



# City of Milford, Connecticut

Founded 1639

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Planning and Zoning  
Office

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

## PLANNING & ZONING BOARD REVIEW TRANSMITTAL

**RE:** 28 Bayshore Drive

**DATE:** 10/22/2021

**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 type="checkbox"/> Resource Report
79 Elm Street	<input type="checkbox"/> Community Development
Hartford, CT 06106	<input type="checkbox"/> Building Department
<input type="checkbox"/> DEEP Permitting	<input type="checkbox"/> Planning & Zoning Office (3 Sets)
Mail to: Sue Jacobson, DEEP	

**SUBJECT:** Single Family Residence

**ADDRESS OF PROPERTY:** 28 Bayshore Drive

**MAP:** 29      **BLOCK:** 585      **PARCEL:** 4      **ZONE:** R-5

**APPLICANT/AGENT:** Thomas B. Lynch, Esq.

**PHONE:** 203-878-4669

**EMAIL:** lynch@ltmblaw.com

**PROPERTY OWNER:** Lisa Lombard

**PLAN TITLE:** Site Plan prepared for John Lombard

**PREPARED BY:** Ronald W. Wassmer, CT Civil Group LLC

**DATE OF PLANS:** 10/19/21

**DATE RECEIVED BY PLANNING & ZONING:** 10/21/21

**PLANNING & ZONING CONTACT:** David B. Sulkis

These plans/documents have been received and are transmitted to your office for review prior to the submission of a Coastal Area Site Plan Review 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)

APPLICANT \_\_\_\_\_

SITE PLAN REVIEW [X]

AMENDMENT TO SITE PLAN REVIEW \_\_\_\_\_

TO ESTABLISH OR CONSTRUCT Single Family Residence

ON THE FOLLOWING PROPERTY (ADDRESS) 28 Bayshore Drive

OWNER OF RECORD John & Lisa Lombard

ASSESSOR'S MAP 29

BLOCK 585

PARCEL 4

ZONE R-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:

- Subdivision (type of use - residential, Commercial, etc. \_\_\_\_\_)
Single family residential [X]
Multi-family residential (No. of units \_\_\_\_\_)
Condominium (No. of units \_\_\_\_\_)
Commercial - sq. ft. \_\_\_\_\_
Industrial - sq. ft. \_\_\_\_\_
Mixed residential/commercial (# units \_\_\_\_\_/sq. ft. \_\_\_\_\_)
Marina - sq. ft. \_\_\_\_\_
Commercial Port Facility - sq. ft. \_\_\_\_\_
Sewer Line - Capacity \_\_\_\_\_
Water Line - Capacity \_\_\_\_\_
Other - PLEASE SPECIFY: \_\_\_\_\_

- bluffs or escarpments \_\_\_\_\_
rocky shorefront \_\_\_\_\_
beaches and dunes [X] 8471 sq.ft. 0.194 ac
intertidal flats \_\_\_\_\_
tidal wetlands \_\_\_\_\_
freshwater wetlands \_\_\_\_\_
estuarine embayments \_\_\_\_\_
coastal flood hazard area [X] 8471 sq.ft. 0.194 ac
coastal erosion hazard area \_\_\_\_\_
developed shorefront \_\_\_\_\_
islands \_\_\_\_\_
coastal waters \_\_\_\_\_
shorelands \_\_\_\_\_
shellfish concentration areas \_\_\_\_\_

PROPERTY OWNER:

NAME Lisa Lombard

SIGNATURE \_\_\_\_\_

MAILING ADDRESS 28 Bayshore Drive

PHONE NO. 203-228-7662

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, Esq.

