



January 24, 2023

Mr. Johnathan Bodwell, PE
Town Engineer
Town of East Haven
250 Main Street
East Haven, CT 06512

**Re: Coastal Area Management
Mariner's Point Apartments
71 South Shore Drive
East Haven, CT
SLR #141.12709.00035**

Dear Mr. Bodwell,

SLR International Corporation (SLR) conducted a site evaluation at the Vigliotti Construction Company property at 71 South Shore Drive in East Haven, Connecticut. The purpose of the assessment was to characterize coastal resources, as identified by the Connecticut Coastal Management Act (CCMA) at Connecticut General Statutes (CGS) Sections 22a-90 through 22a-112, on and adjacent to the site. Following the site investigation, SLR reviewed project documentation to evaluate the proposed site construction relative to the legislative goals and policies identified in the Coastal Area Management (CAM). These activities are necessitated by proposed development at this property that require site plan review by the Town of East Haven's Town Engineer.

In summary, the proposed activities are consistent with applicable resource and use policies of the CAM. Though the site is located within East Haven's Coastal Boundary, the site is not located directly on the shoreline of East Haven or its contributing estuaries. The proposed development includes the construction of a residential apartment building. The proposed activities are depicted on the site plans prepared by SLR entitled "*Site Plan – Mariner's Point Apartments*" dated January 20, 2023.

General Site Description

The 3.4-acre parcel is located at the intersection of South Shore Drive and Cosey Beach Road in East Haven (Figure 1). The project abuts a densely developed residential neighborhood, and the adjacent Village at Mariner's Point assisted living facility, the South Shore Drive office building, and the nearby Sea Scape Condominium complex.

The proposed project is located interior to the shoreline and within an intensively modified and developed portion of East Haven. According to the United States Department of Agriculture Natural Resources Conservation Service (USDA NRCS) Web Soil Survey mapping, three soil map units are within the project

area (Figure 2). The primary soil type within the project area is Cheshire fine sandy loam, 3 to 8 percent slopes.

Site elevation ranges from 21 feet above mean sea level (MSL) in the northern property border along Cosey Beach Road to 37 feet in the southeastern property corner, adjacent to the residential properties on Catherine Street. The parcel is comprised mostly of wooded areas with the central portion of the parcel was previously disturbed.

One coastal resource exists on and adjacent to the project site: shorelands. The project site is considered shoreland, defined as *“land areas within the coastal boundary exclusive of coastal hazard areas, which are not subject to dynamic coastal processes and which are comprised of typical upland features such as bedrock hills, till hills, and drumlins”* [Connecticut General Statutes (CGS) Section 22a-93(7)(M)].

Proposed Project

The proposed project consists of the construction of an apartment building containing 72 apartments, associated parking, and site landscaping. Sediment and erosion controls will be used in accordance with the 2002 Connecticut Guidelines for Soil Erosion and Sediment Control.

Stormwater runoff will be captured and directed to underground stormwater management system.

Identification of Applicable Coastal Resources and Coastal Resources Policies

The following table provides a list of CAM resources and policies. A check mark is placed adjacent to the resources and policies that are applicable to the project.

TABLE 1
CAM Resources and Policies

Coastal Resources	On site	Adjacent	Off site but Within the Influence of the Project	Not Applicable
General Coastal Resources – Definition: CGS § 22a-93(7); Policy: CGS Section 22a-92(a)(2)				
Beaches and Dunes – Definition: CGS § 22a-93(7)(C); Policies: CGS §§ 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)				x
Bluffs and Escarpments – Definition: CGS § 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)				x
Coastal Hazard Area – Definition: CGS §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)				x
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters – Definition: CGS § 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS § 22a-92(a)(2) and 22a-92(c)(2)(A)				x
Developed Shorefront – Definition: CGS § 22a-93(7)(I); Policy: 22a-92(b)(2)(G)				x
Freshwater Wetlands and Watercourses – Definition: CGS § 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)				x
Intertidal Flats – Definition: CGS § 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)				x
Islands – Definition: CGS § 22a-93(7)(J); Policy: CGS § 22a-92(b)(2)(H)				x
Rocky Shorefront – Definition: CGS § 22a-93(7)(B); Policy: CGS § 22a-92(b)(2)(B)				x
Shellfish Concentration Areas – Definition: CGS § 22a-93(7)(N); Policy: CGS § 22a-92(c)(1)(I)				x
Shorelands – Definition: CGS § 22a-93(7)(M); Policy: CGS § 22a-92(b)(2)(I)	x			
Tidal Wetlands – Definition: CGS § 22a-93(7)(E); Policies: CGS §§ 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)				x

