

# C Coastal Planning



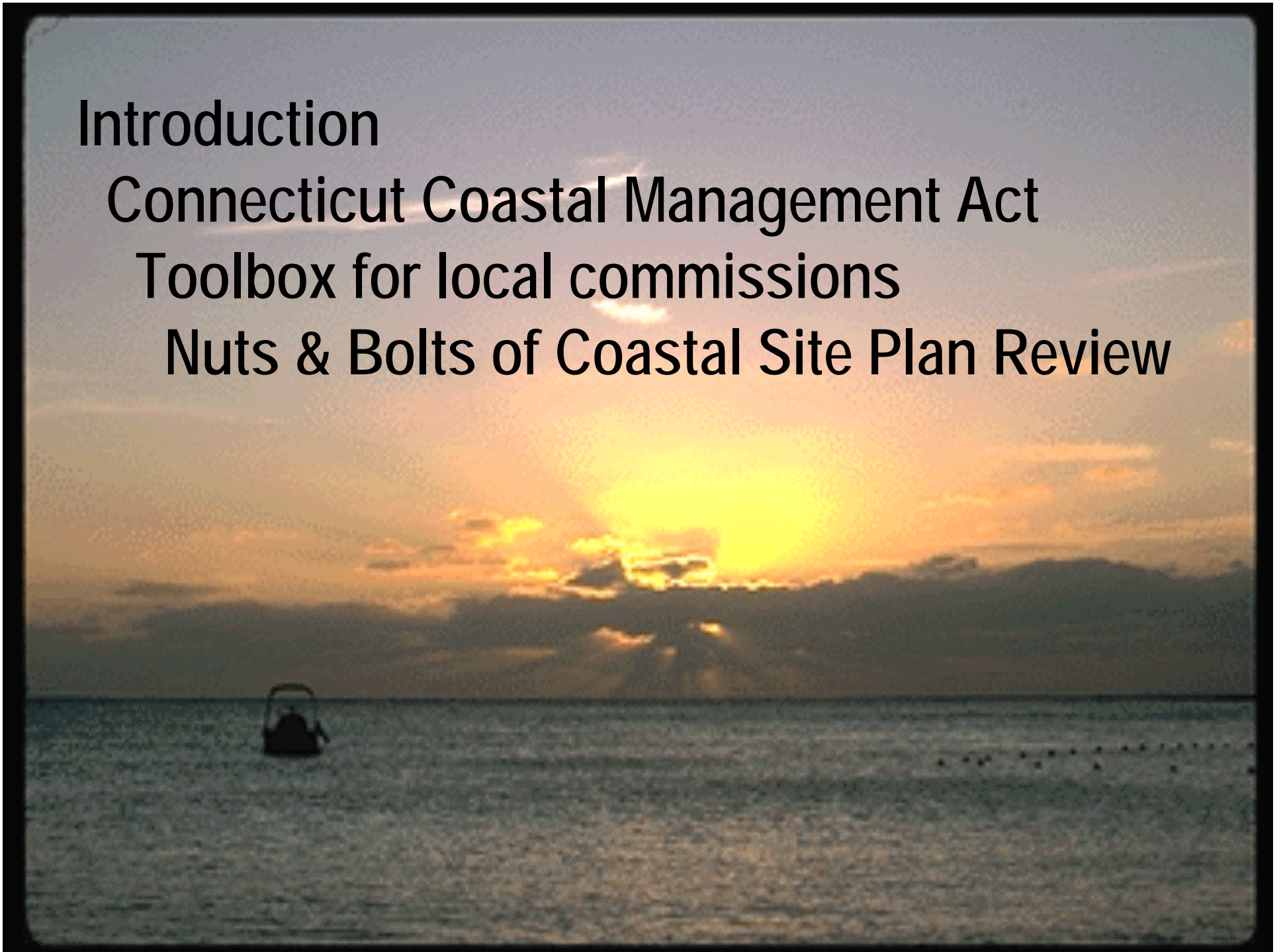
**Office of Long Island Sound Programs**

