



STATE OF CONNECTICUT
DEPARTMENT OF ENVIRONMENTAL PROTECTION



DEPARTMENT OF ENVIRONMENTAL PROTECTION
NOTICE OF TENTATIVE DETERMINATION
#SD-JG-89-176
STRATFORD

The Department of Environmental Protection hereby gives notice it has made a tentative determination to approve an application submitted by C.A.C. Development Corporation ("the applicant") under section 22a-361 of the Connecticut General Statutes for a permit to conduct work waterward of the high tide line in tidal, coastal or navigable waters of the state. Specifically, the applicant proposes to construct a full service, public rental marina to accommodate 114 boat slips which includes 2483+ linear feet of floating docks, associated piles, an access pier and ramp, 83+ linear feet of steel sheet bulkhead, a travel lift, fuel dock and pumpout facility, 450+ square feet of riprap, and dredging an area of approximately 69,000 square feet to depths of 4 and 6 feet below mean low water. Approximately 4,900 cubic yards of dredged material are proposed for on-site upland disposal.

The address of the permit applicant is: 430 Sniffen's Lane, Stratford, CT 06497. The proposed activity will take place at the applicant's property identified above. The proposed activity will affect aquatic resources of the Housatonic River. The application has been assigned number SD-JG-89-176 by this Department. Interested persons may obtain copies of the application from Drake Associates, Inc., 520 Lake Ave, Bridgeport, CT 06605, 203-576-0569. The application is available for inspection at the Town Clerk's Office in Stratford and at the Office of Long Island Sound Programs, Department of Environmental Protection, 79 Elm Street, Hartford, CT from 8:30 - 4:30 Monday through Friday.

All interested parties are invited to express their views on the tentative determination concerning this application. Written comments on the application must be submitted to the Department no later than October 29, 1993. Comments should indicate the application number referenced above and be directed to: Office of Long Island Sound Programs, Department of Environmental Protection, 79 Elm St., P.O. Box 5066, Hartford, CT 06102-5066.

Date: September 29, 1993

APPROVED BY

ZONING MAP
PROPOSED MARINA AT
430 SNIFFENS LANE
STRATFORD, CT



LEGEND

One-Family Residence Districts, RS

- RS-1 Districts
- RS-2 Districts
- RS-3 Districts
- RS-4 Districts

Multi-Family Residence Districts, RM

- RM-1 Districts

Limited Business Districts

- LB Civic Center Districts
- LBB Districts
- Office Park Districts

Retail Commercial Districts

- CA Districts
- CF Districts
- CNC Districts

Waterfront Business Districts

- WF Districts

Heavy Commercial Districts, CC

- CC Districts

Light Industrial Districts, MA

- MA Districts

General Industrial Districts, MB

- MB Districts

Existing Institutional Uses

- Town Owned (Municipal) Property
- Church/Place of Worship

DATE

N/F THE CITIZEN'S ICE & COOL COMPANY

HTL
MHW
MLW

REVISED DREDGING LIMIT LINES

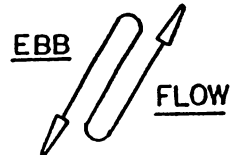
X : LOCATIONS OF POST-DREDGE DEPTHS RE: (MLW)
DREDGED TO -4.0', MLW
DREDGED TO -6.0', MLW

MEAN LOW WATER LINE (0.0')
LOWER LOW WATER LINE (-1.2')
LOWER LOW WATER LINE (-1.5')
EXTENSION OF PROPERTY LINE

NORTH

ELEVATION	ELEVATION REFERENCE (DATUM)	
	MEAN LOW WATER (MLW)	NATIONAL GEODETIC VERTICAL DATUM (NOVD)
TOP OF RIP-RAP SLOPE	+11.0	+9.5
HIGH TIDE LINE	+6.8	+5.3
MEAN HIGH WATER	+5.4	+3.9
MEAN LOW WATER	0.0	-1.5
LOW TIDE LINE	-1.5	-3.0
DREDGED BOTTOM	-6.0 / -4.0	-7.5 / -5.5

HOUSATONIC RIVER



"PUBLIC ACCESS TO BEACH" SIGN

STAIRS

3:1 SLOPE

3:1 SLOPE

3:1 SLOPE

RIP RAP BANK

TIMBER BOARDWALK

(SEE UPLAND PLAN)

(+6.8) HTL
(+5.6) MHW
EXISTING MLW

PROPOSED MLW
" " LTL

FUEL DOCK

TRAVELIFT

STAIRS

EXTENSION OF PROPERTY LINE

FEDERAL CHANNEL LIMIT LINE

TO BE REMOVED FOR UPLAND STORAGE DURING WINTER (11/01-4/15)

