



**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.

The subject parcel is located over 500 feet from the coastal MHW of the eastern size of the Thames River. It is located approx 40' higher than the MHW elevation. The site is located in FEMA Flood Zone "X" (Area of Minimal Flooding). The site contains No regulated Freshwater or CTDEEP Tidal Wetlands. The Site is NOT a water frontage or Water Dependant Use.
The only Designated Coastal resource located within the Site Limits is "Shorelands".
The site is previously developed with (2) comercial Buildings and paved parking area.

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*.

A. Policy: General Development: To ensure that development, preservation of the use of land and water resources of the coastal area proceeds in a manner that is consistent with the capability of the land and water resources to support development, preservation or use without significantly disrupting either the natural environment or sound economic growth. CGS 22a-92.

B. Policy: Shorelands: To regulate shoreland use and development in a manner which minimizes adverse impacts upon adjacent coastal systems and resources [CGS section 22a-92(b)(2)(I)].

Consistency With Policy: This project has been designed to minimize/eliminate any potential sediment run-off or erosion of the disturbed site surfaces to prevent any sediment transport to the coastal waters of the Thames River. A full SESC plan will be implemented. All on-site storm drainage from the proposed project area will be contained on-site and recharged into the ground. No off-site storm water point discgarges are proposed.

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*.

~~A. Stormwater Management Coastal Use Policy: To manage estuarine embayments so as to insure that coastal uses proceed in a manner that assures sustained biological productivity, the maintenance of healthy marine populations and the maintenance of essential patterns of circulation, drainage and basin configuration; to protect, enhance and allow natural restoration of eelgrass flats except in special limited cases, notably shellfish management, where the benefits accrued through alteration of the flat may outweigh the long-term benefits to marine biota, waterfowl, and commercial and recreational finfisheries [Connecticut General Statutes (CGS) section 22a-92(c)(2)(A)].~~

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.

~~Consistency With General Development Policy: This project is consistent with this policy in that it ensures the preservation of all on-site and adjacent Coastal resources while promoting sound economic & code-compliant growth of the local area. This project proposes no new or remaining Adverse impacts to the General Development of this parcel.~~

~~Consistency With Shorelands Policy: This project has been designed to minimize/eliminate any potential sediment run-off or erosion of the disturbed site surfaces to prevent any sediment transport to the coastal waters of the Thames River. A full SESC plan will be implemented. This project proposes no new or remaining Adverse impacts to the Shorelands Resource of this parcel.~~

~~Consistency with Stormwater Management Use Policy: All on-site storm drainage from the proposed project area will be contained on-site and recharged into the ground. No off-site storm water point discgarges are proposed. This project proposes no new or remaining Adverse impacts to the Stormwater Management Use of this parcel.~~

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.

~~Potential Adverse Impacts resulting from this parcel would be Erosion, Sedimentation transport to the Thames River, and Stormwater discharges to the coastal waters.~~

~~All of these potential Adverse impacts have been adequately & effectively addressed by this design.~~

~~The capture and recharge of all on-site stormwater run-off and rechrge to the ground will be beneficial to the quality of the marine eco-system and water quality of the Thames River.~~

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.

This Project is NOT a Water Dependat Use.

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)).

This project poses no impediments or adverse impacts to any current or future water dependent uses.

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.

All on-site storm drainage from the proposed project area will be contained on-site and recharged into the ground. No off-site storm water point discgarges are proposed.

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.

No adverse impacts to the Coastal Resources remain unmitigated by this project.

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.

There are no remaining potential Adverse Impacts.

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.