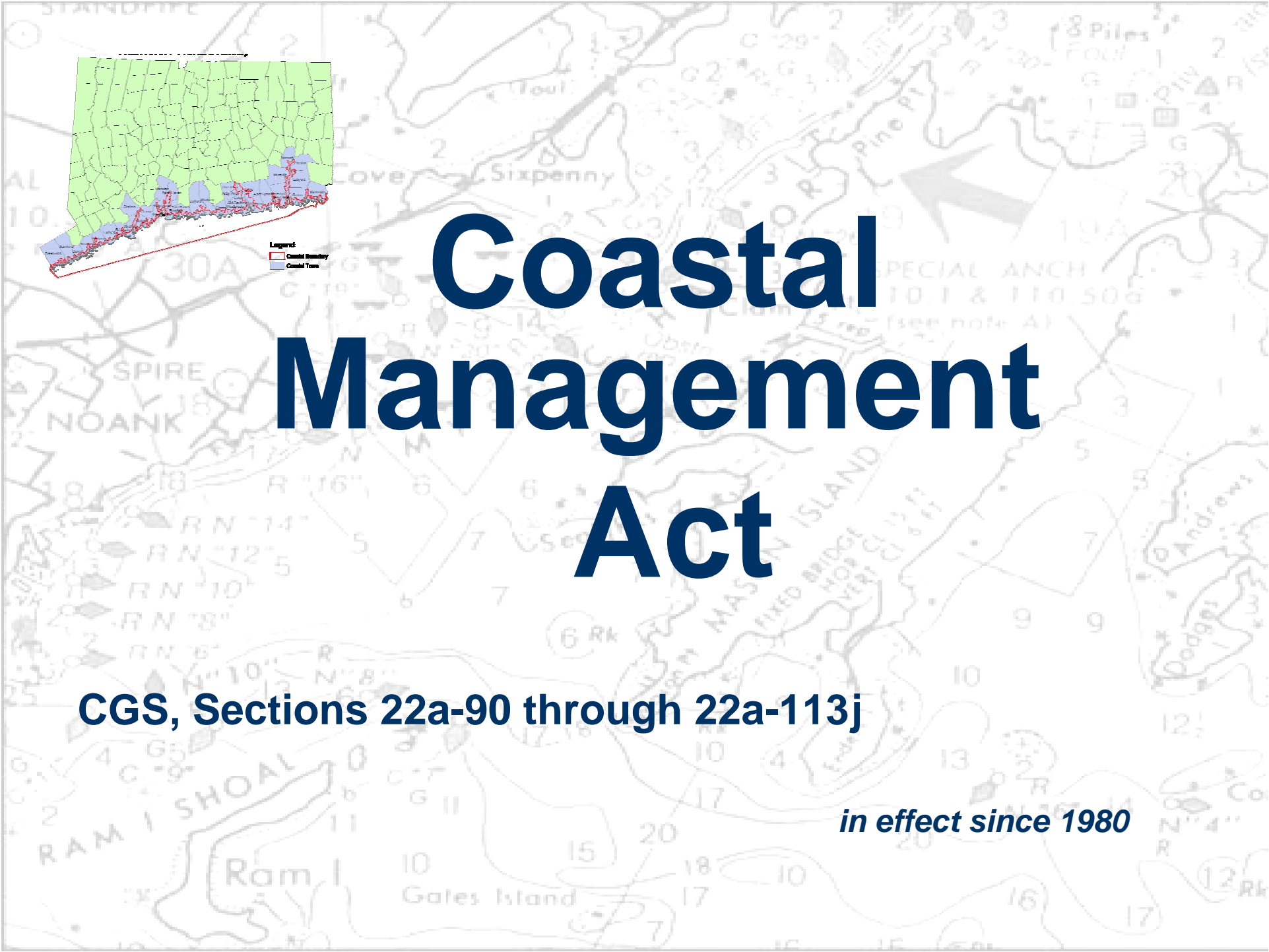
# Introduction

Connecticut Coastal Management Act

Toolbox for local commissions

Nuts & Bolts of Coastal Site Plan Review





# Coastal Management Act

**CGS, Sections 22a-90 through 22a-113j**

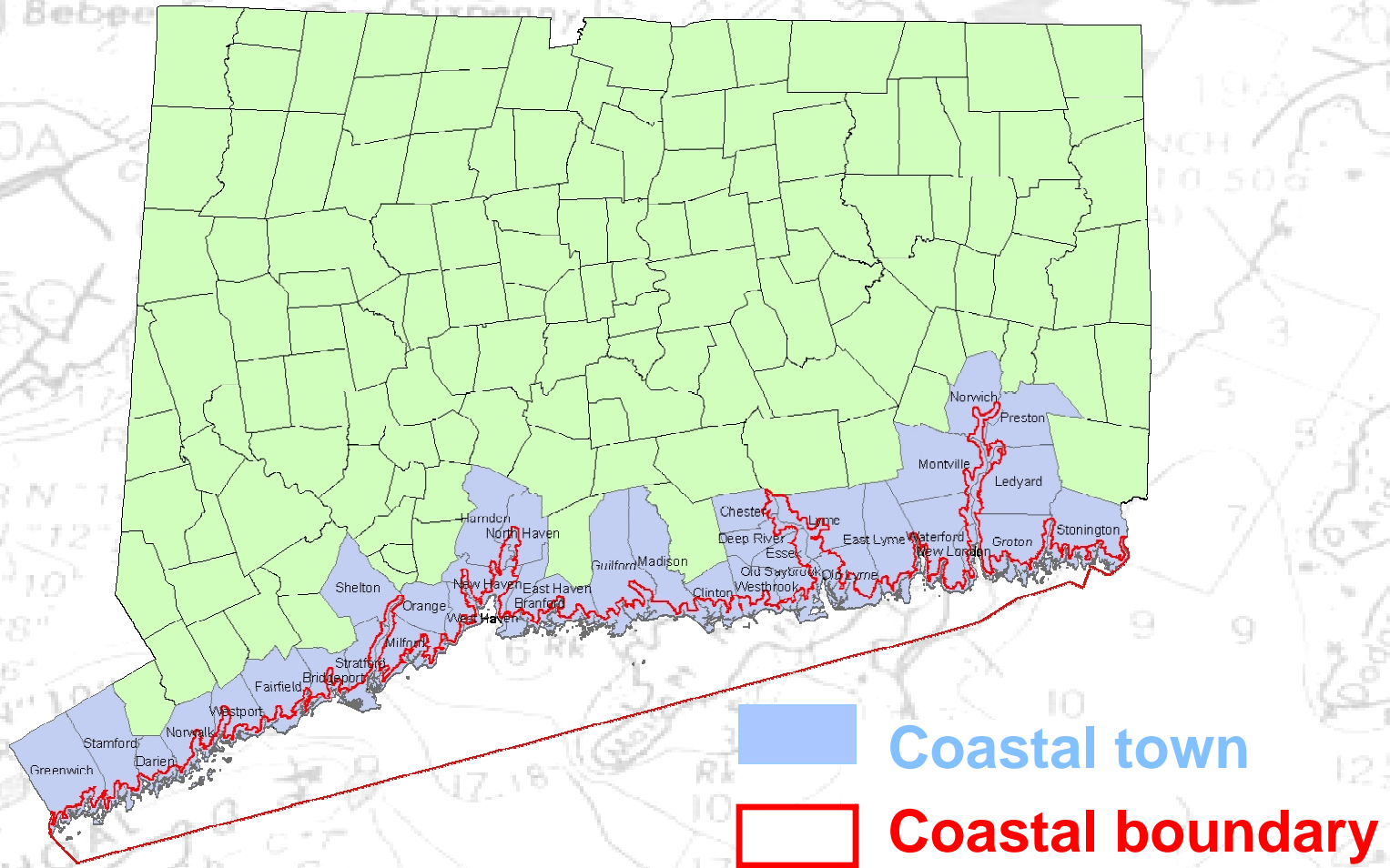
*in effect since 1980*

# *Benefits of Coastal Management*

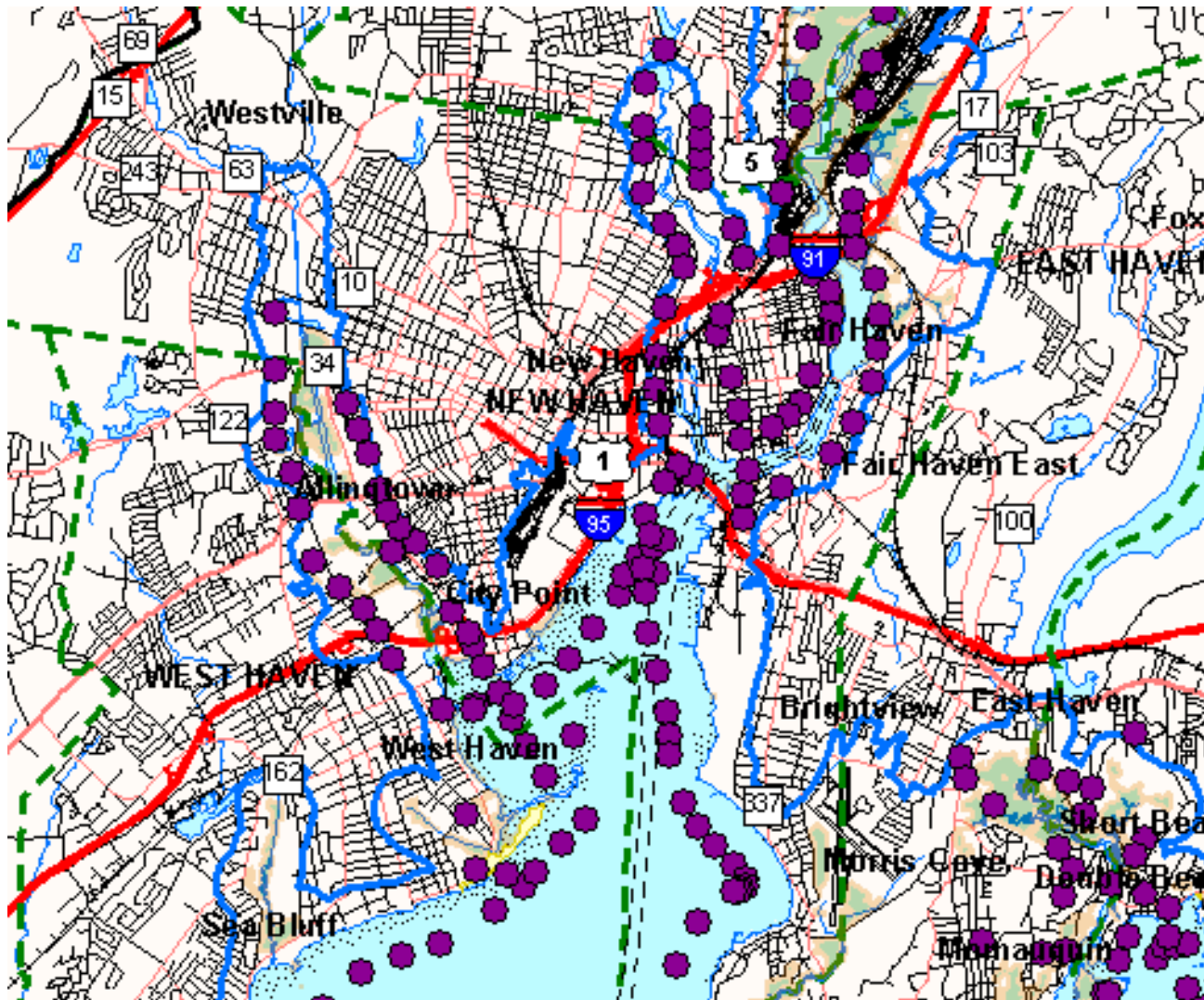
- ◆ protect coastal resources
- ◆ improve or maintain water quality
- ◆ increase coastal public access
- ◆ protect water-dependent uses



# Coastal Management Area



*37% of state's population lives in a coastal town*

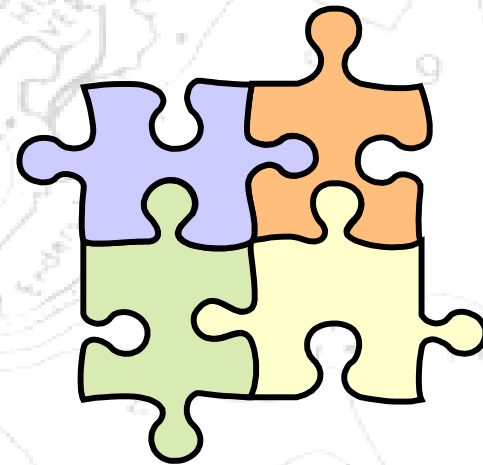


— — — —  
**New Haven  
city  
boundary**

**Coastal  
boundary**

●  
**Aerial  
photos**

**Partners in Coastal Management:  
Municipal Land Use Staff,  
Local Commissions,  
Concerned Citizens  
and DEP**



# ***Coastal Programs Section***

 **DEP technical assistance available for:**

- coastal site plan reviews
- municipal planning initiatives

 **Review of Municipal Planning Documents:**

- Municipal Plans of Conservation & Development
- Zoning Regulation and Map Amendments
- Harbor Management Plans
- Municipal Coastal Programs

 **Other Coastal Consistency Reviews:**

- state and federal activities in coastal boundary



# ***Coastal Management Act***

***Assists in the land use decision-making process***

 ***protect & restore coastal resources***

 ***promote water-dependent uses on waterfront sites***

 ***balance economic growth and resource protection***



# Coastal Resources



- ◆ coastal hazard areas
- ◆ intertidal flats
  - ◆ shorelands
  - ◆ islands
  - ◆ tidal wetlands
  - ◆ beaches & dunes
- ◆ rocky shorefronts
- ◆ developed shorefront
- ◆ shellfish concentration areas
- ◆ coastal bluffs & escarpments
- ◆ coastal waters & estuarine embayments