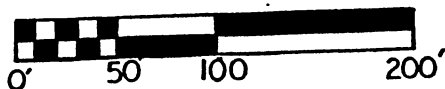
123 965.05 N
498 905.32 E

N/F C. R. POLZELLO

"PUBLIC ACCESS TO BEACH" SIGN

PROPOSED MLW
" " LTL

3:1 SLOPE



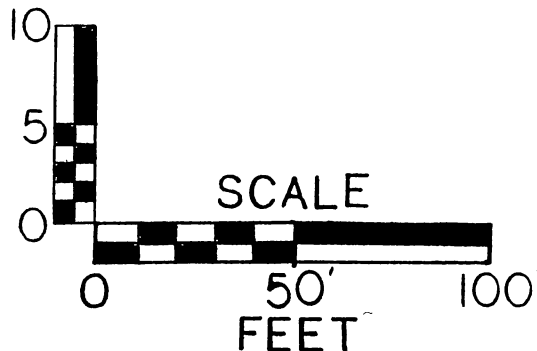
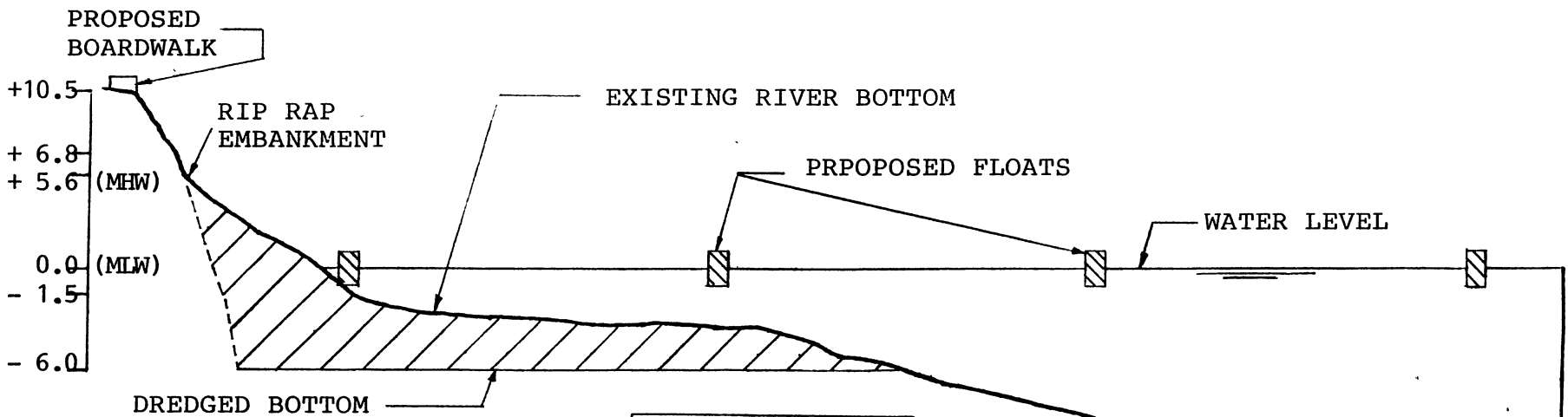
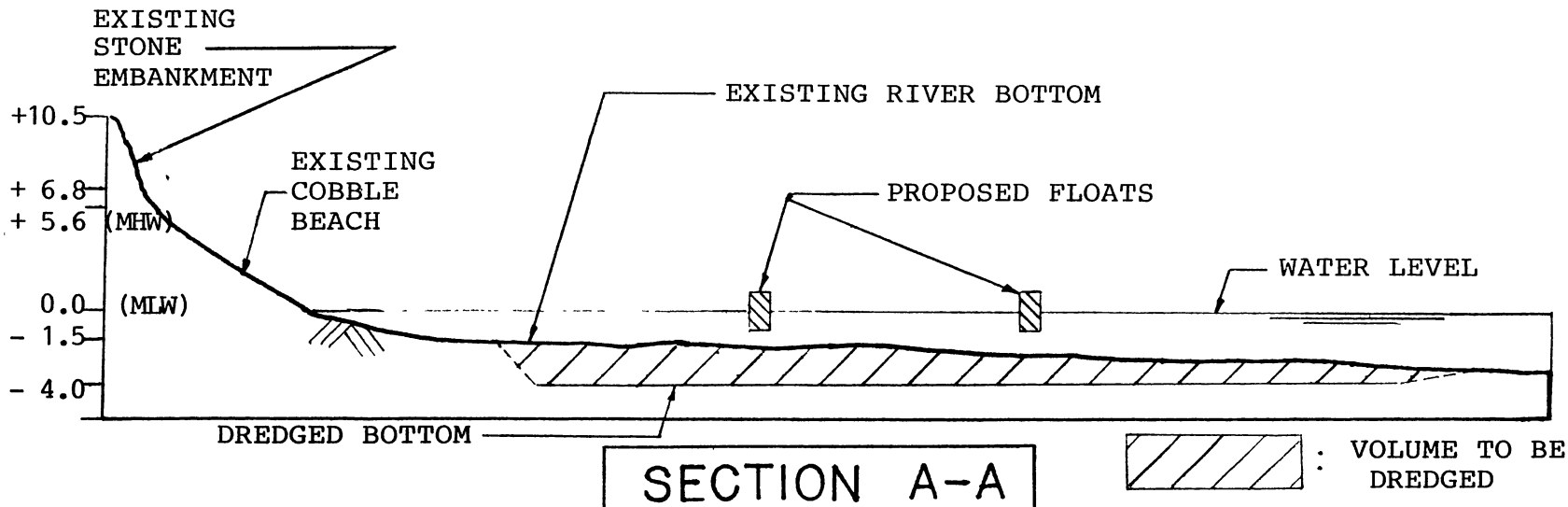
GRAPHIC SCALE