SIGNATURE \_\_\_\_\_

MAILING ADDRESS 63 Cherry St, Milford, CT

PHONE NO. 203-878-4669

SIGNATURE [Signature]

PHONE NO. 203-874-8316

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

RECEIVED OF \_\_\_\_\_
RECEIVED BY \_\_\_\_\_

DATE \_\_\_\_\_
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:	<i>Lisa Lombard</i>	Date:	10/21/2021
Address:	28 Bayshore Drive	Phone Number:	203-228-7662
Project Address or Location: 28 Bayshore Drive			
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:  
28 Bayshore Drive  
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:  
Map 29 Block 585 Parcel 4; residential use; Zone R-5
5. Indicate the area of the project site: 0.194 acres **or** 8,471 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 home on a existing residential lot, there is no change to the use. The site currently contains a house, garage, driveway, deck, patio, and walkways and is 54% impervious. The proposed re-development is a house with attached garage, driveway and a deck and is 51.2 % impervious, a slight decrease in impervious coverage. Municipal sewer and water will serve the home, 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.

## **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 minimum water quality volume is provided from infiltration galleys. The runoff from the home is primarily from the roof which is considered clean water. The roof drains will be directed to infiltration galleys.

### 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 checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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 checked="" type="checkbox"/>	<input type="checkbox"/>	<input 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 type="checkbox"/>	<input type="checkbox"/>	<input checked="" 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):

The proposed construction will allow use of the parcel while minimizing hazards to life and property. This will be accomplished with non-structural solutions. The house will be constructed following appropriate building codes as required by The City of Milford building department permit. The main living floor is elevated 3 feet above the base flood elevation of the FEMA flood hazard area. The ground floor walls will be constructed with breakaway panels and flood vents will be provided in the enclosure areas. Grading will be substantially similar to existing grading patterns on-site. There will be a 65' +/- setback from mean high water to preserve an area of beaches and dunes. 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):

This parcel re-development is consistent with the Coastal Resource Policy, the project will preserve the coastal resources while providing housing for general population of the City of Milford. The project is consistent with the Coastal Hazard Policies. There will be no adverse impacts to the Coastal Hazard Areas. The main floor of the house will be elevated above the flood hazard area. There will be no adverse impacts to the beaches and dunes. This site has historically supported residential use, the new house will be located where the existing house is. There will be a 65' +/- setback from mean high water to preserve an area of beaches and dunes. There will be no adverse impacts to the adjacent Intertidal flats, the project does not encroach into or degrade the intertidal flats. This re-development will preserve the coastal resources, Sedimentation and Erosion control measures and storm water treatment 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	<input type="checkbox"/>	<input checked="" type="checkbox"/>



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)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

**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 site is pre-existing residential use and is not a water-dependent use.

\*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

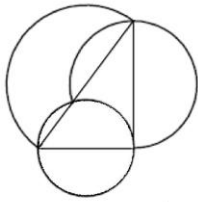
Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Part VII have been avoided, eliminated, or minimized (attach additional pages if necessary):

There are no adverse impacts resulting from the proposed re-development and re-construction of this single family residence.

## 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 re-development and re-construction of this single family residence.



# CT CIVIL GROUP, LLC

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

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

October 21, 2021

## Water Quality Volume Report 26 Bayshore Drive, Milford, CT

CT DEP 2004 Storm Water Quality Manual recommends a minimum Water Quality Volume. Water Quality is achieved through an infiltration trench (galley). Water Quality Volume (WQV) and Groundwater Recharge Volume (GRV) are computed utilizing the guidelines presented in the 2004 Connecticut Storm Water Quality Manual.

Drainage Area: The drainage area is from the high point of the lot draining north towards Bayshore drive.

Area size = 5,967 Sq. Ft. 0.137Ac.

Impervious area = 4,335 Sq. Ft. 0.099Ac.

$4335/5967 = 0.7265 = 72.65\%$

### Water Quality Volume

WQV in Acre Feet =  $1''(R)(A)/12$

R= Volumetric runoff coefficient =  $0.05 + 0.009(I)$

I = percent impervious = (72.65%) for the site (post construction)

$R = 0.05 + 0.009(72.65) = 0.7038$

A=Site area in Acres = 0.137

$WQV = 1''(0.7038)(0.137) = 0.0964/12 = 0.0080 \text{ AcFt} = 350 \text{ cu.ft.}$

The water quality volume is reduced by the groundwater recharge volume (GRV). The soil type is Beaches and hydrologic soil group is D.