Coastal resources on and adjacent to the site consist of shorelands (Figure 4). The character of each resource was evaluated within the context of the proposed project to determine potential impacts.

Through the use of best management practices, coastal resources on and adjacent to the project site will not be adversely impacted by the proposed site improvements.

Identification of Applicable Coastal Use and Activity Policies and Standards

The following table identifies all coastal policies and standards in or referenced by CGS § 22a-92 applicable to the proposed project or activity:

TABLE 2
Coastal Policies and Standards

Coastal Use Activity Policy and Standard	Applicable
General Development - CGS § 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)	x
Water-Dependent Uses - CGS § 22a-92(a)(3) and 22a-92(b)(1)(A); definition CGS § 22a-93(16)	
Ports and Harbors - CGS § 22a-92(b)(1)(C)	
Coastal Structures and Filling - CGS § 22a-92(b)(1)(D)	
Dredging and Navigation - CGS § 22a-92(c)(1)(C) and 22a-92(c)(1)(D)	
Boating - CGS § 22a-92(b)(1)(G)	
Fisheries - CGS Section 22a-92(c)(1)(I)	
Coastal Recreation and Access - CGS § 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)	
Sewer and Water Lines - CGS § 22a-92(b)(1)(B)	
Fuel, Chemicals and Hazardous Materials - CGS § 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)	
Transportation - CGS § 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)	
Solid Waste - CGS § 22a-92(a)(2)	
Dams, Dikes, and Reservoirs - CGS § 22a-92(a)(2)	
Cultural Resources - CGS § 22a-92(b)(1)(J)	
Open Space and Agricultural Lands - CGS § 22a-92(a)(2)	

Consistency with Applicable Coastal Use Policies and Standards

The proposed project is consistent with the applicable coastal use and activity policies and standards identified in the preceding table.

- **General Development:** In accordance with this policy and standard, the project is proposed in a manner that is consistent with the capability of the land and water resources to support development, preservation, and use without significantly disrupting the natural environment or sound economic growth.

Identification of Potential Adverse Impacts on Coastal Resources

The following table provides a list of potential adverse impacts on coastal resources as defined in CGS § 22a-93(15). A check mark is placed adjacent to the potential impacts that are applicable to the project.

TABLE 3
Potential Adverse Impacts on Coastal Resources as Defined in CGS § 22a-93(15)

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)		✓
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)		✓
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)		✓
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)		✓
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)		✓
Degrading visual quality through significant alteration of the natural features of vistas and view points – CGS Section 22a-93(15)(F)		✓
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 temperature, pH, dissolved oxygen or salinity – CGS Section 22a-93(15)(A)		✓

The proposed activities will not degrade protected interests identified within the CAM.

Identification of Potential Adverse Impacts on Water-Dependent Uses

The following table provides a list of potential adverse impacts on coastal resources as defined in CGS § 22a-93(17). A check mark is placed adjacent to the potential impacts that are applicable to the project.

TABLE 4
Potential Adverse Impacts on Coastal Resources as Defined in CGS § 22a-93(17)

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)		✓
Replacing an existing water-dependent use with a non-water-dependent use – CGS Section 22a-93(17)		✓
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)		✓

Mitigation of Potential Adverse Impacts

No potential adverse impacts on coastal resources and/or future water-dependent development are anticipated. The site is land-locked and therefore not conducive to water-dependent use.

Remaining Adverse Impacts

No potential adverse impacts on coastal resources and/or future water-dependent development are anticipated. The proposed project is consistent with zoning standards and maintains coastal resource conditions and functions.