PLAN DRAWING BASED UPON A-2 SURVEY CONDUCTED BY KASPER ASSOCIATES BRIDGEPORT, CT

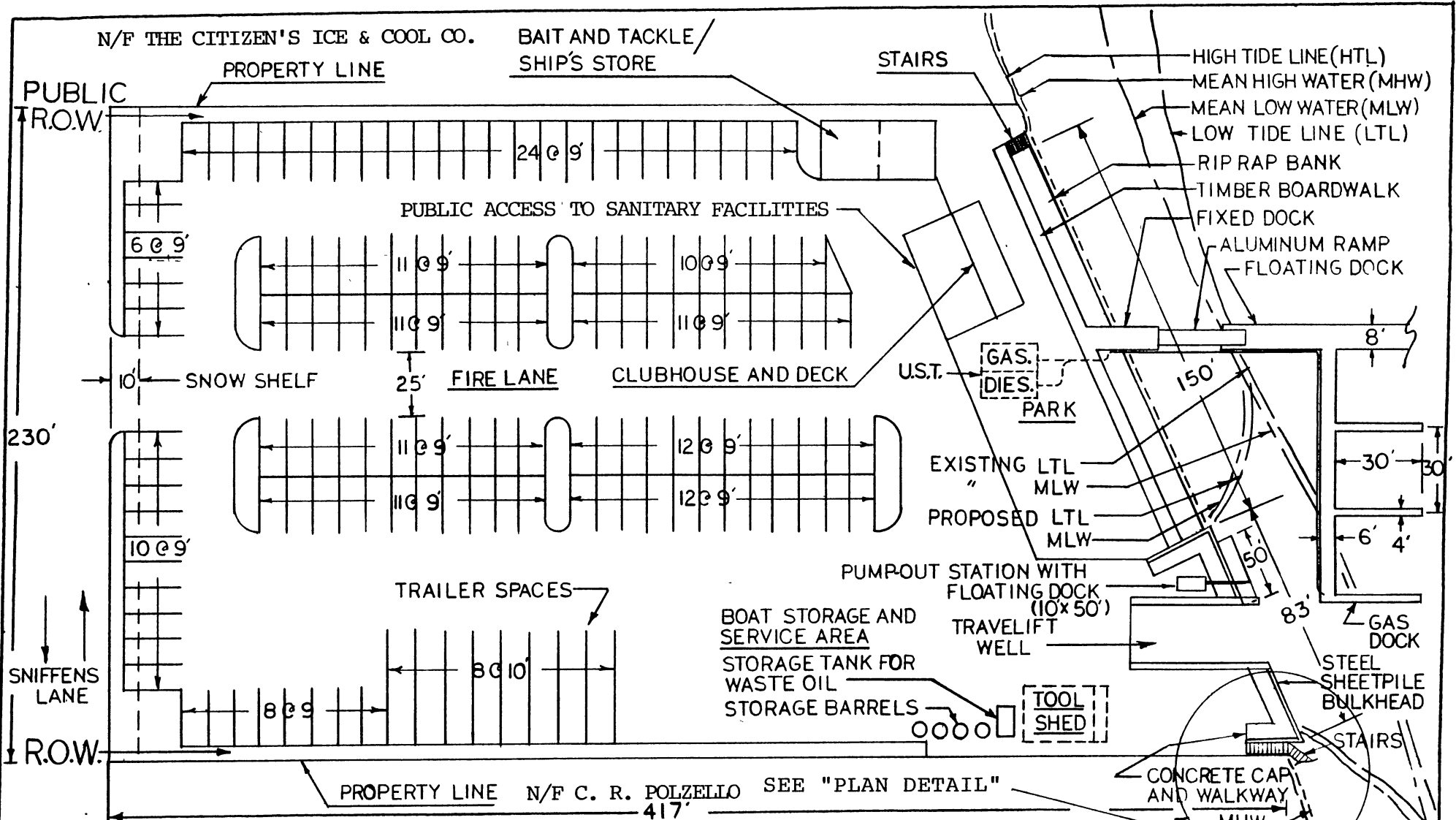
REVISED: 5/25/93
REVISED: 3/26/92
REVISED 12-18-90
REVISED 9-11-89
REVISED 7-5-89
DRAWN 2-9-89

PROPOSED MARINA AT 430 SNIFFENS LANE
STRATFORD, CT, FFLD CTY
C.A.C. DEVELOPMENT CORP.,
PROPOSED FLOATS, DREDGING, AND SHORELINE FACILITIES

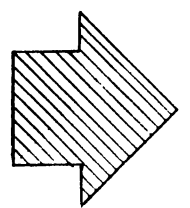
REV: 7-28-93



EXISTING/PROPOSED CONDITIONS, CROSS SECTIONALS	
PROPOSED MARINA AT 430 SNIFFEN'S LANE, STRAFORD, CT, FAIRFIELD COUNTY	
APPLICANT: C.A.C. DEVELOPMENT CORPORATION	
PROPOSED DREDGING, FLOATS AND EMBANKMENT	
DATE: 7-28-93	SHEET OF