GRV in Acre Feet =  $(D)(A)(I)/12$

D = depth of runoff to be recharged (inches) = 0.00 inches

A = Site area in acres = 0.137

I = post development impervious decimal = 0.7265

$GRV = (0.0)(0.137)(0.7265) = 0.00/12 = 0.00 \text{ AcFt} = 0 \text{ cu.ft.}$

WQV recommended =  $350 - 0 = 350 \text{ cu.ft.}$

WQV provided is 364 cu.ft.

The water quality volume is provided from 40 linear feet of 12" tall x 4' wide concrete galleys with 12" of 1" broken stone on the sides and bottom for the property. Roof drains connect to the proposed galleys.

Ronald W. Wassmer  
CT PEL #16975

## Susan LaFond

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**From:** David Sulkis  
**Sent:** Monday, November 1, 2021 11:47 AM  
**To:** Susan LaFond  
**Subject:** FW: 28 Bayshore Drive

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**From:** Thomas B. Lynch, Esq. <Lynch@ltmblaw.com>  
**Sent:** Monday, November 1, 2021 11:27 AM  
**To:** David Sulkis <DSulkis@milfordct.gov>; Joseph Griffith <JGriffith@milfordct.gov>  
**Subject:** 28 Bayshore Drive

Hi Dave, with the fact that staff review of this CAM application has not been completed as of yet, it is gared that the matter may be continued to the POZB agenda for 11/16/21. Thank you.

Thomas B. Lynch , Esq.  
Lynch, Trembicki and Boynton  
63 Cherry Street  
Milford, Connecticut 06460  
203-878-4669  
[www.lynchtrembickiboynton.com](http://www.lynchtrembickiboynton.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: DAVID SULKIS, AICP  
CITY PLANNER  
70 WEST RIVER STREET  
MILFORD, CT.  
06460

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

1 November 2021

Re: COASTAL SITE PLAN REVIEW  
PROPERTY AT: 28 BAYSHORE DRIVE  
APPLICANT/AGENT: JOHN LOMBARD

I am in receipt of the following:

- 1) A Drawing entitled: "Existing Conditions Survey, prepared for John Lombard, 28 Bayshore Drive, Milford, Connecticut", scale: 1"=20', dated September 14, 2021, prepared by Ct. Civil Group, LLC.
- 2) A Drawing entitled: "Site Plan, prepared for John Lombard, 28 Bayshore Drive, Milford, Connecticut", scale: 1"=20', dated October 19, 2021, prepared by Ct. Civil Group, LLC.
- 3) A Drawing entitled: "Details, prepared for John Lombard, 28 Bayshore Drive, Milford, Connecticut", dated October 19, 2021, prepared by Ct. Civil Group, LLC.
- 4) Application for Coastal Site Plan Review ("CAM Application"), dated 10/21/2021.
- 5) Report entitled: Water Quality Volume Report, 28 Bayshore Drive, Milford, Ct.", dated October 21, 2021, prepared by Ct. Civil Group, LLC.

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

My findings and observations are as follows:

- 1) The subject property is 10647± in size.
- 2) There is an existing 2 story single family residence and a detached garage on the subject property which are to be removed.
- 3) The Applicant is proposing to construct a 2.5 story single family residence in substantially the same location as the current residence.
- 4) Property is located, in its entirety, within a FEMA VE(13) Zone.
- 5) Underground sewer lateral has been depicted on the plans provided.
- 6) Underground utility services (water, gas) have been depicted on the plans provided.
- 7) Mean High Water (“MHL”) line and Coastal Jurisdiction Line (“CJL”) have been depicted on the plans provided.
- 8) The bottom of the lowest horizontal member has been indicated at elevation 15.0 (at the DFE, 2.0’ above the BFE). The First Floor (“Main Living Floor”) elevation 16.0 (1.0’ above the bottom of the lowest horizontal member). These are indicated at the minimums, and are therefore compliant. The Applicant is reminded however, that these provided zero tolerances. This observation is observational only. No action required at this time.
- 9) Plans do not indicate Coastal Resources on and near site.
- 10) Sediment and erosion control measures as indicated on the plans appear to be adequate.
- 11) Plans have been revised to indicate that existing curbs, sidewalks, and driveway apron are to be removed and replaced.
- 12) The Water Quality Report appears to be satisfactory.
- 13) The proposed stormwater mitigation (40 l.f. 12” H20 reinforced, concrete galleys) appears to be satisfactory.
- 14) Although a concrete driveway apron (which spans the majority of the frontage), curbs and sidewalks are required for the portions of the frontage outside of the driveway apron.
- 15) With respect to the CAM Application:
  - A) Section II: The coastal resources on and near site have not been indicated on the plans provided. In addition, the High tide line (“wrack line”) has not been indicated on the plans provided.
  - B) Part III: Coastal Waters have been indicated as Not Applicable. They (Long Island Sound) are actually adjacent and should be co indicated.

