

COASTAL SITE PLAN REVIEW APPLICATION

Applicant's Name Chestnut Ridge, LLC

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Project Address or Location 188 Kitemaug Road, Montville, Connecticut

The following information must be supplied by the applicant and submitted in addition to and along with, any applications, plans and data required for approval of the proposed project under the Zoning and/or Subdivision Regulations of this Municipality. Attach additional sheets if more space is required.

I. PLANS (See Section 15.3 of Zoning Regulations)

A. PROJECT PLAN(S)

This application must be accompanied by a plan (or plans) of the entire project indicating 1) project location, 2) design of all existing and proposed buildings, structures and uses, 3) all proposed site improvements or alterations, and 4) ownership and type of use on adjacent properties.

B. COASTAL RESOURCES

This application must be accompanied by a plan showing the location of all coastal resources (as defined in Section 3(1) of P. A. 79-535) on and contiguous to the site.

II. WRITTEN INFORMATION

A. DESCRIPTION OF PROPOSED PROJECT

Describe the entire project including types of buildings and structures, uses, methods, and timing of construction, type and extent of development adjacent to the site. This information should supplement and/or clarify plans in 1A above.

Construction of a single family residence with on-site potable water supply well, interconnection to municipal sewer, driveway construction and loam and seed disturbed areas.

B. DESCRIPTION OF COASTAL RESOURCES

Identify the coastal resources on and contiguous to the site (as shown on the coastal resources map) and describe their condition. This information should supplement and/or clarify the plan in 1B above.

There are no coastal resources on or contiguous to the site.

C. ASSESSMENT OF THE SUITABILITY OF THE PROJECT FOR THE PROPOSED SITE AND THE CAPABILITY OF THE RESOURCES TO ACCOMMODATE THE PROPOSED USE

(1) Identify any and all coastal use policies in Section 3(b) (1) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

The site to be developed is a legally existing conforming lot in the R-20 Zoning District. It contains slopes and soils suitable for the development of a single family residential dwelling and appurtenant facilities.

(2) Identify any and all coastal resource policies (in Section 2(b) (2) of P. A. 79-535 and reprinted in the Connecticut Coastal Management Manual applicable to the proposed project.

No coastal use policies are applicable. The property being developed is shore lands.

(3) Describe how the proposed project is consistent with all of the coastal policies identified in C (1) and (2) above (i.e. describe the extent to which the project complies or conflicts with each policy). **Note: If project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.**

This is a development of shore lands only. The property is located on the northeasterly side of Kitemaug Road located 337 feet distant from the nearest coastal resource which is located on the southwesterly side of Kitemaug Road.

C. EVALUATION OF THE POTENTIAL BENEFICIAL AND ADVERSE IMPACTS OF THE PROJECT AND DESCRIPTION OF PROPOSED METHODS TO MITIGATE ADVERSE EFFECTS.

(1) Identify and describe the potential adverse impacts (as defined in Section 3 (15) of P. A. 79-535) and potential beneficial impacts of the project on coastal resources.

There are neither any beneficial nor adverse impacts of the project on coastal resources. This property was previously improved as a portion of a mobile home park and is being re-purposed as a lot to accommodate a single family residence.

FOR WATERFRONT PROPERTY ONLY:

(2) Is the project a water dependent use as defined in Section 3(16) of P. A. 79-535? If so, explain why.

N/A

FOR WATERFRONT PROPERTY:

(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.

N/A

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

N/A

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.

There are no unmitigated adverse impacts on coastal resources.

(2) Explain why these remaining adverse impacts were not mitigated.

N/A

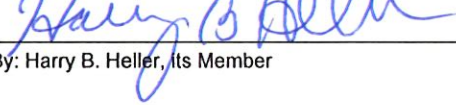
(3) Explain why the Commission or Board reviewing this application should find these remaining adverse impacts to be acceptable.

N/A

III. 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 or Board and list any supplemental materials (plans, reports, etc.) That are being submitted in support of this application.

APPLICANT'S SIGNATURE/DATE
CHESTNUT RIDGE, LLC


By: Harry B. Heller, Its Member

TO BE COMPLETED BY PLANNING OFFICE

FEE RECEIVED _____ RECEIPT _____ DATE _____