ELEVATION	ELEVATION REFERENCE (DATUM)	
	MEAN LOW WATER (MLW)	NATIONAL GEODETIC VERTICAL DATUM (NGVD)
TOP OF RIP-RAP SLOPE	+11.0	+9.5
HIGH TIDE LINE	+6.8	+5.3
MEAN HIGH WATER	+5.4	+3.9
MEAN LOW WATER	0.0	-1.5
LOW TIDE LINE	-1.5	-3.0
DREDGED BOTTOM	-6.0/-4.0	-7.5/-5.5



REV. 5-25-93
REV: 12-18-90

PARKING REQUIREMENTS	
BOAT SLIPS, 1 SPACE PER BOAT	
30' SLIPS :	55
20' SLIPS :	63
TOTAL :	118
ACTUAL SPACES :	137
∴ EXTRA SPACES :	19
TRAILER SPACES (1 SPACE PER 20 BOATS)	
118 + 20 =	~6 SPACES
ACTUAL SPACES :	8 ∴ 2 EXTRA

UPLAND PLAN FOR PROPOSED
MARINA AT 430 SNIFFENS
LANE
STRATFORD, CT, FAIRFIELD CTY
C.A.C. DEVELOPMENT CORP.
9-10-89 SCALE: 1"=50'

430 SNIFFENS LANE

PROPOSED SHEETPILE BULKHEAD

-6.0' (MLW) DREDGE LINE

TOE OF PLACED ARMOR STONE, 12" DIA.

12" DIA. ARMOR STONE RIP RAP BANK, 450 SF

5' WIDE PUBLIC R.O.W.

Concrete Public Access Stairs

P.L. N/F C. Richard Polzello & Anthony Rossetti

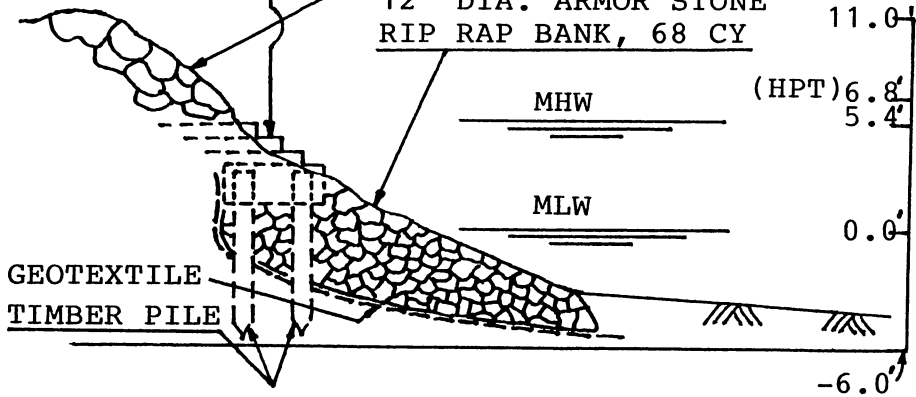
Existing Chain Link Fence Ends Here

REINFORCED CONCRETE STAIRS

EXISTING STONE EMBANKMENT

12" DIA. ARMOR STONE RIP RAP BANK, 68 CY

GEOTEXTILE TIMBER PILE



SECTION A-A

(RE: M.L.W.)

EXISTING STONE EMBANKMENT

(+5.6') MHW, BASE OF STONE EMBANKMENT

EXISTING COBBLE BEACH

HPT(+6.8')

PROPOSED MLW (0.0)



APPLICATION NO. SD-FH-89-176

PROPOSED BANK STABILIZATION

AND CONCRETE PUBLIC ACCESS

STAIRS AT PROPOSED MARINA,

430 SNIFFENS LANE, STRATFORD,

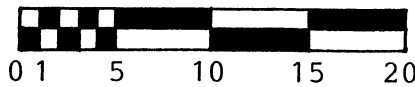
CONNECTICUT, FFLD CTY

DATE 4/21/92

1.0'=100.0'

DRAKE ASSOCIATES, INC.