My comments and recommendations are as follows:

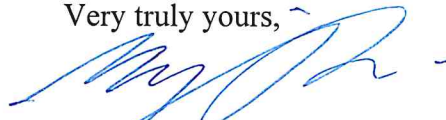
- A) Plans are to be revised to indicate Coastal Resources on and near site.
- B) Plans are to be revised to indicate either Concrete driveway apron (already shown) or concrete sidewalks and curbs for the entire frontage of the property.
- C) Plans are to be revised to indicate High tide line (“wrack line”).
- D) CAM Application is to be revised to correctly indicate Coastal Waters as Adjacent.
- E) As these items are minor and technical in nature, this Department would have no objection to make compliance with them a Condition of any Approval which the Board may issue.

General Comments (as applicable):

- 1) The City reserves the right to make additional comments on other issues that may arise during construction.
- 2) 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.
- 3) Necessary permits from the City of Milford Engineering Department for any sanitary sewer work are to be obtained prior to construction.
- 4) All trenching within the traveled portion of the road (if any) are to be repaired in accordance with Engineering Department Drawings and Specifications.

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

Very truly yours, ~



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

October 28, 2021

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

Re: IW-JR-21-0060; 28 Bayshore Dr; Map 29 Block 585 Parcel 4, Lisa M Lombard; Proposed raze and reconstruction of an existing home with work within 100' of a watercourse in the South-Central Shoreline Watershed. Planning & Zoning Transmittal.

Dear Attorney Lynch,

The Milford Inland Wetlands and Watercourses Agency has reviewed the Planning & Zoning Transmittal and site plans entitled "*Site Plan Prepared for John Lombard, 28 Bayshore Drive, Milford, CT*" by CT Civil Group LLC, 2 sheets dated 10/19/21 and "*The Lombard Residence, 28 Bayshore Drive, Milford, Connecticut*" by Jim Denno Design, 6 sheets dated 8/06/21. A review of this information and the MIWA maps reveals work is proposed within 100' of a waterbody in the South-Central Shoreline Watershed. The work as proposed with no soil or materials stored on the beach side of the lot, all roof drains connecting to the proposed underground galleys and proper erosion and sedimentation controls installed should have no significant negative impact on wetlands or watercourses.

Therefore, I am issuing a Jurisdictional Ruling for an addition and renovation of an existing home with work within 100' of a watercourse in the South-Central Shoreline Watershed. Please note to protect the adjacent natural resources the following must be installed and maintained until the area is stabilized:

Proper Soil erosion and sedimentation controls.

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.

No soil or materials are to be stored on the beach side of the property.

Properly installed and maintained construction fencing.

Dumpsters covered at night to prevent windblown debris

Port-o-lets located away from catch basins, wetlands, and watercourses

This letter applies only to the specific plans noted above. **Any** revision of these plans will require further review by this Agency. The applicant is responsible for all other Federal, Local and State permits that may be required for the site. Best Management practices and proper sedimentation and soil erosion controls as found in the "*2002 Connecticut DEEP Guidelines for Sedimentation and Erosion Controls*" should be implemented on site to prevent degradation of offsite wetlands.

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