



**City of Groton
Department of Planning & Economic Development**

Form B: Coastal Area Management

Refer to Section 5.2 CAM of the Zoning Regulations and CGS Sections 22a-90- through 22a-115

The CAM Boundary is depicted upon the Groton City Zoning Map

a. Coastal Resources Narrative

Provide a narrative describing all coastal resources as defined in C.G.S. Section 22a-93 with an accompanying site plan depicting the location of all resources. DEEP Coastal Area Management Coastal Resources Map indicates Modified Bluffs and Escarpments as the only Coastal Resource abutting the subject property. The property currently has a rip rap stone and concrete block wall across it's waterfront with an opening ramping from existing original garage to the shore.

B. Assessment of Project Suitability: Capability of Resources to Accommodate the Proposed Use

1. Identify any and all coastal resource policies applicable to the proposed project as identified in C.G.S. Section 22a-92 (b) (2) and the *CT Coastal Management Manual*.

To manage coastal bluffs and escarpments so as to preserve their slope and toe; to discourage uses which do not permit continued natural rates of erosion; and to disapprove used that accelrate slope erosion and alter essential patterns and supply of sediments to the littoral transport system [CGS section 22a-92(b)(2)(A)]

2. Identify any and all coastal use policies applicable to the proposed project as identified in C.G.S. Section 22a-92 (b) (1) and the *CT Coastal Management Manual*.

Policy (D) is to require structures are designed to minimize adverse impacts on coastal resources, reduce to the maximum practicable the use of fill and reduce conflicts with the riparian rights of adjacent land owners.

(G) To encourage increased recreational boating use of coastal waters where feasible, (ii) utilize existing altered, developed or redeveloped areas, (iv) utilize ramps and dry storage rather than slips in environmentally sensitive areas.

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

The use of a ramp type area for boating reduces the fill in the area of the proposed ramp as well as reducing the a possible conflict of adjacent land owners riparian rights the the construction of a dock may produce. The area has been altered with the placement of a stone retaining wall. the ramp will reduce fill in that area

c. Potential Beneficial and Adverse Impacts and Methods of Mitigation

1. Identify and describe the potential adverse impacts (as defined C.G.S. Section 22a-93 (15)) and potential beneficial impacts of the project on coastal resources.

There are no adverse impacts expected as out lined in C.G.S. Sec. 22a-93-15. The proposed garage will be elevated to one foot above the BFE and comply with FEMA regulations for construction in a Special Flood Hazard Zone. The removal of the concrete blocks and large stones will revert to site to prior conditions and the reinforcement of the ramping area wil help stablize the the shore line in that area.

ITEM 2 and 3 BELOW FOR WATERFRONT PROPERTY ONLY:

2. Is the project a water dependent use as defined in C.G.S. Section 22a-93 (16)? If so, explain why.

The property is a waterfront parcel and thus allowed access to the sound.
The ramping area is less intrusive that a docking system.

3. Describe the impacts or effects (either positive or negative) that the project will have on future water dependent uses or development on, and adjacent to this site. (Adverse impacts on future water dependent development opportunities are described in C.G.S. Section 22a-93 (17)).

The parcel to the east is a beach club that has been in existence for decades, and will not be impacted by any development on this parcel. The parcel to the west is a residence and will not be impacted by any development on the subject parcel.

The property is in a R-12 Zone and allowed by special permit are Boat Clubs, Beach Clubs and Marinas.

Premitted Accessory Uses include private garage for no more that three vehicles

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

There are no additional adverse impacts that have not been addressed

D. Demonstration of the Acceptability of Remaining or Unmitigated Adverse Impacts on Coastal Resources and Future Water Dependent Uses and Development

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

None

2. Explain why these other remaining adverse impacts were not mitigated.

N/A

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

SUPPORTING MATERIALS/DOCUMENTATION

The Commission or Board may request the submission of such additional information that it deems necessary in order to reach a decision on the application. Include any additional information required by the Commission, and list any supplemental materials (plans, reports, etc.) that are being submitted in support of this application.