group, LLC
203-874-8316
LindaLewis@ctcivilgroup.com

From: Thomas B. Lynch, Esq. <lynch@ltmblaw.com>
Sent: Monday, April 8, 2024 1:46 PM
To: lindalewis ctcivilgroup.com <lindalewis@ctcivilgroup.com>; Mervyn <mervynklein@yahoo.com>; Peter Cooper <peter@pbcarchitects.com>; Ronald Wassmer <rwassmer@ctcivilgroup.com>
Subject: RE: Klein - 128 Beach Ave

Linda.....per Dave Sulkis' requirements, can you put this in one pdf with the architect plans and the application?..thnx

Thomas B. Lynch , Esq.
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From: lindalewis ctcivilgroup.com <lindalewis@ctcivilgroup.com>
Sent: Friday, March 8, 2024 10:44 AM
To: Thomas B. Lynch, Esq. <lynch@ltmblaw.com>; Mervyn <mervynklein@yahoo.com>; Peter Cooper <peter@pbcarchitects.com>; Ronald Wassmer <rwassmer@ctcivilgroup.com>
Subject: Klein - 128 Beach Ave

Good morning Thomas,

We have revised the garage to be compliant with the building height. Please find attached the revised plan set for 128 Beach Ave.

Thank you,
Linda Lewis
CT Civil Group, LLC
203-874-8316
LindaLewis@ctcivilgroup.com



City of Milford, Connecticut

- Founded 1639 -

Engineering Bureau

70 West River Street

Milford, CT 06460

Tel: (203) 783-3261

Fax: (203) 783-3676

TO: PLANNING and ZONING OFFICE
CITY OF MILFORD
70 WEST RIVER ROAD
MILFORD, CT.
06460

FROM: GREGORY H. PIDLUSKI, P.E.L.S.
CITY ENGINEER
70 WEST RIVER ROAD
MILFORD, CT.
06460

30 April 2024

Re: COASTAL SITE PLAN REVIEW
PROPERTY AT: 128 BEACH AVENUE
PROPERTY OF: MERVYN KLEIN

I am in receipt of the following:

- 1) Set of drawings (15 Total, Including Cover) entitled: "Site Plan, 128 Beach Avenue, Milford, Connecticut, Map 60, Block 743, Parcel 11, Zone R-7.5", dated 10-05-2023, prepared by Peter B. Cooper & Associates, and Ct. Civil Group, LLC.
- 2) Drawing entitled: "Grading, Drainage, and Utilities Plan, Prepared for: Mervyn Klein, 128 Beach Ave., Milford, Connecticut", scale: 1"=10', dated Oct. 5, 2023, revised through 2024-04-29, prepared by Ct. Civil Group, LLC.
- 3) Stormwater Management Report, dated April 29, 2024, prepared by Ct. Civil Group, LLC.
- 4) Application for Coastal Site Plan Review ("CAM Application"), dated 10/25/2023

I have performed a limited site inspection and independently researched the FEMA website, the USDA (Web soil Survey) website, the CT DEP Coastal Resources map, and the City of Milford GIS.

My observations are as follows:

- A) The Applicant is proposing to construct a 2 story single family residence, to replace the existing
- B) The existing 2 story single family residence is to be removed.
- C) The existing 2 car garage is to be retained.
- D) The Applicant is proposing to construct an in-ground pool.
- E) The property is located, in its entirety, in a FEMA Flood Zone AE (BFE 12).
- F) The proposed Finished Floor for the proposed residence is at an elevation of 15.5
- G) The elevation of the existing Garage Floor Elevation is 11.65. (0.35' below the FEMA BFE.)
- H) Coastal Resources on and near site include Coastal Flood Hazard Areas.
- I) The Site presently has concrete curbs, sidewalks and driveway apron. Condition is presently fair to good. Presently curbs, sidewalks, and driveway apron do not need to be replaced. They will have to be reevaluated at the conclusion of the project.
- J) Proposed sanitary sewer lateral and underground service (gas, water) utilities have been indicated.
- K) Stormwater calculations have been provided to achieve zero net artificial increase in runoff for the design storm (25 year, 24 hour storm) and the retention of the 1.3" Water Quality Volume ("WQV"). Stormwater mitigation is achieved by the installation of 60 l.f. 24"x48" concrete galleries, in 2 locations. Gallies are to be charged by both roof leader drains and slotted covers. Slotted covers will also provide relief for flows in excess of capacity. Gallies are to be drained by infiltration to the groundwater.
- L) Soil Erosion and Sediment Control measures consisting of perimeter silt fence and proposed anti-tracking pad appear to be satisfactory.
- M) With respect to the CAM Application:
 - a. In Section III, Part II.B, the 2004 Storm Water Quality Manual is referenced. The 2024 Manual is applicable. As the stormwater mitigation report and design are based upon the 2024 Manual, this "error" is of no consequence.

My recommendations are as follows:

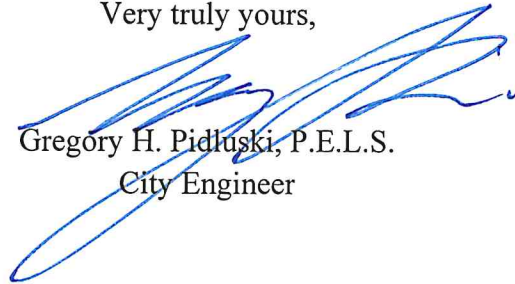
- 1) The corrections required to the Coastal Area Management Application are minimal clerical errors and can be corrected as a Condition of Approval.
- 2) If the existing curbs, sidewalks and/or driveway aprons are damaged during construction, they will need to be repaired or replaced.
- 3) Patches in the roadway surfaces, if any, will need to be repaired to Engineering Department Standards.
- 4) There are no other outstanding engineering concerns.