Conclusions

SLR completed a coastal consistency review of the proposed construction of the Mariner’s Point Apartments in East Haven, Connecticut. Proposed activities consist of constructing a new apartment building and associated parking on high ground over 200 feet from a tidal marsh and over 1,200 feet from Long Island Sound. The project site is not located on direct waterfront and demonstrates no capacity to affect future water dependent use. No adverse impacts to coastal resources are anticipated from the proposed project.

If you should have any questions or comments regarding this review, please do not hesitate to contact me.

Sincerely,

SLR International Corporation



Megan B. Raymond, MS, PWS, CFM
Principal Scientist, Wetlands & Waterways Lead

Enclosures: Supporting Figures

12709.00035.j2323.rpt.docx

ATTACHMENTS

SUPPORTING FIGURES

Coastal Area Management

Mariner's Point Apartments

71 South Shore Drive | East Haven, Connecticut

January 24, 2023

DOCUMENT PATH: C:\USERS\ASG\H\B\DOCUMENTS\PROJECTS\MARINERS POINT\PROJECT\MAP\PROJECT.LARK

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LOCATION MAP

MARINERS POINT APARTMENTS
HOUSING DEVELOPMENT
71 SOUTH SHORE DRIVE
EAST HAVEN, CONNECTICUT



SCALE	1:12,000
DATE	1/23/2023
PROJ. NO.	141.12709.00035
LOC	

National Flood Hazard Layer FIRMMette



72°52'56"W 41°15'6"N



Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

<p>SPECIAL FLOOD HAZARD AREAS</p>	<p>Without Base Flood Elevation (BFE) <i>Zone A, V, A99</i></p> <p>With BFE or Depth <i>Zone AE, AO, AH, VE, AR</i></p> <p>Regulatory Floodway</p>
<p>OTHER AREAS OF FLOOD HAZARD</p>	<p>0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile <i>Zone X</i></p> <p>Future Conditions 1% Annual Chance Flood Hazard <i>Zone X</i></p> <p>Area with Reduced Flood Risk due to Levee. See Notes. <i>Zone X</i></p> <p>Area with Flood Risk due to Levee <i>Zone D</i></p>
<p>OTHER AREAS</p>	<p>NO SCREEN Area of Minimal Flood Hazard <i>Zone X</i></p> <p>Effective LOMRs</p> <p>Area of Undetermined Flood Hazard <i>Zone D</i></p>
<p>GENERAL STRUCTURES</p>	<p>Channel, Culvert, or Storm Sewer</p> <p>Levee, Dike, or Floodwall</p>
<p>OTHER FEATURES</p>	<p>Cross Sections with 1% Annual Chance Water Surface Elevation</p> <p>Coastal Transect</p> <p>Base Flood Elevation Line (BFE)</p> <p>Limit of Study</p> <p>Jurisdiction Boundary</p> <p>Coastal Transect Baseline</p> <p>Profile Baseline</p> <p>Hydrographic Feature</p>
<p>MAP PANELS</p>	<p>Digital Data Available</p> <p>No Digital Data Available</p> <p>Unmapped</p>

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on **11/11/2022 at 9:51 AM** and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