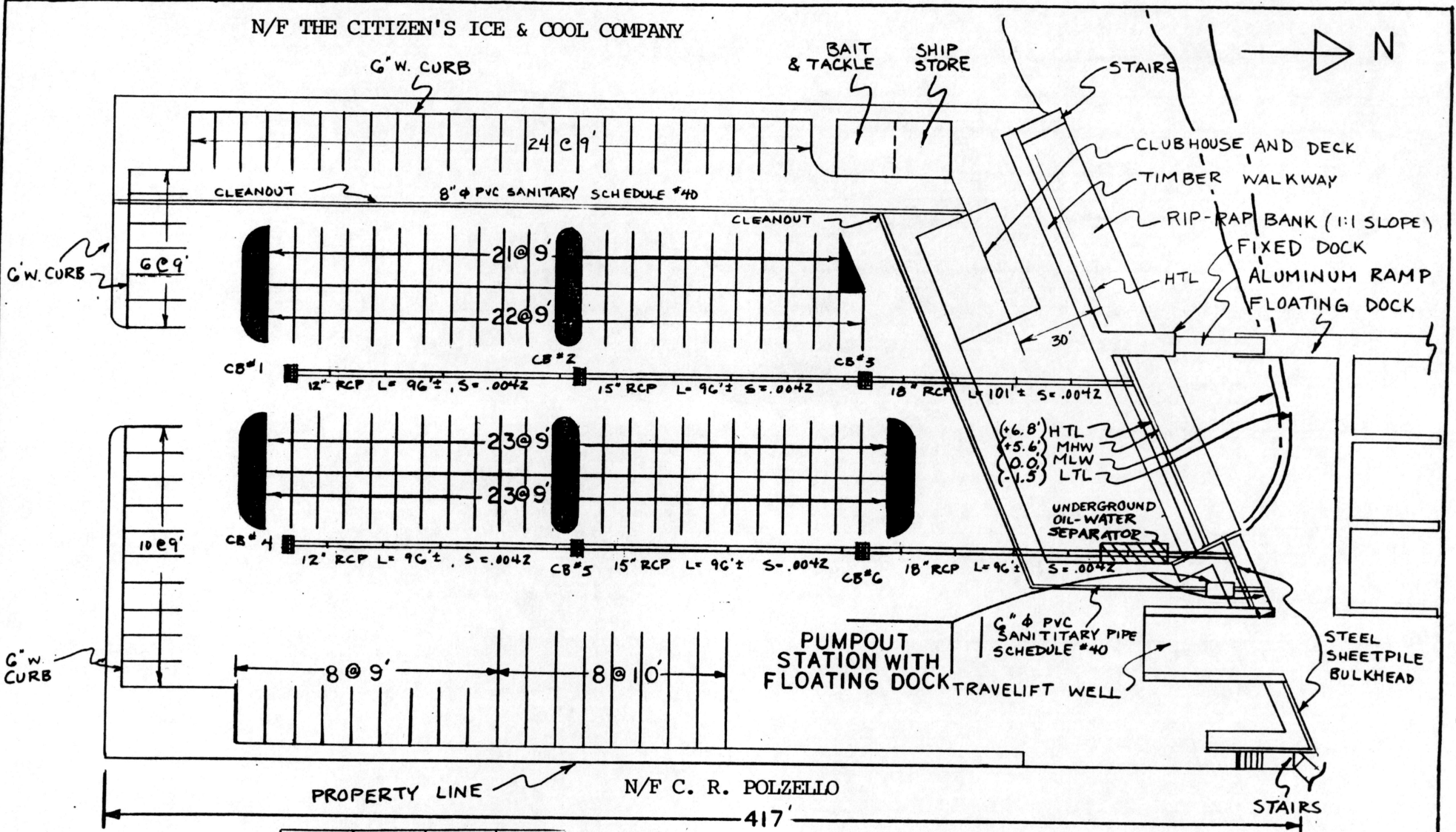
520 Lake Avenue
Bridgeport, CT 06605
(203) 578-0569



SCALE IN FEET

REV: 5/25/93

N/F THE CITIZEN'S ICE & COOL COMPANY



CB#	GRT.	INV.	SUMP
1	11.00	8.26	6.26
2	11.00	7.84	5.84
3	11.00	7.24	5.24
4	11.00	8.39	6.39
5	11.00	7.97	5.97
6	11.00	7.55	6.55

ALL MEASUREMENTS ARE RELATIVE TO MEAN LOW WATER

PROPOSED UPLAND PLAN FOR
 MARINA @ 430 SNIFFENS LANE
 STRATFORD, CT, FAIRFIELD CTY
 SANITARY WASTE AND STORMWIR
 DRAINAGE PIPING PLAN
 4-19-89 | REV: 5-25-93



DRAKE ASSOCIATES, INC.
 520 Lake Avenue
 Bridgeport, CT 06605
 (203) 576-0589

N/F THE CITIZEN'S ICE & COOL COMPANY

PROPERTY LINE

LOW TIDE LINE (-1.5)
 MEAN LOW WATER (0.0)
 MEAN HIGH WATER (+5.6)
 HIGH TIDE LINE (+6.8)

EXISTING
 CONCRETE BLOCK
 WALLS

OPENINGS FOR
 DRAINAGE OF
 SUPERNATANT
 WATER

BERM WALL
 (2' HIGH)

EXCAVATED BASIN
 FOR DREDGED MATERIAL
 (FORMER SITE OF ONE
 STORY BUILDING)

RIP-RAP BANK

LTL

MLW

MHW

HTL

EFFLUENT
 CANALS

STEEL SHEETPILE
 BULKHEAD

TEMPORARY
 TIMBER
 SHEETPILE
 BULKHEAD

(E)

(E)

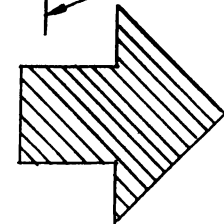
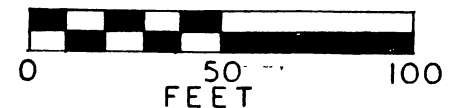
SNIFFENS
 LANE

