

COASTAL AREA MANAGEMENT EVALUATION

**5 NORTH ROAD
DARIEN, CT**

Prepared For:

Chris Barkley

June 11, 2020

1. INTRODUCTION

This report identifies the existing coastal resources on and adjacent to the property at 5 North Road and provides an evaluation of potential impacts to these resources in accordance with Chapter 444 Section 22a-90 through 22a-112 of the Connecticut General Statutes known as the “Coastal Management Act” and follows the guidelines provided in the Connecticut Coastal Management Manual prepared by the Connecticut Department of Environmental Protection (September 2000).

2. EXISTING CONDITIONS

The property is located at 5 North Road in Darien, CT. The property is 0.97± acres in size and located within an R-1 Residential Zone. The property supports a single family residence with access from both the northeast corner and the southwest corner of the property. The property is located within the X and AE 13 flood zones.

3. DESCRIPTION OF PROPOSED PROJECT

The applicant is proposing to extend the existing elevated deck on the rear of the house northeasterly. The extension will be 23.5’ long and 9 feet wide.

No other changes to the property are proposed.

4. DESCRIPTION OF COASTAL RESOURCES

Policies have been established by the State to protect the existing coastal resources. Coastal Resources on and adjacent to the site were identified from the Coastal Resources Norwalk South quadrangle map, prepared by the Coastal Area Management Program of the Connecticut Department of Environmental Protection, dated 1979. This information was then field verified and adjusted if necessary.

4.1 APPLICABLE COASTAL RESOURCES

The coastal resources applicable to this project are discussed below.

- **Shorelands**

Areas located above the 100-year elevation (13 NAVD) are designated as Shorelands. The southern half of the property falls within this designation which includes the existing residence (including the existing deck), driveway, and the front lawn.

- **Coastal “Flood” Hazard Areas**

The Coastal Hazard Area is identified by the portion of the property within the 100-year flood zone. The northern portion (rear yard) of the property lies within the Coastal Flood Hazard Area of 100-year flood zone (AE 13) as defined by the Federal Emergency Management Agency’s (FEMA) Flood Insurance Rate Map (09001CO537G). No work is proposed within this area.

The following coastal resources are outside the influence of the project but are on or adjacent to the property.

- **Tidal Wetlands**

Tidal wetlands are located along the property's northern shoreline. The tidal wetlands on the property are dominated by a dense population of smooth cordgrass (*Spartina alterniflora*) in the lower elevations and high tide bush (*Iva frutescens*). These wetlands are in good condition.

- **Coastal Waters and Estuarine Embayments**

Estuarine embayments are protected waters with an open connection to the sound which are diluted by fresh water. Butler's Island Creek which is located along the northern property border is an estuarine embayment.

4.2 APPLICABLE COASTAL USES

Coastal Uses are those uses of general public access, septic system/sewer or water lines, shoreline erosion control structures, stormwater management, vegetated buffers, or water dependant uses as defined in the Connecticut General Statutes.

This project is limited to the extension of a wooden elevated deck. No coastal uses apply to this project.

5. CONSISTANCY WITH COASTAL RESOURCE AND USE POLICIES

Extending the elevated deck will not have any impact on the tidal wetlands or Butler's Island Creek. The proposed deck extension is elevated and will be supported by wood posts. The project does not involve any regrading and is outside the hundred-year flood zone. The deck is proposed 61' to 67' feet from mean high water.

The project is compliant with tidal wetland and estuarine embayments policies as it does not propose any structures within the coastal waters, will not alter the natural characteristics or functions of the tidal wetlands, nor will it degrade the quality of water within the creek.

6. POTENTIAL ADVERSE IMPACTS

The proposed project does not incur any of the adverse impacts outlined the Connecticut Coastal Management Manual, as the project does not: degrade water quality; degrade circulation patterns; degrade erosion or drainage patterns through the significant alteration of groundwater flow; degrade natural features of public vistas or view points thereby degrading public aesthetics; increase the hazard of coastal flooding through the alteration of shoreline bathymetry; degrade wildlife, finfish or shellfish habitat, or alter or degrade tidal wetlands, beaches, or rocky shorefronts.

7. WATER DEPENDANT USE

The proposed project does not include any water dependant uses as the property is private and does not provide public access to coastal waters. The project does not however, inhibit future water-dependant uses or water-dependant development.

8 SUMMARY

The project is limited to extending an elevated wooden dock approximately 61' to 67' feet from the mean high water line. The project proposes no regrading and beyond the 100 year flood line.

The project is compliant with the State of Connecticut Coastal Management Act as it avoids disturbance and any impacts to coastal resources.

9 REFERENCES

2000. **Connecticut Coastal Management Manual**. Connecticut Department of Environmental Protection. Hartford, Connecticut.