0 250 500 1,000 1,500 2,000 Feet 1:6,000

72°52'18"W 41°14'39"N




Basemap: USGS National Map: Orthoimagery: Data refreshed October, 2020

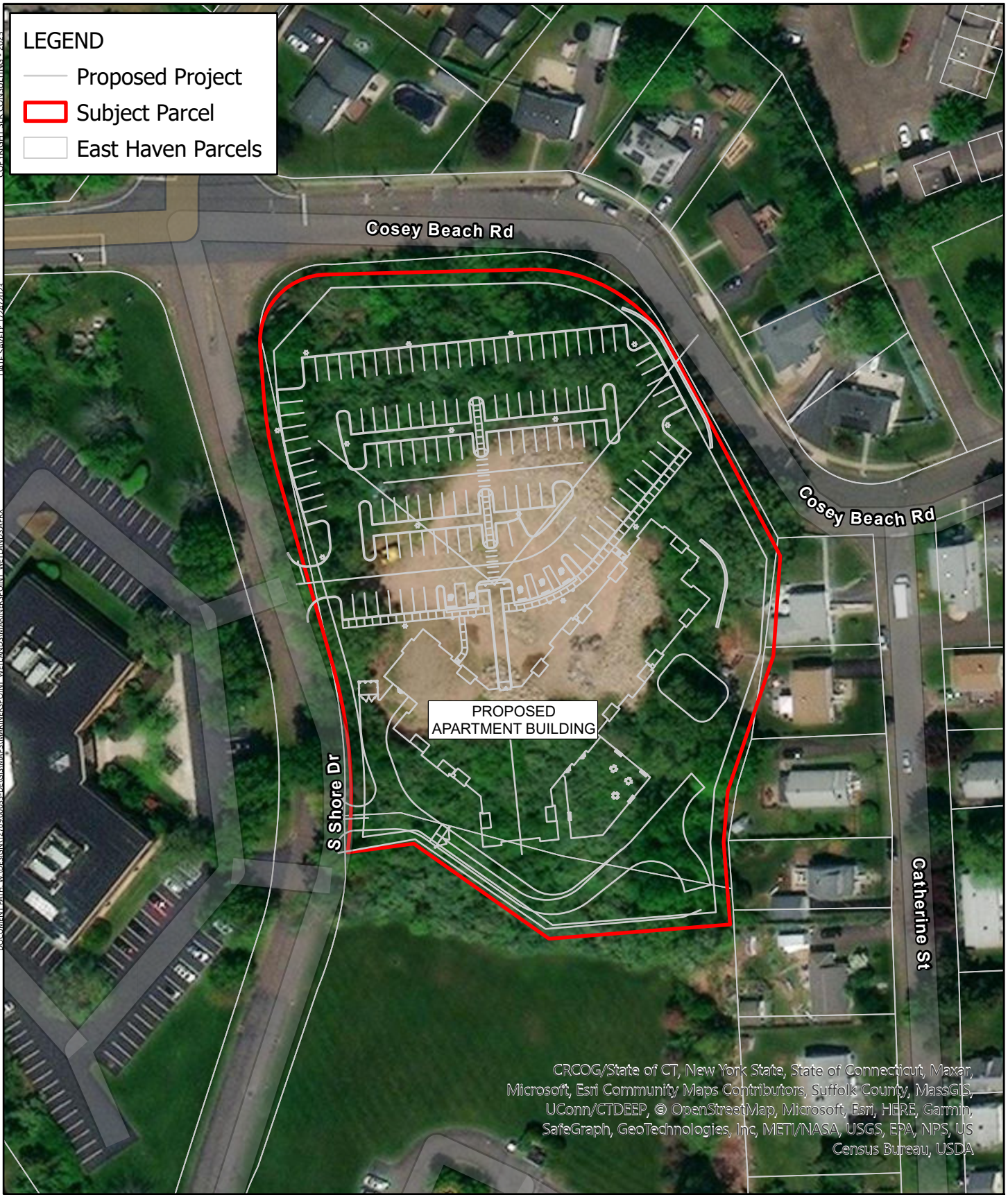
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DATE SAVED: 1/24/2023

DOCUMENT PATH: W:\DESIGN\1709\00035-DESIG\MAPS\MARINERSPOINT-WETLANDS\MARINERSPOINT-WETLANDS.ARPX

LEGEND

-  Proposed Project
-  Subject Parcel
-  East Haven Parcels



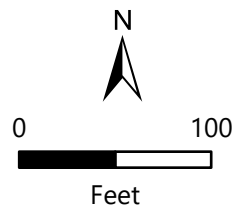
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99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