*Connecticut's  
Coastal  
Resources*

**Estuarine Embayments**



*Greenwich*

**Beaches and Dunes**



*Waterford*

**Islands**



*Branford*

*Connecticut's  
Coastal  
Resources*

**Intertidal Flats & Shellfish  
Concentration Areas**



*West Haven*

**Coastal Hazard Areas**



*Stratford*

**Tidal Wetlands**



*Guilford*

~~~~~

# *Connecticut's Coastal Resources*

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## **Coastal Bluffs & Escarpments**



## **Shorelands**



## **Developed Shorefronts**



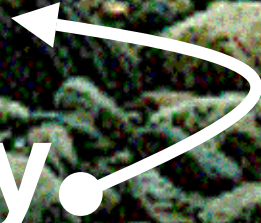
**public  
access**



**tidal  
wetlands**



**rocky  
shorefront**



*Sheffield Island  
Norwalk*

# Water-Dependent Uses:



*Audubon Coastal Center, Milford*

**“Uses and facilities that require direct access to, or location in, marine or tidal waters and general public access”**

# Commercial Fishing Facility



*New London*



# Multi-Use Port & Ferry Facility



*State Pier, New London*

# Recreational Marina



*Milford Harbor*

# Shipyards or Boat Maintenance Facilities



*New London*

# Industries Dependent on Water-Borne Transportation



*Groton*

# General Public Access



*West Haven*



# “Public Access”

is a defined Water-Dependent Use





# **Non-Water-Dependent Uses:**

**Condominiums**

**Residential subdivisions**

**Retail stores/Malls**

**Places of Worship**

**Private Swim Clubs**

**Office Buildings**

**Automobile Sales and Repair Shops**

**Shooting Ranges**

**Cemeteries**



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## Connecticut Coastal Access Guide

Explore the Connecticut Shore

**Welcome** to the Connecticut Coastal Access Guide, designed to help you explore the Connecticut shore. Use the guide to identify sites open to the public for boating, swimming, fishing, hiking and other outdoor activities.



Lighthouse Point Park, New Haven, Connecticut

### Site Search

[Find a site by activity](#)

### Town Search



[Find all sites in a Town](#)

### Map Search



[Use a map to find sites](#)

### Select a Site

Lighthouse Point Park, New Haven

Go



# Local Coastal Management Toolbox



**Zoning/Subdivision  
Regulations**

**Plan of Conservation &  
Development**

**Municipal Coastal Program**

**Coastal Site Plan Review**



# Coastal Management goals

- resource & water quality protection
- coastal hazard mitigation
- water-dependent use protection & enhancement

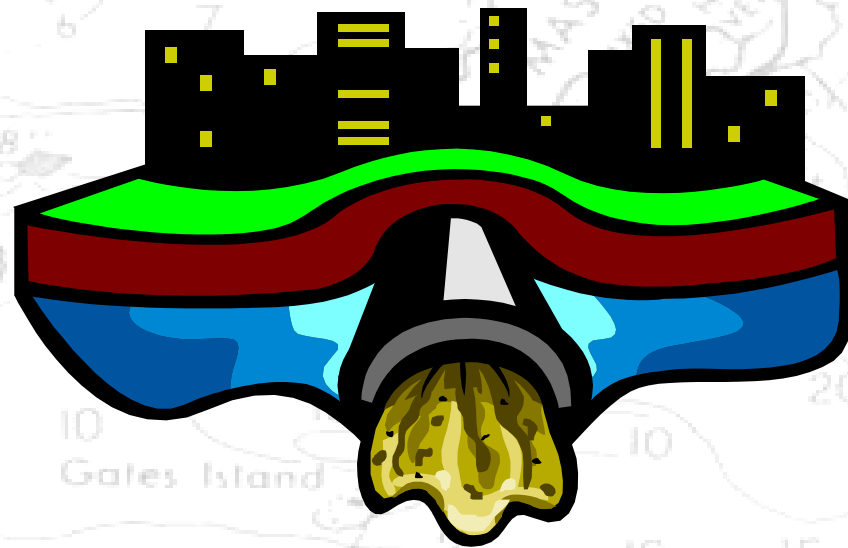


# Local Tools for Coastal Resource & Water Quality Protection

- **Stormwater management**
- **Setbacks, buffers & non-infringement areas**
- **Habitat restoration**