General Comments (as applicable):

- 1) This review has been prepared as a Site Plan review only. It is not a Permit and does not grant license.
- 2) The City reserves the right to make additional comments on other issues that may arise during construction.
- 3) Necessary permits from the City of Milford Engineering Department for the driveway apron and/or sidewalk/curb are to be obtained prior to construction and are to be constructed in accordance with the City of Milford Standards.
- 4) Necessary permits from the City of Milford Engineering Department for any sanitary sewer work are to be obtained prior to construction.
- 5) Developer is to take all necessary steps to protect Catch Basin(s) or other inlets (such as pipe culverts) located such that the site runoff will discharge, OR MAY DISCHARGE to any portion of the MS4 (storm sewer) system of the City of Milford. (In general, this would apply to catch basin(s) located at the subject property and the first catch basin(s) located down gradient of the subject property.) At a minimum:
 - a. Affected Catch basins are to be cleaned and proper protection (Silt Sack or approved equal, or better) is to be installed (at the Developer's sole expense) after the placement of required S&E Controls, prior to site disturbance. Placement of filter fabric geotextile placed between frame and grate is not acceptable.
 - b. Catch Basin protection is to be inspected regularly and cleaned, repaired, replaced, etc. until final site stabilization.
 - c. Upon final site stabilization protection is to be removed in a manner specified by the manufacturer and disposed of in an appropriate off-site location.
 - d. Prior to issuance of a Certificate of Occupancy, the affected catch basins are to be inspected and cleaned, as necessary.
 - e. Records of Items 4(a)-4(d) hereinabove are to be provided to the City of Milford Engineering Department prior to issuance of a Certificate of Occupancy.
- 6) All trenching within the traveled portion of the road (if any) are to be repaired in accordance with Engineering Department Drawings and Specifications.
- 7) The City reserves the right to require permanent pavement repairs for the full frontage of the property, for the full paved width of the paved surface, when the City determines that the roadway has been sufficiently compromised to warrant such permanent repair.
- 8) For all properties with frontage on State Roads, it is the obligation of the Applicant to contact the Connecticut Department of Transportation to determine what permits, if any, are required.
- 9) Be advised that the new CT DEEP Stormwater Quality Manual and Erosion and Sediment Guidelines will be in effect for work not completed by 1 March 2023. Particular reference is made to the fact that under the new Stormwater Quality Manual Water Quality Volume ("WQV") is based upon a 1.3" rainfall.

Please feel free to contact me with any questions or comments.

Very truly yours,

A handwritten signature in blue ink, consisting of several overlapping, fluid strokes that form a cursive representation of the name Gregory H. Pidluski.

Gregory H. Pidluski, P.E.L.S.
City Engineer



City of Milford, Connecticut

- Founded 1639 -

Inland Wetlands Office
inlandwetland@milford.ct.gov

70 West River Street
Milford, CT 06460-3317
Tel 203-783-3256

April 25, 2024

Mr. Thomas Lynch, Esq.
Lynch Trembicki & Boynton
63 Cherry Street
Milford, CT 06460

Re: IW-24-0024: 128 Beach Avenue, Map 060 Block 743 Parcel 11; Mervyn Klein; Proposed re-development to a single-family home and pool, drainage, and grading with no work within 100' of a wetland in the South Central Shoreline Watershed. P&Z Transmittal.

Dear Mr. Lynch:

The Milford Inland Wetlands and Watercourses Agency has reviewed the Planning & Zoning Transmittal; site plans entitled "*Site Plan 128 Beach Avenue, Milford, CT*" by CT Civil Group, LLC, 15 sheets dated 10/05/23 and "*Mervyn & Faye Klein Residence, 128 Beach Ave, Milford, CT 06460*" by Peter B. Cooper & Associates, 2 sheets dated 10/04/23. Based on a review of the above information, the MIWA maps, and Regulations reveal no work is proposed in inland wetlands or watercourses. This work as proposed, done with best management practices will have no significant impact on inland wetlands and watercourses. Therefore, under section 2 of the MIWA Regulations a permit is not required from the MIWA at this time. For protection of natural resources on and off your property please ensure that:

- Proper Soil erosion and sedimentation controls per the site plan, the CT DEEP Certificate of Permission and *CT DEEP 2024 Erosion and Sedimentation Control Manual* are properly installed and maintained
- Any dewatering/discharge is to be to a sedimentation basin or dirt bag and **not** directly discharged through pipe or hose to catch basins or watercourses including Long Island Sound. Dewatering to inland or tidal waters requires additional permitting.
- No soil or materials are to be stored on the beach side of the property.
- Construction fencing should be properly installed and maintained.
- Dumpsters should be covered at night to prevent windblown debris
- Port-o-lets should be located away from catch basins, wetlands, and watercourses

Please note that this site is in a flood zone. Dumpsters and port-o-lets are to be removed from the site in advance of a significant anticipated flood event. Dumpsters and port-o-lets that land in the natural resource are the responsibility of the property owner to remove immediately from the natural resource.

Mr. Thomas Lynch, Esq
Lynch Trembicki & Boynton

Page 2 of 2

April 25, 2024

Re: IW-24-0024: 27 Point Beach Dr, Map 060 Block 743 Parcel 11; Mervyn Klein; Proposed re-development to a single-family home and pool, drainage, and grading with no work within 100' of a wetland in the South Central Shoreline Watershed. P&Z Transmittal.

The applicant is responsible for all other Federal, Local, and State permits that may be required for the site. Should you have any questions concerning this matter, please contact the Inland Wetlands Agency Office at 203-783-3256.

Sincerely,



MaryRose Palumbo
Inland Wetlands Compliance Officer

c: DPLU
Engineering
Planning & Zoning