PROJECT OVERLAY

MARINERS POINT APARTMENTS
HOUSING DEVELOPMENT
71 SOUTH SHORE DRIVE
EAST HAVEN, CONNECTICUT






SCALE	1" = 100'
DATE	1/24/2023
PROJ. NO.	141.12709.00035

FIG. 3

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DATE SAVED: 1/24/2023

DOCUMENT PATH: W:\DESIGN\1709\00035-DESIGN\MAPS\MARINERSPOINT_WETLANDS\MARINERSPOINT_WETLANDS.APRX

LEGEND

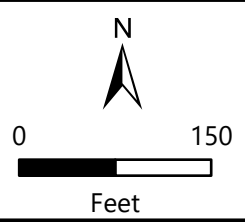
-  Subject Parcel
-  East Haven Parcels
-  Topography Contours (NAVD88)



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SLR
99 REALTY DRIVE
CHESHIRE, CT 06410
203.271.1773

COASTAL RESOURCES MAP
MARINERS POINT APARTMENTS
HOUSING DEVELOPMENT
71 SOUTH SHORE DRIVE
EAST HAVEN, CONNECTICUT



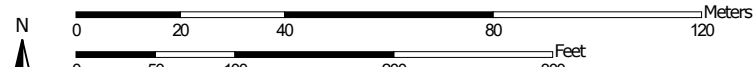
SCALE 1" = 150'
DATE 1/24/2023
141.12709.00035
PROJ. NO.

FIG. 4

Hydrologic Soil Group—State of Connecticut
(Mariner's Point Apartments, East Haven)



Map Scale: 1:1,450 if printed on A portrait (8.5" x 11") sheet.



Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 18N WGS84




Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

1/20/2023
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)









 Area of Interest (AOI)

Soils

Soil Rating Polygons





 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Lines


 A
 A/D
 B
 B/D
 C
 C/D
 D
 Not rated or not available

Soil Rating Points






 A
 A/D
 B
 B/D

 C
 C/D
 D
 Not rated or not available


Water Features

 Streams and Canals

Transportation

 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads

Background

 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
 Web Soil Survey URL:
 Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: State of Connecticut
 Survey Area Data: Version 22, Sep 12, 2022

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Oct 8, 2020—Oct 14, 2020

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Hydrologic Soil Group

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
24A	Deerfield loamy fine sand, 0 to 3 percent slopes	A	1.0	13.7%
35B	Penwood loamy sand, 3 to 8 percent slopes	A	1.9	25.9%
63B	Cheshire fine sandy loam, 3 to 8 percent slopes	B	3.3	46.6%
263B	Cheshire-Urban land complex, 3 to 8 percent slopes	D	1.0	13.7%
Totals for Area of Interest			7.2	100.0%

Description

Hydrologic soil groups are based on estimates of runoff potential. Soils are assigned to one of four groups according to the rate of water infiltration when the soils are not protected by vegetation, are thoroughly wet, and receive precipitation from long-duration storms.

The soils in the United States are assigned to four groups (A, B, C, and D) and three dual classes (A/D, B/D, and C/D). The groups are defined as follows:

Group A. Soils having a high infiltration rate (low runoff potential) when thoroughly wet. These consist mainly of deep, well drained to excessively drained sands or gravelly sands. These soils have a high rate of water transmission.

Group B. Soils having a moderate infiltration rate when thoroughly wet. These consist chiefly of moderately deep or deep, moderately well drained or well drained soils that have moderately fine texture to moderately coarse texture. These soils have a moderate rate of water transmission.

Group C. Soils having a slow infiltration rate when thoroughly wet. These consist chiefly of soils having a layer that impedes the downward movement of water or soils of moderately fine texture or fine texture. These soils have a slow rate of water transmission.

Group D. Soils having a very slow infiltration rate (high runoff potential) when thoroughly wet. These consist chiefly of clays that have a high shrink-swell potential, soils that have a high water table, soils that have a claypan or clay layer at or near the surface, and soils that are shallow over nearly impervious material. These soils have a very slow rate of water transmission.

If a soil is assigned to a dual hydrologic group (A/D, B/D, or C/D), the first letter is for drained areas and the second is for undrained areas. Only the soils that in their natural condition are in group D are assigned to dual classes.

Rating Options

Aggregation Method: Dominant Condition

Component Percent Cutoff: None Specified

Tie-break Rule: Higher