# What is stormwater management?

a comprehensive process to  
minimize potential adverse impacts  
to natural resources and water quality  
from stormwater runoff



# Stormwater can contain:



*heavy metals*

*eroded sediments*

*pesticides*

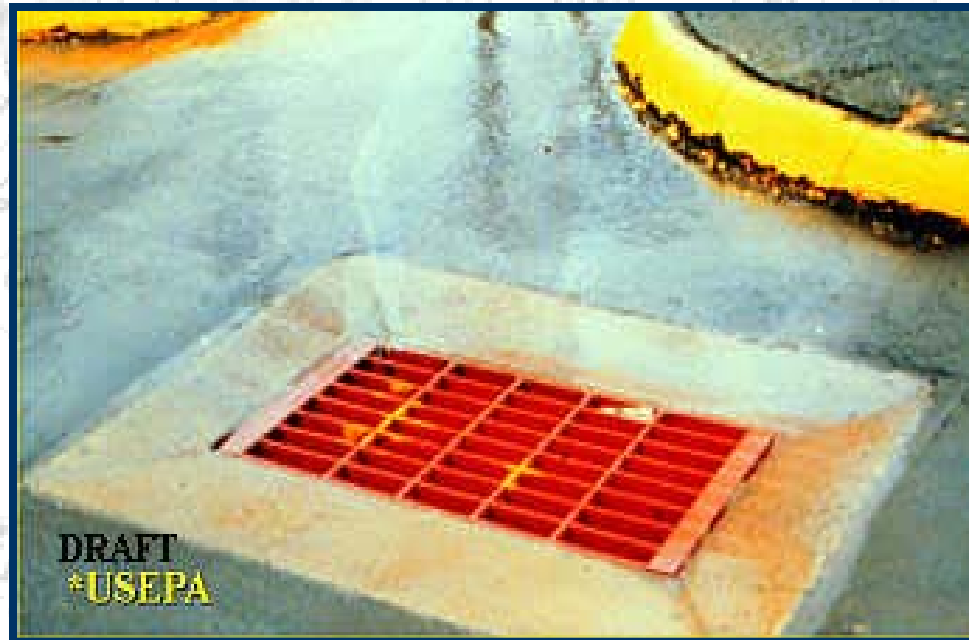
*nutrients*

*antifreeze*

*trash*

*pathogens*

*oils*



Even “clean” runoff can alter temperature, pH, and/or salinity of receiving waters

# CT Stormwater Management Policies

- 1. On-site retention of the volume of runoff generated by the 1<sup>st</sup> inch of rainfall;**
- 2. Post-development runoff rates and volumes do not exceed pre-development runoff rates and volumes;**
- 3. Removal of 80% total suspended solids**

# Stormwater Management

## TOOL~*CONDITION COASTAL SITE PLAN REVIEWS TO:*



- **minimize, minimize, minimize** adverse impacts by:
  - retaining runoff on-site when suitable
  - requiring good site design
  - requiring best management practices (BMPs)
  - implementing S&E control plan

# Stormwater Management



## *TOOL~AMEND ZONING REGULATIONS TO:*

- include stormwater management ordinance
- strengthen resource setbacks/buffers
- set standards to minimize clearing, cutting, and filling; delineate “limits of disturbance”
- require soil erosion & sediment control plans near sensitive coastal resources
- require use of stormwater BMPs



# Stormwater Management



## TOOL~ UPDATE PLAN OF CONSERVATION AND DEVELOPMENT & MUNICIPAL COASTAL PROGRAM TO:

- establish maximum impervious cover allowed
- encourage cluster developments that incorporate curbless & narrow roads, grass swales, retention ponds & shared driveways
- identify coastal resources for potential open space acquisition

**Strengthen the  
S&E plan  
standards  
to ensure that  
the controls will  
actually work**

***Parking lot & guardrail***



***Silt fencing***

***Stratford***

***This S&E plan doesn't work***

# **Level spreader with proper S&E control measures**



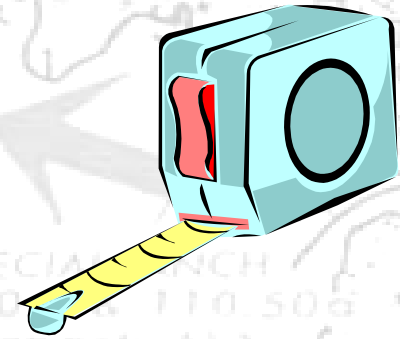
# Resource Buffers

A photograph of a stream flowing through a wooded area. The stream is dark and appears to be flowing over rocks. The banks are lined with many bare trees and fallen branches, suggesting a late autumn or winter setting. The water is dark and reflects the surrounding trees. The overall scene is a natural, undisturbed stream in a forest.

**Stream with shade  
and vegetated buffer**

*Greenwich*

# Resource Buffers

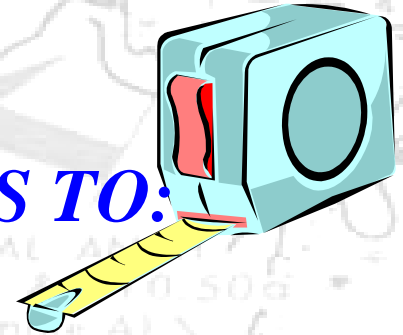


## TOOL ~ *CONDITION COASTAL SITE PLAN APPROVAL TO:*

- require buffers where appropriate
- effective width of a buffer depends on:
