



BLACK POINT BEACH CLUB ASSOCIATION PROPERTY

Old Black Point Road, Assessor Lot #5.1-7

East Lyme, Connecticut

NEW DOCK PROJECT

**CT-DEEP LAND & WATER RESOURCES DIVISION
STRUCTURES, DREDGE, & FILL & TIDAL WETLANDS
PERMIT APPLICATION**

July 22, 2026

Submitted To:

CT-DEEP Land & Water Resources Division

Prepared For:

Black Point Beach Club Association

PO Box 715

Niantic, CT 06357

Prepared By:

Coastline Consulting & Development, LLC

261 East Main Street

Branford, CT 06405

LWRD TRANSMITTAL FORM



Connecticut
**Department of Energy &
 Environmental Protection**
LAND & WATER RESOURCES

CPPU USE ONLY	
App #s:	_____

	_____ -DIV
	_____ -FM/E
Doc #:	_____
Check #:	_____

LWRD License Application Transmittal Form

The Land & Water Resources Division (LWRD) License Application* consists of this Transmittal Form and the program-specific form. All application forms can be found on the Department of Energy & Environmental Protection (DEEP) website at [Land Use Permits and General Permits \(ct.gov\)](http://Land Use Permits and General Permits (ct.gov)). Submit application forms per instructions provided in Part VII of this transmittal form.

Part I: License Type and Fee Information

The table below lists various license types issued by DEEP LWRD. If more than one license is necessary for a project, complete only one Transmittal Form. Complete as many Program Forms as applicable for the project. Check the boxes below that correspond with the LWRD license(s) being requested.

Type of Review/License	Program Form	Fee	DEEP USE ONLY
Licenses for Activities in Tidal Waters			
☐ Structures, Dredging & Fill ²	C	\$660	[#439]
☒ Structures, Dredging & Fill ² and Tidal Wetlands (TW)	C	\$660	[#1058]
☐ Structures, Dredging & Fill ² and Section 401 Water Quality Certificate (WQC) ³	C	\$660	[#1769]
☐ Structures, Dredging & Fill ² ; TW; and Section 401 WQC ³	C	\$660	[#1772]
☐ Certificate of Permission (if applicable, WQC will be included) ² For projects larger than 825 square feet, provide Attachment A with an additional fee. Refer to the instructions (page 4) for fee calculations. ³ For activities requiring a Sec.404 Permit from United States Army Corps of Engineers (USACE).	D	\$375	[#410]
General Permit Registration for Coastal Maintenance			
☐ Marina and Mooring Field Reconfiguration	E	\$700	[#992]
☐ Remedial Activities Required by Order	F	\$700	[#427]
☐ Residential Modification to FEMA Standards	G	\$100	[#423]
☐ Reconstruction of Permitted Structures	H	\$300	[#1741]
General Permit Registration for Minor Coastal Structures			
☐ 4/40 Docks/Access Stairs	I	\$700	[#426]
☐ Non-Harbor Moorings	J	\$250	[#422]
General Permit Registration for Dolphin Cove			
☐ Structures, Fill, Obstructions, or Encroachments in Dolphin Cove Lagoon, Stamford	K	\$100	[#420]
For Federal Actions Only:			
☐ Section 401 Water Quality Certificate (Tidal) Federal Coastal Consistency – contact LWRD staff	C	None	[#1186]

Part I: License Type and Fee Information (continued)