PROPERTY LINE

STREET LINE

N/F C. R. POLZELLO

SCALE

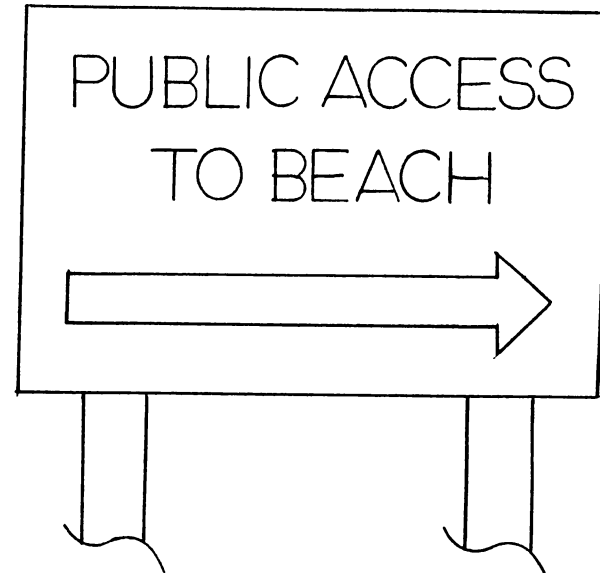
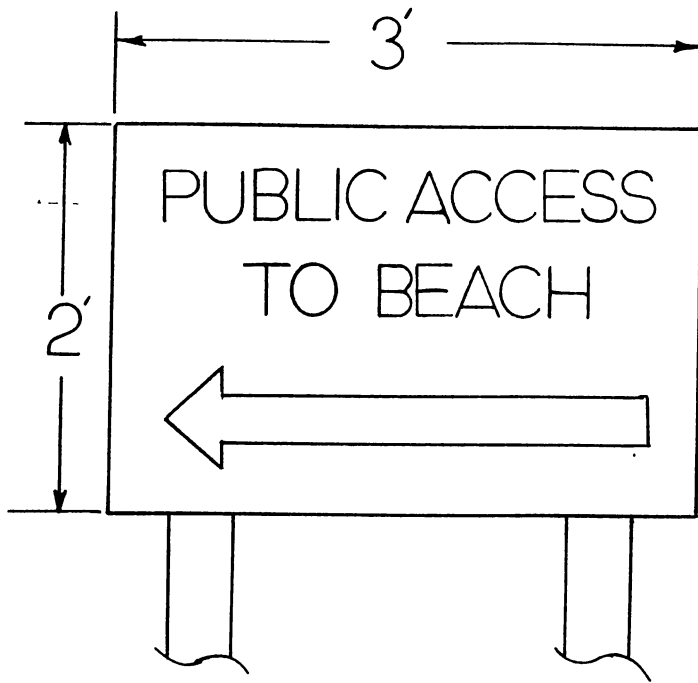


NORTH

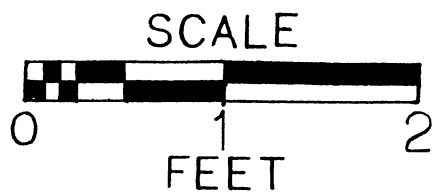
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DREDGED BOTTOM	-6.0/-4.0	-7.5/-5.5