  - ↓ target pollutant & resource to be protected
  - ↓ allowable density/impervious cover
  - ↓ site characteristics such as soils, slope & vegetation

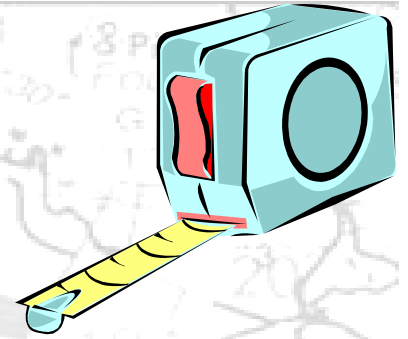
# Resource Buffers

## TOOL~AMEND ZONING REGULATIONS TO:



- enable coastal resource buffers (e.g., 25-300 feet)
- strictly regulate uses within buffers by prohibiting grading, septic systems & impervious cover
- limit clearing of natural vegetation for “views”
- prohibit clearing or cutting landward of bluffs and escarpments

# Resource Buffers



## TOOL~UPDATE PLAN OF CONSERVATION & DEVELOPMENT & MUNICIPAL COASTAL PROGRAM TO:

- identify waterbodies that need additional protection (e.g., tidal wetlands, coastal waters, streams)
- recognize the importance of buffers to protect sensitive environmental features

# This tidal cove could have benefited from a vegetated buffer

Construction at water's edge

sedimentation

Lawn to water's edge

**Tidal Cove**

*Waterford/New London*





# Local Tools for Water-Dependent Use Protection and Enhancement



*Silver Sands State Park, Milford*

# Protecting and Enhancing Water-Dependent Uses

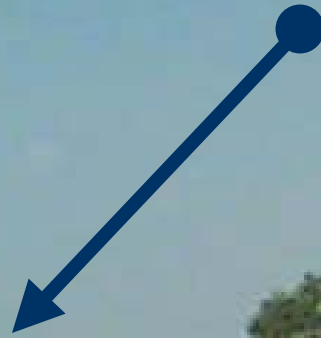


## TOOL~ *CONDITION COASTAL SITE PLAN REVIEWS TO:*

- evaluate the site's suitability to support water-dependent uses
- assess the level of water-dependency proposed
- ensure that the proposed water-dependent use is appropriate for the site

# Non-water-dependent use on the shore

*Condos  
Condos  
Condos*



**General Public Access:**  
Mitigates adverse impacts of a  
non-water-dependent use

# Protecting and Enhancing Water-Dependent Uses

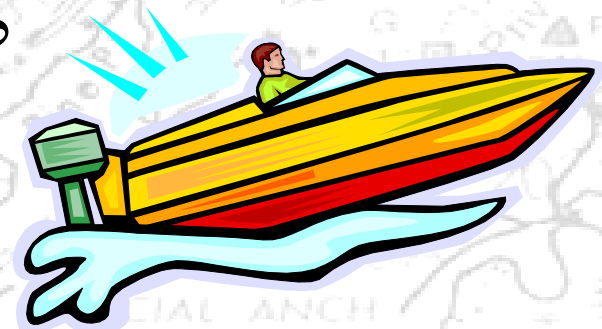


## **TOOL~ UPDATE PLAN OF CONSERVATION AND DEVELOPMENT TO:**

- **identify areas where water-dependent uses are appropriate or needed and zone accordingly**
- **require relocation of existing water-dependent uses if displaced by proposed redevelopment**
- **identify ways to protect and expand water-dependent uses**

# Protecting and Enhancing Water-Dependent Uses

## TOOL~UPDATE ZONING REGULATIONS TO:



- **establish separate zoning districts for shorefront areas currently used for water-dependent uses (avoid “non-conforming” water-dependent uses)**
- **ensure that “active” water-dependent uses are allowed as-of-right in appropriate waterfront zoning districts**
- **provide specific municipal authority to acquire coastal public access through the coastal site plan review process**

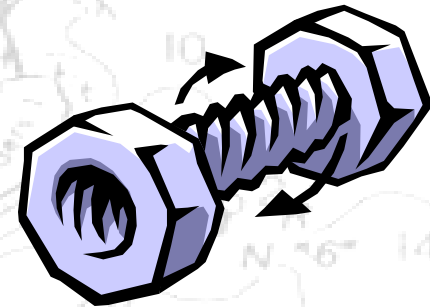


# Nuts & Bolts of Coastal Site Plan Review

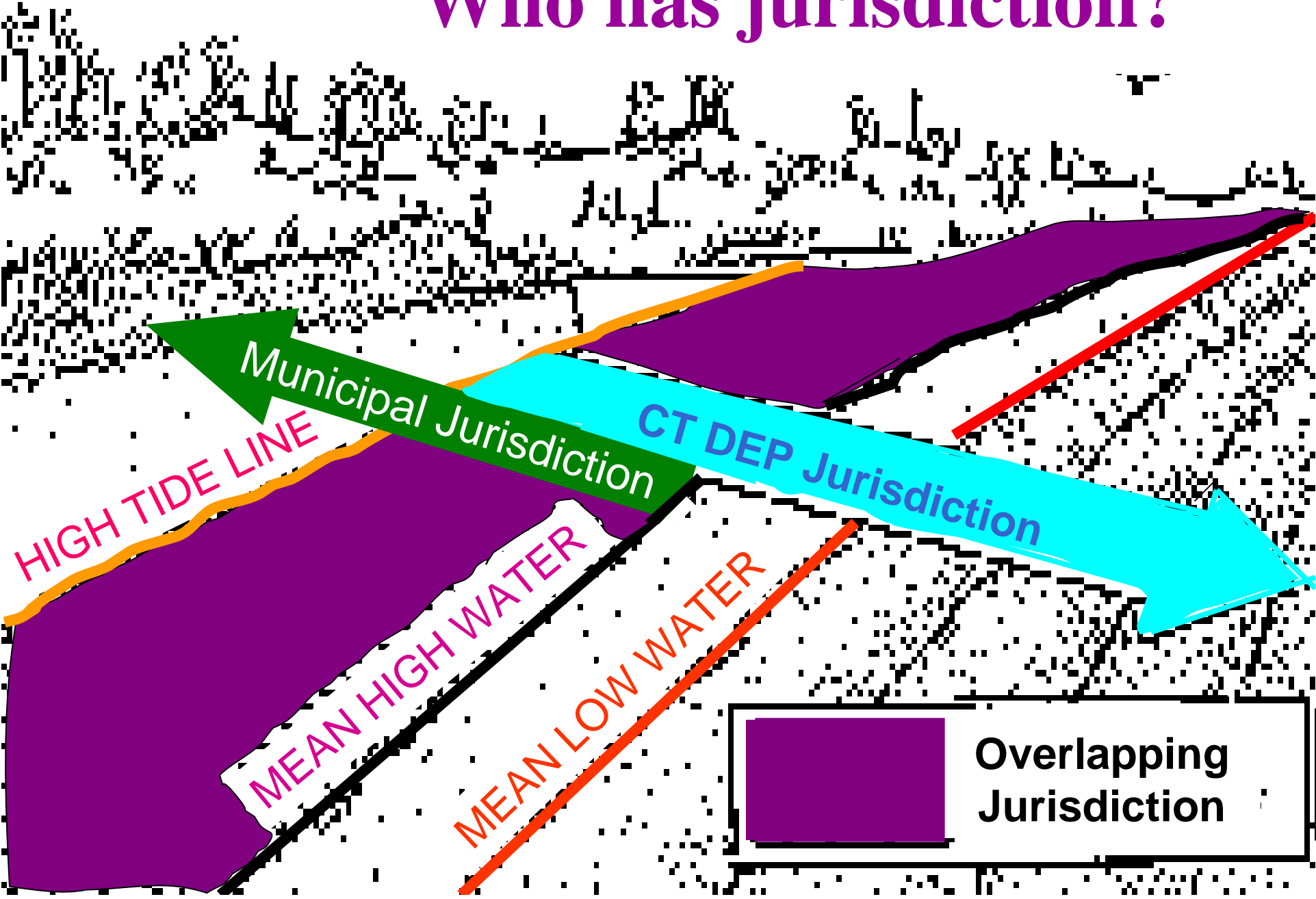
*Waterford*

