

COASTAL SITE PLAN CHECKLIST

SP # _____

----- 1. Is property in the Coastal Zone?
If so, need Coastal Site Plan Review.

----- 2. Is the property: (Public Act 87-307)

----- a. Within 500 feet of Town of Groton boundary?

----- b. Does a significant portion of the
traffic from the completed project or
the site use streets within the adjoining
Town to enter or exit the site?

----- c. Does a significant portion of the sewer or
water drainage from the project or site flow
through and significantly impact the
drainage or sewer system within the adjoining
Town?

----- d. Will water run off from the improved site impact streets
or other municipal or private property with the adjoining
Town?

----- NOTE: If any a, b, c, or d is or may be answered
YES, notice MUST be given to the adjoining municipality
within 7 days of receipt of such application by registered
mail.

----- 3. Is property close to, or likely to effect wetlands?
If so notify Conservation Commission.

----- 4. Does the proposed use conform to Zoning Regulations? 6.61b

----- 5. Will a surety bond be required? 6.61b

----- 6. Has a written statement as to the use of the building or property
been submitted? 6.62-1

----- 7. Has building plans, floor plans, and elevations been submitted if
required? 6.62-3

----- 8. Has a location sketch been submitted showing all structures in
any residential zone within 100 feet of the site and any street
intersections within 500 feet of the site been submitted? 6.62-4

- 9. Are the plans sealed by a registered engineer or surveyor, and certified as an A-2 survey? 6.62-5
- 10. Are the plans drawn to a scale of not more than 40 feet to one inch? 6.62-5
- 11. Is the name and address of the owner of record and all adjoining property owners on the plan? 6.62-5 a
- 12. Are the plans dated, and show north arrow and numerical and graphical scales? 6.62-5 b
- 13. Is there a place for the Commission signature and date on the plan? 6.62-5 c
- 14. Does the plan show existing and planned easements, building setback lines, yard requirements and dedicated areas on or within 100 feet of the site? 6.62-5 d
- 15. Does the plan show existing and proposed deed restrictions or covenants applying to the site? 6.62-5 e
- 16. Does the plan show wooded areas, watercourses, wetlands, rock outcrops on and within 100 feet of the site? 6.62-5 f
- 17. Does the plan show existing trees with a diameter of 12 inches or more on the site? 6.62-5 f
- 18. Are contour lines at 5 feet or less intervals as referred to USGS MLW Datum on the plans? 6.62-5 g
- 19. Does the plan show design and height of all existing and proposed structures, signs, fences and walls on the site? 6.62-5 h
- 20. Does the plan show design of existing and proposed uses not requiring a structure? 6.62-5 i
- 21. Are parking, streets, sidewalks, curbs, loading spaces and driveways shown? 6.62-5 j
- 22. Are the design and location of all existing and proposed external lights, lighting facilities and lighted areas on the site shown? 6.62-5 l
- 23. Are the design of existing and proposed sanitary sewer, storm drainage, water supply facilities as well as other underground and above ground utilities shown? 6.62-5 k
- 24. Are the location and design, type and size of plant material, fencing, screening devices and other materials shown? 6.62-5 m(2)

- 25. Are the design, location and use of open space areas on the site, including a description of facilities and equipment shown?
6.62-5 m(1)
- 26. Are grading plans submitted if needed? 6.62-5 m(3)
- 27. Has a statement by a registered engineer as to the impact of the project as set forth in Section 4.56 been submitted? 6.62-2
- 28. Are quantities of fill needed on the plan?
- 29. Are quantities of material to be removed from the site on the plan?
- 30. Denote disposal site for fill removed from site.
- 31. Have the below staff been informed of and approve the site plan if required:
- a. City Planner
 - b. Police Dept. for traffic control?
 - c. Fire Dept. for access to project?
 - d. Public Works Dept. for drainage and streets?
 - e. Utility Dept. for electric, water, and sewer?
 - f. Inland Wetlands Commission?
 - g. Soil Erosion Sedimentation Plan?

COMPLETION DATE OF FORM

CITY OF GROTON
APPLICATION FOR REVIEW OF COASTAL SITE PLANS

Model Coastal Site Plan Review Application

Supplemental Information for Projects Located within the Coastal Boundary*

Refer to Coastal Site Plan application instruction sheet (attached) for sources of information, and general comments pertinent to filling out this application.

NAME OF APPLICANT: _____ DATE: _____

PROJECT ADDRESS OR LOCATION: _____

The following information must be supplied by the applicant, and submitted in addition to, and long with, any application, 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

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
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 C.G.S. Section 22a-93)

II. WRITTEN INFORMATION

A. Description of the 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 I. – A. above.

*Coastal Boundary maps are on file at the Town Clerk's Office and/or Planning and Zoning Office.

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 I. B. above.

C. Assessments 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 resource policies (in C.G.S. Section 22a-92 (b) (2) and printed in CAM Planning Report #30) applicable to the proposed project.

2. Identify any and all coastal use policies (in C.G.S. Section 22a-92 (b) (1) and printed in CAM Planning Report #30) applicable to the proposed project.

- 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 a project conflicts with any policy, the project should be modified to reduce or eliminate the conflict.

D. 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 C.G.S. Section 22a-93 (15)) and potential beneficial impacts of the project on coastal resources.

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.

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)).

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 developments opportunities described in D (3).

E. 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.

2. Explain why these other remaining adverse impacts were not mitigated.

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

III. SUPPORTING MATERIALS/DOCUMENTATION

A. 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.