Type of License	Program Form	Fee	DEEP USE ONLY
<u>Licenses for Activities in Non-Tidal Waters</u>			
☐ Section 401 Water Quality Certificate (Individual) ³	L	None	[#1195]
☐ Pre-Construction Notification, USACE General Permits for CT ³	L	None	[#1188]
☐ Inland Wetlands and Watercourses ⁴	L	None	[#365]
☐ Inland Wetlands and Watercourses ⁴ and WQC ³	L	None	[#2225]
³ For activities requiring a Sec.404 Permit from USACE. Check either Individual 401 WQC or PCN, not both. Contact staff if you need assistance to determine which box is applicable. ⁴ For State Agency Activities OR Activities Conducted on State Owned/Controlled Lands.			
<u>General Permit Registration for Water Resources Construction Activities</u> <u>Inland Wetlands – State agencies only</u> <u>Non-Consumptive Water Diversion – Public, municipal, and state agencies</u>			
☐ Activities 1-5: Maintenance and State Property Use Plans	M	\$5,000	[#2243]
☐ Activities 6-8: Infrastructure and State Facility Resiliency Projects	N	\$5,000	[#2244]
☐ Activity 9: Conservation Activities	N	\$2,500	[#2245]
☐ Activity 10: Infrastructure Projects with Interagency Coordination	O	\$2,500	[#2246]
Additional Licenses for Activities <u>These licenses may be combined with Tidal or Non-Tidal Waters licenses.</u>			
<u>Water Diversion – Non-consumptive</u>			
☐ Watershed < 0.5 sq. mi.	L	\$2,050	[#457]
☐ Watershed ≥ 0.5 sq. mi and < 2.0 sq. mi.	L	\$4,000	[#456]
☐ Watershed ≥ 2.0 sq. mi.	L	\$6,250	[#455]
<u>For State Agency Activity/Activities Receiving Funding Through a State Agency:</u>			
☐ Flood Management Certification	P	None	[#1185]
☐ Flood Management Certification with Exemption Request	P	None	[#1185]
Fee from Attachment A, if applicable		\$228.80	
Total		\$888.80	

*For processing purposes, the terms Application and Applicant are synonymous with the terms Registration and Registrant.

In addition to applicable boxes above, check here if your application is:

- ☐ eligible for a municipal 50% discount;
- ☐ for work in tidal waters and being submitted pursuant to CGS section 22a-361(a)(2)(d) to address a violation; or
- ☐ receiving state funding including federal funding administered by the state (to help determine need for Flood Management Certification); or
- ☐ being submitted by a state agency, therefore the fee will be paid by Inter-Agency Transfer of Funds. State Agencies should submit the registration or application package without the registration/application fee.

Part II: Project and Site Information

1a. Project: Provide a brief description of project/activity/work: **New dock construction on Pattagansett River**

1b. Site Name and Location

Name of Site: **Black Point Beach Club Association Property**

Address of Site: **Old Black Point Road** City/Town: **East Lyme** State: **CT** Zip Code: **06357**

Parcel Location/Tax Assessor's Reference: Map **05.1** Block **N/A** Lot **7**

GPS Coordinates/Latitude and Longitude: Provide the exact location of proposed activity, in degrees/minutes/seconds or in decimal degrees: Latitude: **41.300433°** Longitude: **-72.216030°**

Parcel/Easement size: If the project is located on a parcel, indicate parcel acreage: **0.17**

If the project is located on a utility/transportation right-of-way or easement, indicate dimensions or acres: **N/A**

Part III: Applicant Information

- If an applicant is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, they must be registered with the Secretary of State. If applicable, the applicant's name shall be stated **exactly** as it is registered with the Secretary of State. Please note, for those entities registered with the Secretary of State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of State's database (CONCORD) at portal.ct.gov/SOTS.*
- If an applicant is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).*
- Once an authorization has been received, if there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the [Request to Change Company/Individual Information](#) to the address indicated on the form.*

1. Applicant/Registrant* Information

Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **Niantic** State: **CT** Zip Code: **06357**

Business Phone: **N/A** Ext.: **N/A**

Contact Person: **Bill Bayne** Phone: **203-537-1157** Ext: **N/A**

E-mail Address†: **wbayne@comcast.net**

†Email is Required. By providing this e-mail address you are agreeing to receive official correspondence from DEEP, at this electronic address, concerning the subject application. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify DEEP if your e-mail address changes.

☐ If co-applicant(s), check this box and attach co-applicant information as Attachment B following this form.

a) Applicant Type (check one):

☐ individual ☐ federal agency ☐ state agency ☐ municipality ☐ tribal

☐ business entity (if a business entity, complete i through iii below):

i) business type: ☐ corporation ☐ limited liability company ☐ limited partnership

☐ limited liability partnership ☐ statutory trust ☒ Other: **Special Chartered**

ii) provide Secretary of the State business ID #: **0066645**

This information can be accessed at database (CONCORD): portal.ct.gov/SOTS

iii) ☐ check here if your business is **NOT** registered with the Secretary of State's Office.