PLAN OF DREDGED
 MATERIAL DISPOSAL
 12/22/89

REV. 5-25-93 430 SNIFFENS LANE
 REV. 12-18-90 STRATFORD, CT

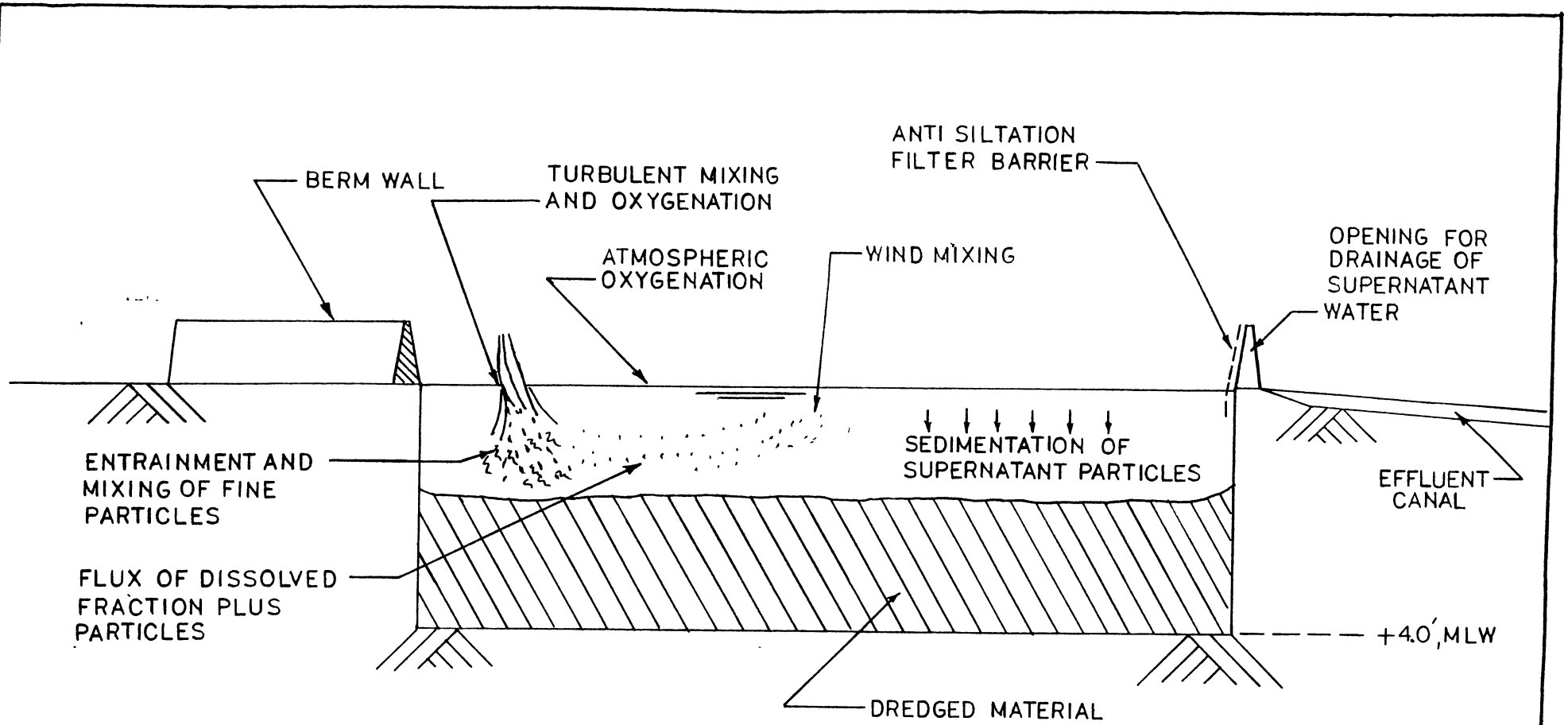


DRAKE ASSOCIATES, INC.
 520 Lake Avenue
 Bridgeport, Connecticut 06605
 (203) 576-0569

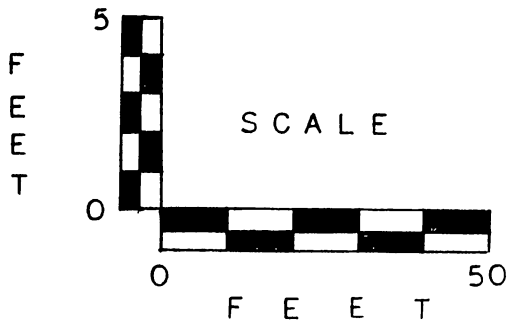


"PUBLIC ACCESS TO BEACH"
 SIGNS FOR PROPOSED
 MARINA AT 430 SNIFFENS
 LANE STRATFORD CT

REV: 5-25-93 | DATE: 12-18-90 | SHEET OF



VERTICAL
(1" = 5')



HORIZONTAL
(1" = 30')

SECTION E-E

REV: 5-25-93
12/22/89
ELEVATION OF DREGDED MATERIAL DISPOSAL
430 SNIFFENS LANE STRATFORD, CT

TO RECEIVING AREA



CRIMBO COVE

SILT
SCREEN

RIP RAP

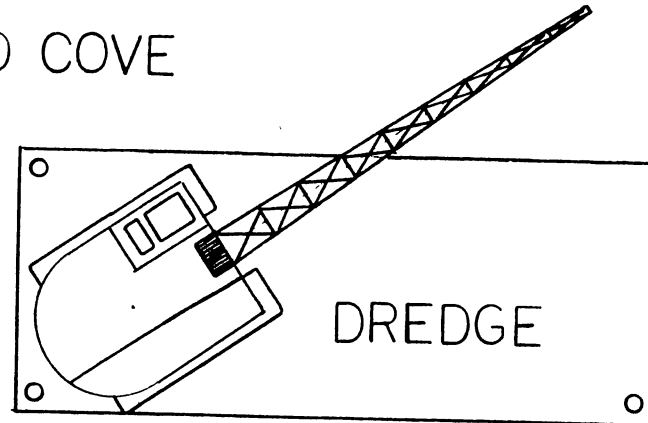
UPLAND

CRANE

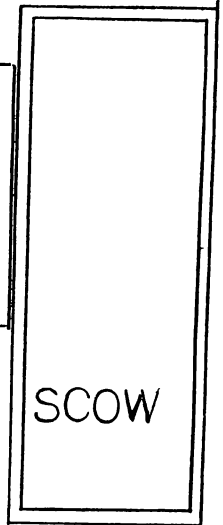
BULKHEAD

SCOW

DEWATERING/REHANDLING
AREA



DREDGE



SCOW

REV. 5-25-93

REV. 12-20-90

PLAN OF PROPOSED
DREDGING OPERATION

12/22/89

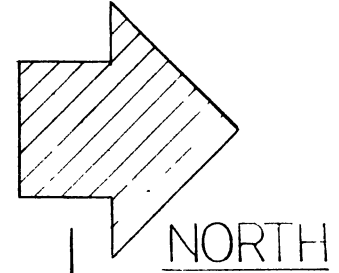
430 SNIFFENS LANE
STRATFORD, CT

● PILES
 ○ PORTABLE, DRY-CHEMICAL FIRE EXTINGUISHERS IN WEATHER-PROOF CABINETS

⊙ WET/DRY FIRE-FIGHTING STANDPIPE SYSTEM

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X. LOCATIONS OF POST-DREDGE DEPTHS (M.L.W.)
 MEAN LOW WATER (0.0')
 LOWER LOW WATER (-1.2')
 1-YEAR LOW WATER (-1.5')



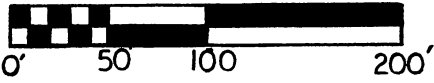
"PUBLIC ACCESS TO BEACH" SIGN

N/F THE CITIZEN ICE & COOL CO. (SEE UPLAND PLAN)