# *Nuts and Bolts of the CSPR process*

- 
- ❄ Is the project in the coastal boundary?
  - ❄ Does the proposed activity (or any part of it) require authorization from DEP-OLISP?
  - ❄ Is the application complete?
  - ❄ How should you evaluate the proposal?



# Who has jurisdiction?





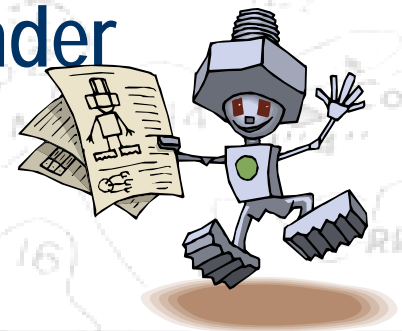
# Is a DEP-OLISP permit required?



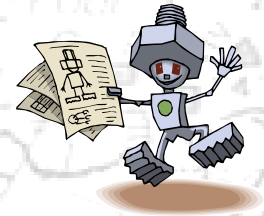
# *Does the project require a coastal site plan?*

*If one of the following are proposed fully or partially within the coastal boundary...*

- ❄ building, use, structure, or shoreline flood and erosion control structure
- ❄ subdivision / re-subdivision
- ❄ special exception / special permit / variance
- ❄ municipal improvement referred under **CGS Section 8-24**  
*...then a coastal site plan review is required*



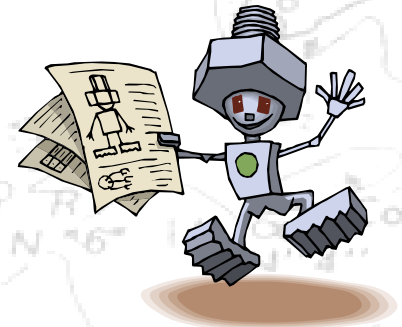
*Activities might be exempt from coastal site plan review:*



- ❄ **minor additions to structures**
- ❄ **construction of single-family dwellings > 100 ft from listed coastal resources**
- ❄ **minor changes in use of a building, structure or property *except* on property adjacent to or abutting coastal waters**
- ❄ **activities for the purpose of preserving coastal resources**
- ❄ **gardening, grazing, and the harvesting of crops**

# *Complete applications & site plans should include:*

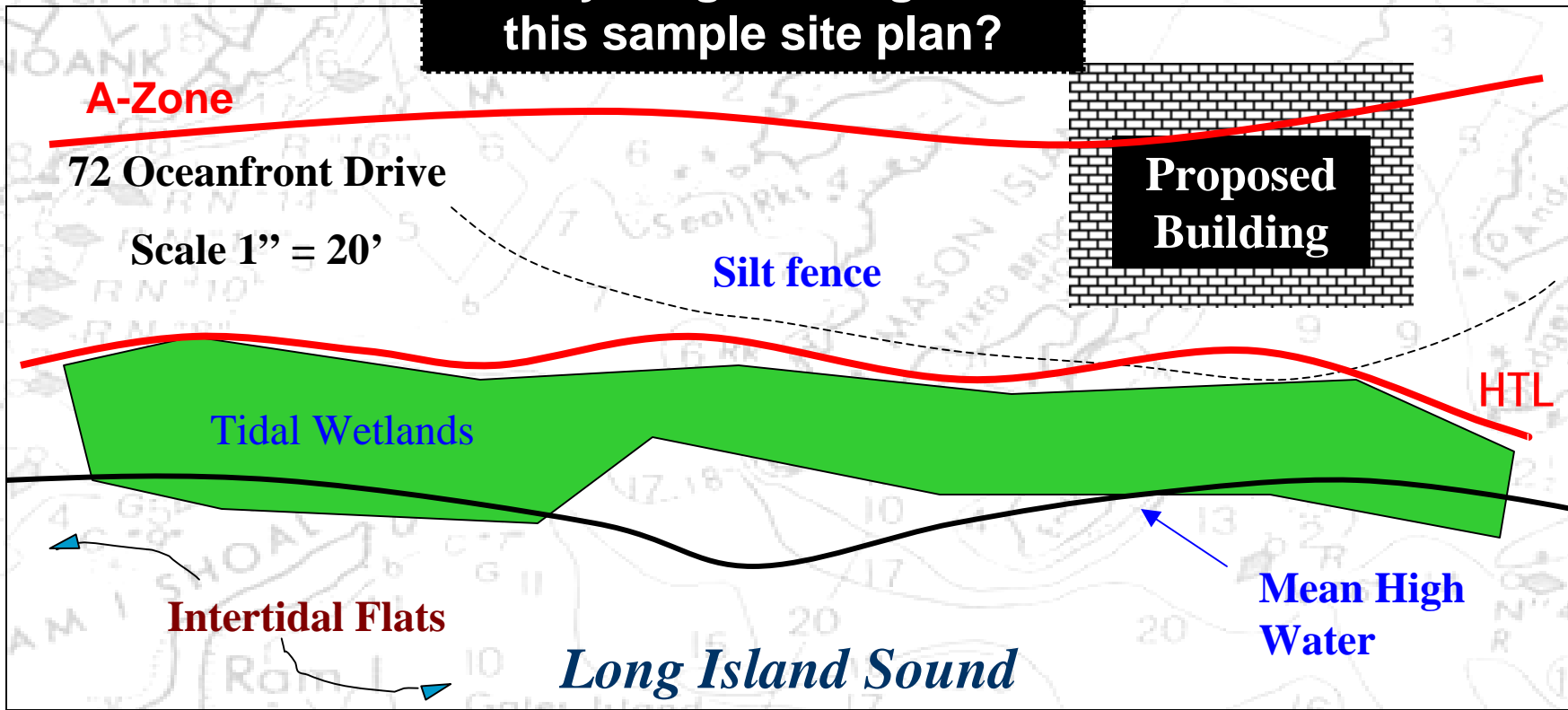
- \* **high tide line, mean high water, A & V-zone**
- \* **sediment and erosion control plan**
- \* **grading plans**
- \* **stormwater management measures**
- \* **identification of endangered and/or threatened species on-site**
- \* **timing and method of construction**



# Complete Application?

Site plans showing the location of coastal resources on and contiguous to the site

Is anything missing from this sample site plan?



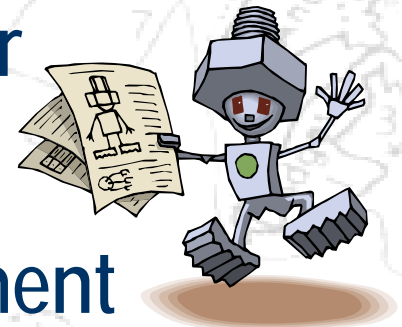
# *Are you required to refer applications to DEP-OLISP?*

***YES***, if the proposal includes one or more of the following:

- ❄️ shoreline flood and erosion control structure
- ❄️ amendment to zoning regulations or maps

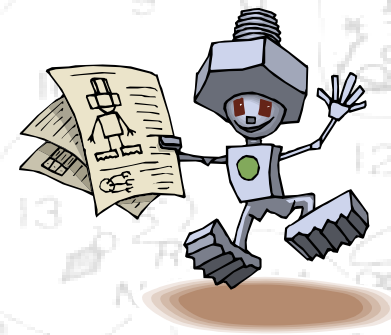
***We generally would also like to review:***

- ❄️ Plan of Conservation and Development
- ❄️ all waterfront projects
- ❄️ amendments
- ❄️ projects containing or abutting tidal wetlands



# *We will respond with one of the following:*

- † phone call or e-mail to land use staff
- † letter, if significant impacts are found
- † personal testimony at hearings if proposals are inconsistent or require major modifications