*For processing purposes, the terms Application and Applicant are synonymous with the terms Registration and Registrant.

Part III: Applicant Information (continued)

b) Applicant's interest in property at which the proposed activity is located:

- ☒ site owner ☐ option holder ☐ lessee ☐ facility owner
☐ easement holder ☐ operator ☐ other (specify): _____

2. List billing contact, if different than the applicant:

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
E-mail: _____

3. Primary contact for departmental correspondence and inquiries if different than applicant:

Name: **Coastline Consulting and Development, LLC**
Mailing Address: **261 East Main Street**
City/Town: **Branford** State: **CT** Zip Code: **06405**
Business Phone: **203-433-4486** Ext.: **N/A**
Contact Person: **Christina Fluckiger** Title: **Project Manager**
E-mail: **christina@coastlineconsulting.com**

4. Site/Property Owner*, if different than applicant:

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
E-mail: _____

***If the applicant is not the owner, submit written permission from the owner as Attachment C**

5. Facility Owner, if different than applicant:

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
E-mail: _____

6. Facility Operator, if different than applicant:

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
E-mail: _____

Part III: Applicant Information (continued)

7. Attorney or other representative, if applicable.

Firm Name: _____

Mailing Address: _____

City/Town: _____

State: _____ Zip Code: _____

Business Phone: _____

Ext.: _____

Attorney: _____

Title: _____

E-mail: _____

8. Engineer(s), surveyor(s) and/or other consultant(s) employed or retained to assist in preparing the application and designing or constructing the activity.

Name: **Coastline Consulting & Development, LLC**

Mailing Address: **261 East Main Street**

City/Town: **Branford**

State: **CT** Zip Code: **06405**

Business Phone: **203-433-4486**

Ext.: **N/A**

Contact Person: **Christina Fluckiger**

Title: **Project Manager**

E-mail: **christina@coastlineconsulting.com**

Service Provided: **Consulting**

Part IV: Pre-Application Coordination

If pre-application coordination occurred, provide DEEP LWRD staff contact information:

Staff Name: **Micheal Grzywinski**

Date: **1-22-2026**

Part V: Supporting Documents

As applicable, check the box by the attachments listed to indicate that they have been submitted. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name as indicated on this application form. Attach the materials below following this transmittal form.

- ☒ Attachment A Structures, Dredging and Fill fee calculation worksheet (if applicable)
- ☐ Attachment B Co-applicant information sheet (if applicable)
- ☐ Attachment C Written permission from land owner (if applicant is not the owner)
- ☐ Attachment D Additional signature sheet (if applicable)

Part VI: Applicant Certification

The applicant(s) *and* any individual(s) responsible for actually preparing the application must sign this section. An application will be considered insufficient unless *all* required signatures are provided.

"I have personally examined and am familiar with the information submitted in the LWRD application and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.

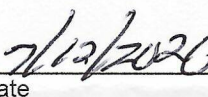
I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute.

I certify that the LWRD application is on complete and accurate forms as prescribed by the commissioner without alteration of the text.

I certify that I have complied with all notice requirements, if applicable, as listed in Section 22a-6g of the General Statutes."



Signature of Applicant



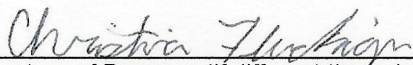
Date

Bill Bayne

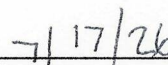
Name of Applicant (print or type)

Chairman of the Board

Title (if applicable)



Signature of Preparer (if different than above)



Date

Christina Fluckiger

Name of Preparer (print or type)

Project Manager

Title (if applicable)

- ☐ Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet as Attachment D. You must include signatures of any person preparing any report or parts thereof required in this application (i.e., professional engineers, surveyors, soil scientists, consultants, etc.).