(SEE UPLAND PLAN)

N/F C. R. POLZELLO

"PUBLIC ACCESS TO BEACH" SIGN

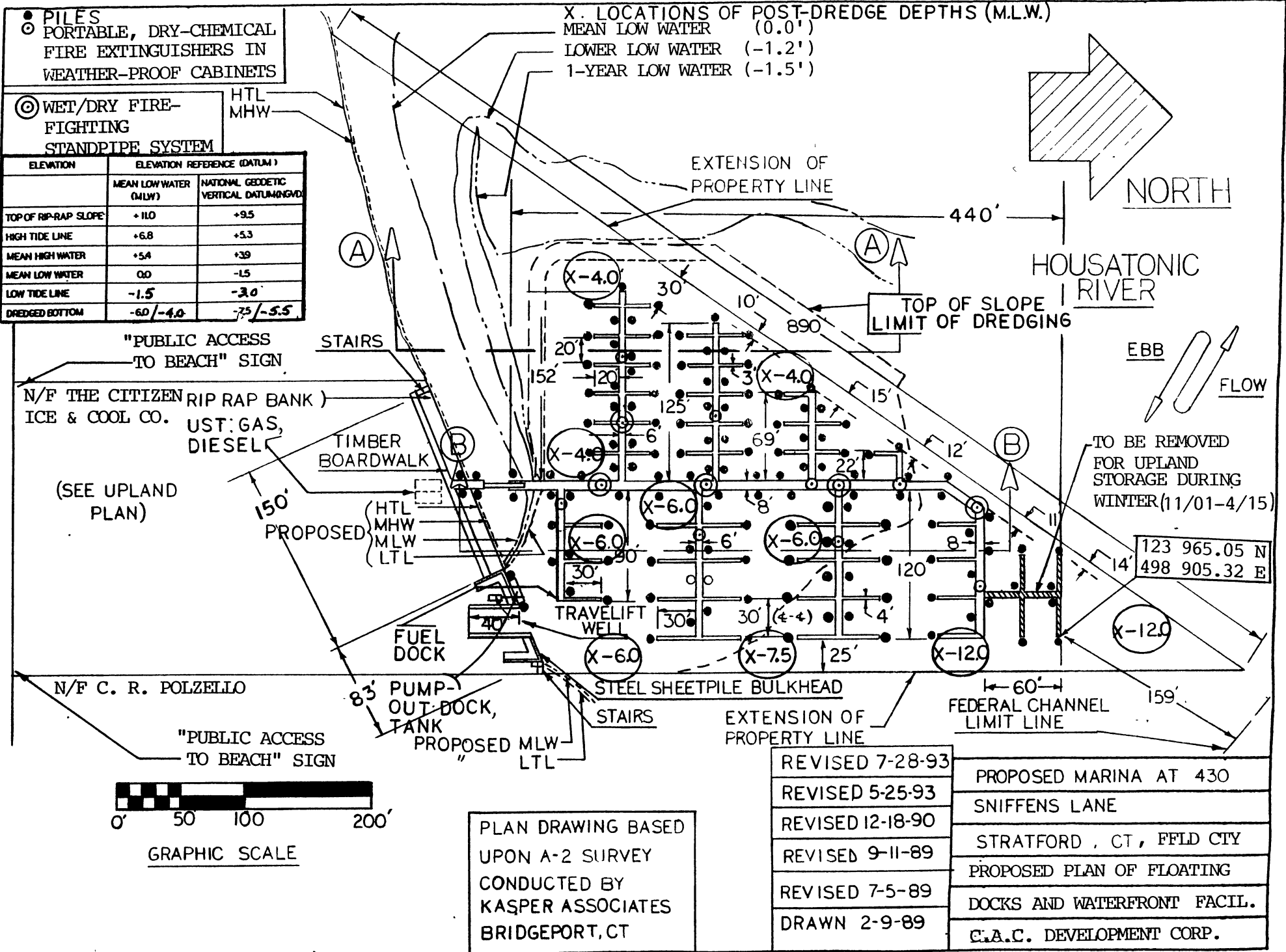


GRAPHIC SCALE

PLAN DRAWING BASED UPON A-2 SURVEY CONDUCTED BY KASPER ASSOCIATES BRIDGEPORT, CT

REVISED 7-28-93
 REVISED 5-25-93
 REVISED 12-18-90
 REVISED 9-11-89
 REVISED 7-5-89
 DRAWN 2-9-89

PROPOSED MARINA AT 430 SNIFFENS LANE
 STRATFORD, CT, FFCD CITY
 PROPOSED PLAN OF FLOATING DOCKS AND WATERFRONT FACIL.
 C.A.C. DEVELOPMENT CORP.



FEATURE CARRIED: CHARTER ARMS MARINA FEATURE CROSSED: HOUSATONIC RIVER

INSPECTED BY _____ TITLE _____ DATE 2/9/89

EXISTING CONDITIONS;
 C.A.C. DEVELOPMENT
 CORP., 430 SNIFFENS
 LANE, STRATFORD, CT
 ON THE HOUSATONIC R.

FAIRFIELD CTY



EXISTING BOTTOM DEPTHS
 AT TIME OF MEAN LOW WATER,
 IN FEET AND TENTHS