# *Analyzing coastal site plans*

## *Resource and water quality protection*

- ❄ How will sensitive coastal resources be impacted?
- ❄ Will steep slopes be disturbed?
- ❄ Is there an increase in total impervious cover?
- ❄ How is stormwater to be handled?
- ❄ Does the proposal disturb  $\geq 5$  acres? A DEP Stormwater General Permit may be required.
- ❄ Is it possible to include a resource buffer?





# *Analyzing coastal site plans*

## *Resource and water quality protection*

- ❄ Are only traditional stormwater management techniques proposed?
- ❄ Is stormwater directed to tidal wetlands or over an erodible slope?
- ❄ What best management practices are appropriate for stormwater management?
- ❄ Is the soil sedimentation and erosion control plan adequate?
- ❄ Is there an opportunity for habitat restoration?

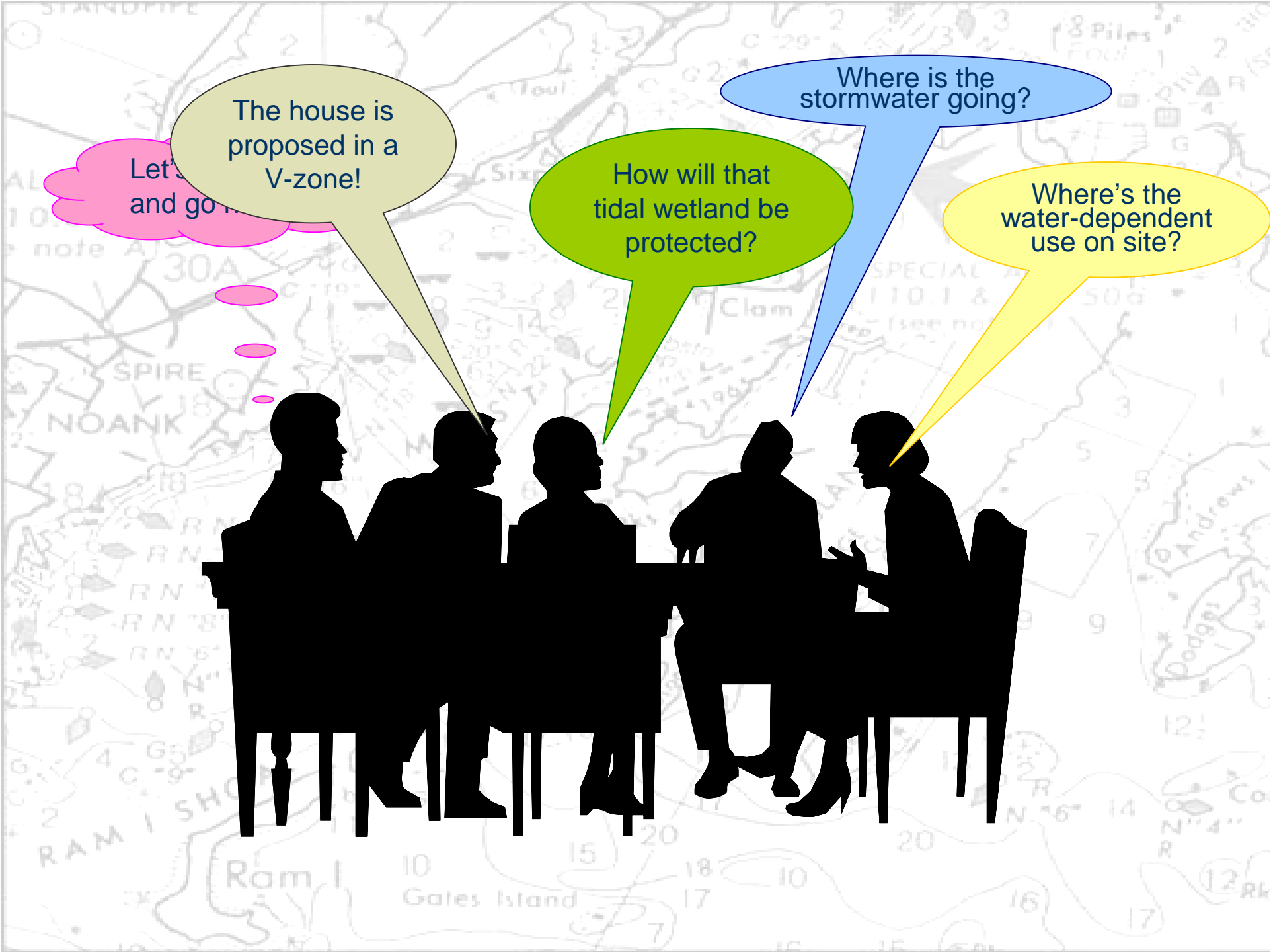


# *Analyzing coastal site plans*

## *Water-dependent use protection & enhancement*

- ❄ Is a water-dependent use proposed at the waterfront site? If no, can public access be integrated into site plan?
- ❄ Does the proposal replace a water-dependent use with a non-water-dependent use? If yes, how can adverse impacts be mitigated?
- ❄ Is the site suitable for public access, a water-dependent use?





Let's  
and go

The house is  
proposed in a  
V-zone!

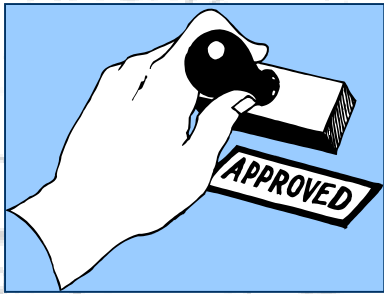
How will that  
tidal wetland be  
protected?

Where is the  
stormwater going?

Where's the  
water-dependent  
use on site?



# PZC: Final Decision-maker



**PZC decisions should clearly state that the proposed activity (with modifications and/or conditions if needed):**

- 1. is either consistent or inconsistent with CCMA;*
- 2. either mitigates or fails to mitigate adverse impacts on coastal resources and future water-dependent uses*



# Using your land use tools for a well-managed coast

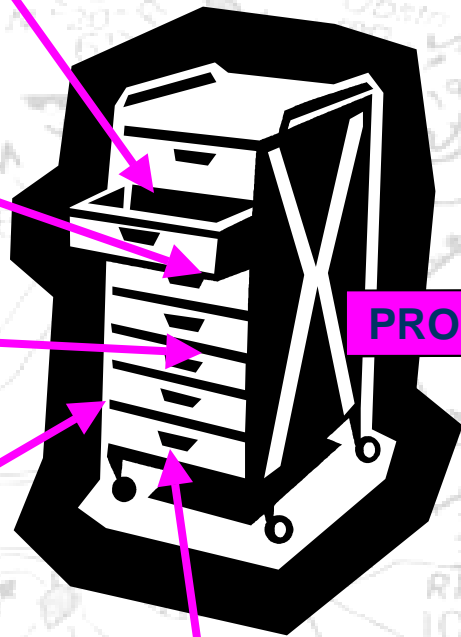
Coastal site plan review

Plan of Conservation & Development

Municipal Coastal Program

Zoning Regulations

LIS license plate grant program



PRODUCES

**A well-**  
Water-  
Coastal  
use  
management  
priority  
and  
mitigation  
in  
**managed**  
**coast**

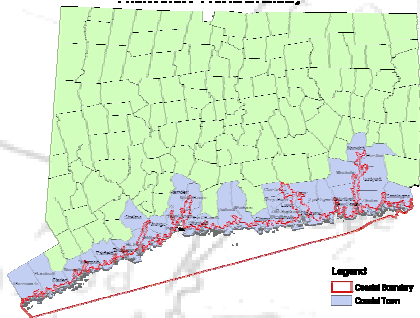


# LIS fund

- **Increase coastal public access:**
  - land purchase;
  - construction of walkways, benches, fishing piers;
- **Develop public outreach/educational programs;**
- **Habitat Restoration projects;**
- **Conduct scientific research on LIS**

***Up to \$25K per project!***

***Kate Brown,  
OLISP contact***



**Norwich**  
**municipal coastal contact:**  
**Carol Szymanski**  
**860-434-3034**



***DEP, 79 Elm Street Hartford***