Part VII: Application Submission

Instructions for submitting an application to DEEP LWRD:

1. Please submit a hardcopy of **only** this completed License Application Transmittal Form and fee, to:

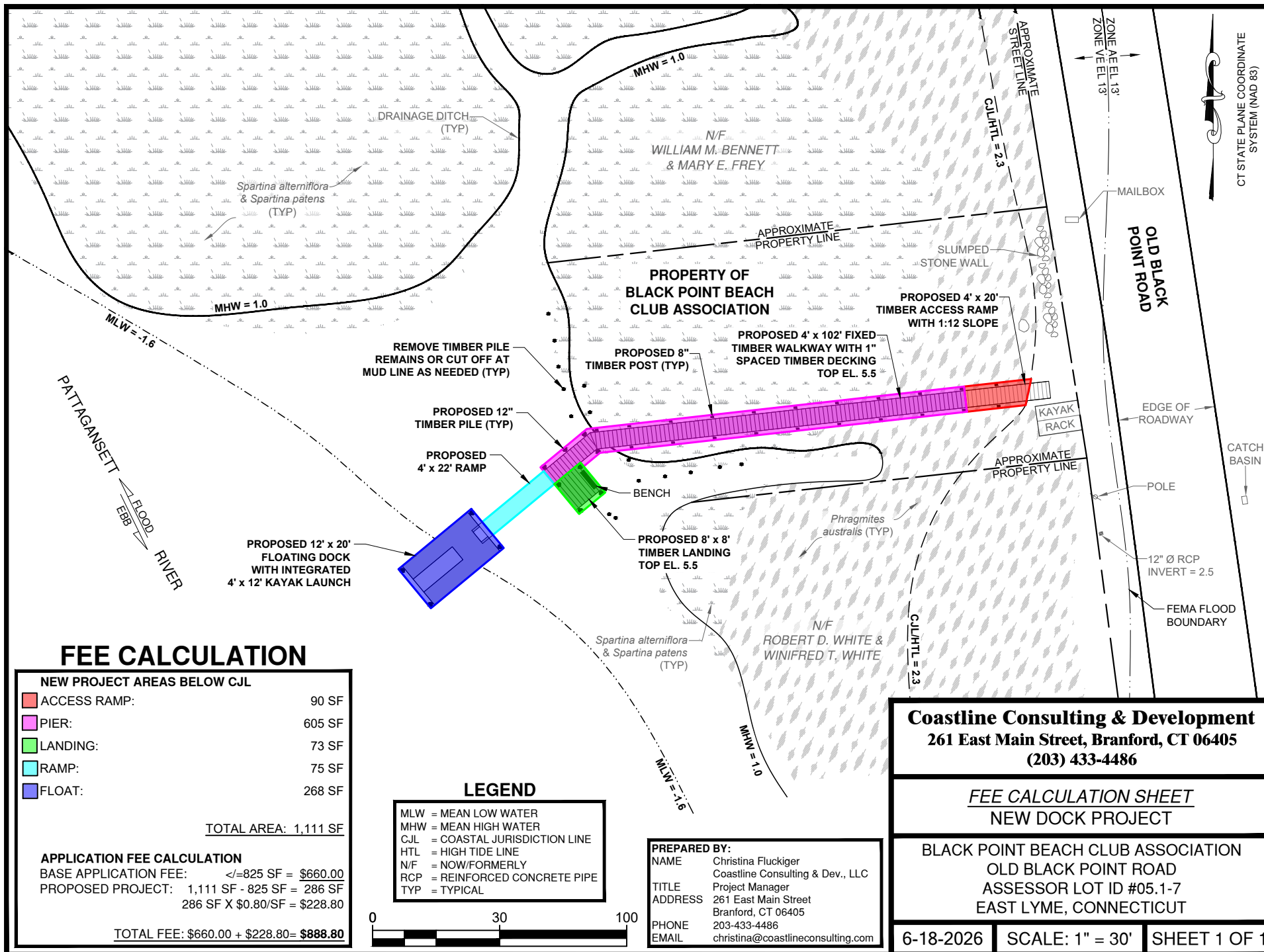
**CENTRAL PERMIT PROCESSING UNIT
DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION
79 ELM STREET
HARTFORD, CT 06106-5127**

Applications will not be processed without the fee. Fee shall be non-refundable and shall be paid by check or money order to the Connecticut Department of Energy & Environmental Protection. State Agencies should submit the applicable registration/application package **without** the application fee and check the box in Part I to indicate the fee will be paid by Inter-Agency Transfer of Funds.

2. Upon receipt of the Transmittal Form and fee, the Central Permit Processing Unit (CPPU) will e-mail a confirmation receipt letter to the Primary contact (Part III, #3, above) containing the DEEP assigned application number.
3. Upon receipt of the email from CPPU, electronically submit the full application package with the remaining required forms:
 - a. Send an empty/blank email to DEEP.LWRDRRegulatorySubmittals@ct.gov
 - b. An automated email response will contain instructions for uploading this Transmittal Form and applicable Program Forms, management plans, or additional supporting documents of your application to the LWRD File Transfer Protocol (FTP) website.
 - c. Follow directions contained in the email for uploading the application sections.

If you are not capable of submitting the application electronically or if you have other questions or concerns regarding application submittals, please contact LWRD staff at 860-424-3019.

ATTACHMENT A
FEE CALCULATION SHEET



LICENSE APPLICATION FORM C



Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Form C

Check Application Type:

- ☐ Structures, Dredging & Fill (SDF)
- ☒ Structures, Dredging & Fill & Tidal Wetlands (TW)
- ☐ Structures, Dredging & Fill & Section 401 Water Quality Certificate (WQC)
- ☐ Structures, Dredging & Fill; TW; Section 401 WQC
- ☐ Section 401 Water Quality Certificate ([Tidal Waters, Federal Agency Activity only](#))

All sections of the LWRD application, when applicable, must be posted to the DEEP LWRD FTP site as instructed on Part VII of the LWRD Transmittal Form. See [LWRD Application Instructions](#) for general guidance.

Application Number (as assigned in CPPU e-mail):

Applicant Name (same name used on Part III of the LWRD Transmittal Form): **Black Point Beach Club Association**

Part I: Pre-Submission Consultations

The application process requires preliminary coordination and input from other agencies/groups depending on the activity and the location. Consultations with other agencies must occur prior to application submission. Please allow 6-8 weeks for the necessary coordination. For this application, the applicant should start with these consultations, as applicable (See Part VI for further guidance).

Attachments:

- | | |
|----------------------|---------------------------------|
| 20 NDDB | 24 Bureau of Aquaculture |
| 21 Wildlife- osprey | 25 Harbor Management Commission |
| 22 Dredging Projects | 26 Shellfish Commission |
| 23 Fisheries | 27 USACE |

Part II: Notifications

1. PUBLIC NOTICE OF APPLICATION – Attachment 1

One notice for any combination of these programs is acceptable. Please refer to the [Public Notice Requirements for Permit Applications](#) (DEEP-INST-005A). The public notice of application must be published prior to submitting an application, as required in CGS section 22a-6g. Refer to the [LWRD Application Instructions](#) for public notice language. A copy of the published notice of application and the completed [Certification of Notice Form](#) (DEEP-APP-005A) must be included as Attachment 1 to this application. Your application will not be processed if Attachment 1 is not included.

2. ADJACENT PARCEL OWNER NOTIFICATION – Attachment 3

(REQUIRED for Structures, Dredging and Fill & Tidal Wetland applications only)

The "Certification of Notice Form - Notice of Application" (Attachment 3) has to be mailed to any land owner of record for any property that is located five hundred (500) feet or less from the property line where the activity is proposed. See Part VI for further guidance.

3. MUNICIPAL NOTIFICATION OF TIDAL WETLAND APPLICATION – Attachment 4

(REQUIRED for Tidal Wetland applications only)

The applicant shall mail or e-mail a copy of the application to the chief administrative officer and the chairmen of the conservation and shellfish commissions. See Part VI for further guidance.

Part III: Site and Resource Information

1. SITE ADDRESS

Street: **Old Black Point Road, Assessor Lot #05.1-7** City/Town: **East Lyme** State: **CT** Zip Code: **06357**

2. MUNICIPAL ZONING

Is the proposed work consistent with municipal zoning requirements?

☒ Yes ☐ No If no, explain: _____

3. WATERBODY/WATERCOURSES/WETLANDS

List names of all waters impacted by the proposed activity: **Pattagansett River**

4. INDIAN LANDS

Is the activity that is the subject of this application located on federally recognized Indian lands?

☐ Yes ☒ No

5. AQUIFER PROTECTION AREAS

Is the site located within a mapped Level A or Level B [Aquifer Protection Area](#), as defined in CGS section 22a-354a through 22a-354bb?

☐ Yes ☒ No If yes, check one: ☐ Level A or ☐ Level B

If Level A, are any of the [regulated activities](#), as defined in RCSA section 22a-354i-1(34), conducted on this site? ☐ Yes ☒ No

If yes, and your business is **not** already registered with the Aquifer Protection Program, contact the [aquifer protection agent](#) or DEEP to take appropriate action. For more information on the Aquifer Protection Area Program, contact the program at 860-424-3019 or visit the website at www.ct.gov/deep/aquiferprotection. See [LWRD Application Instructions](#) for further guidance.

6. CONSERVATION OR PRESERVATION RESTRICTIONS

Will the activity which is the subject of this application be located within a conservation or preservation restriction area? ☐ Yes ☒ No

If yes, provide proof of written notice of this application to the holder of such restriction, and/or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction, as Attachment 8.

7. LICENSE HISTORY

Indicate the number and date of issuance of any previous state permits or certificates issued by DEEP or USACE which authorized work at the site, and the names to whom they were issued.

<i>License/Permit/COP Authorization Number and Name of Agency</i>	<i>Date Issued</i>	<i>Name of Permittee/ Certificate Holder</i>	<i>Brief Description of Work Authorized</i>
CT-DEEP Permit #201005846-MG	1-20-2011	Black Point Beach Club Association	Remove timber piles or cut off at the mudline; install fixed pier, ramp, & float

Part III: Site and Resource Information (continued)

8. SOIL AND/OR GROUNDWATER REMEDIATION

Does the site work include soil and/or groundwater remediation? ☐ Yes ☒ No

If yes, please provide reference documentation including a) plan views of the site showing the area of contamination and b) a summary of remediation with chemical analysis, clean-up status, and remediation program identification, as Attachment 9.

9. ENFORCEMENT HISTORY

Is this application associated with a formal or informal enforcement action that is pending with DEEP?

☐ Yes ☒ No

If yes, please provide the enforcement action reference number and name of the DEEP staff contact:

Enforcement Action #: _____

DEEP Division/Program: _____

DEEP Staff Contact: _____

If the property was the subject of any historical enforcement actions known to the applicant, explain: **N/A**

10. Regulatory Limit – See [Reference Guide for Regulatory Jurisdiction](#) for further explanation if necessary. Indicate the landward extent of the State's regulatory jurisdiction by checking one box:

☒ **Coastal Jurisdiction Line (CJL)** – for CJL information, refer to the [Coastal Jurisdiction Fact Sheet and Chart](#).

☐ **Mean High Water (MHW)** – for projects located upstream of a tide gate, dam or weir (structure must be shown on project plans).

☐ **Tidal Wetland Boundary** – To be used if tidal wetlands are located landward of CJL or MHW. Include one foot above local extreme high water, if applicable.

11. Tidal Elevations

Provide site elevations for CJL, MHW, Mean Low Water (MLW) and the High Tide Line (HTL)* in NAVD88. For general elevation reference and conversion, please refer to [USACE Tidal Flood Profiles](#); [CO-OPS Map - NOAA Tides & Currents](#); or, [Online VDatum: Vertical Datums Transformation](#)

CJL = **2.3'**

MHW = **1.0'**

MLW = **-1.6'**

HTL = **2.3'**

*The HTL is necessary for USACE jurisdiction and required as part of the USACE application.

Part III: Site and Resource Information (continued)

12. Coastal Resource Impact Table

Check the applicable boxes below to identify coastal resources to be impacted by the proposed activity at the project site. Describe the impacts, as applicable. For definitions, refer to the [Connecticut Coastal Management Manual](#).

Resource Type	square feet			Describe Impacts
	Permanent impact	Temporary impact	Mitigation	
☐ Beaches/Dunes below HTL below CJL				There are no beaches or dunes located on or immediately adjacent to the project site.
☒ Tidal Wetlands	~435	~435		The proposed dock installation will result in temporary disturbance to tidal wetlands during construction, as well as permanent encroachment associated with the completed structure. These impacts will be minimized by constructing the walkway with 1" spaced decking boards, an elevated profile that maintains a minimum of a 3' height above the substrate, and minimal 8" timber support posts within the wetlands. Additionally, the elevated walkway is expected to encourage the reestablishment of vegetation within the existing footpath that has developed through repeated pedestrian access to the waterfront.
☒ Nearshore Waters	~450	~450		The proposed dock installation will result in temporary disturbance to nearshore waters during construction, as well as permanent encroachment associated with the completed structure. These impacts will be minimized by conducting water-based work during periods of high tide, implementing best management practices during pile driving, installing chain float stops to keep the float elevated a minimum of 18" above the substrate at all tidal stages, and limiting the encroachment of the floating dock beyond the MHW line to the maximum extent practicable.
Resource Type	Describe Impacts (temporary and permanent)			
☒ Benthic Habitat	The proposed dock installation will result in temporary disturbance to benthic habitat during construction, as well as permanent encroachment associated with the completed structure. These impacts will be minimized by conducting water-based work during periods of high tide, implementing best management practices during pile driving, installing chain float stops to keep the float elevated a minimum of 18" above the substrate at all tidal stages, and limiting the encroachment of the floating dock beyond the MHW line to the maximum extent practicable.			
☐ Intertidal Flats	There are no intertidal flats located on or immediately adjacent to the project site.			
☐ Submerged Aquatic Vegetation (SAV)	There is no SAV located on or immediately adjacent to the project site.			
☐ Rocky Shorefront	There is no rocky shorefront located on or immediately adjacent to the project site.			

☒ Finfish	The proposed dock installation will result in temporary disturbance to finfish habitat during construction, as well as permanent encroachment associated with the completed structure. These impacts will be minimized by conducting water-based work during periods of high tide, implementing best management practices during pile driving, installing chain float stops to keep the float elevated a minimum of 18" above the substrate at all tidal stages, and limiting the encroachment of the floating dock beyond the MHW line to the maximum extent practicable. Additionally, all work waterward of MHW will be prohibited from March 15 to May 15 to protect Alewife during their spawning migration, in accordance with DEEP Fisheries recommendations (see Attachment 23).
☒ Wildlife	The proposed dock installation will result in temporary disturbance to wildlife habitat during construction, as well as permanent encroachment associated with the completed structure. These impacts will be minimized by conducting land-based work during periods of low tide and water-based work during periods of high tide, implementing best management practices during pile driving, installing chain float stops to keep the float elevated a minimum of 18" above the substrate at all tidal stages, elevating the walkway to maintain a minimum 3' clearance above the substrate, and limiting the overall footprint of the dock to the maximum extent practicable. Additionally, the proposed work will be conducted in accordance with the NDDB recommendations for protection of the saltmarsh sparrow (see Attachment 20). To avoid impacts to nesting and fledgling birds, motorized work boats will be excluded from the site during breeding season (mid-May through early August) to prevent wave action that could flood or capsize nests. Construction access within the marsh will be minimized by utilizing primarily land-based methods during low tide and shallow-draft work boats and small barges only as necessary during high tide, with all water-based operations conducted from navigable waters outside of vegetated wetland areas. Also, the elevated walkway design will minimize long-term habitat impacts and help preserve the ecological function of the marsh. Also, to protect nesting osprey (see Attachment 21), a vibratory hammer will not be operated from April 1 to August 31.
☐ Shellfish Areas	Based on information from the DOA/BOA (see Attachment 24) and East Lyme Shellfish Commission (see Attachment 26), there are no shellfish areas located on or immediately adjacent to the project site.
☐ Coastal Hazard Area	The proposed project is not anticipated to impact the coastal hazard area, as the new dock will not alter the existing flood elevation.
☐ Bluffs/Escarpments	There are no bluffs/escarpments located on or immediately adjacent to the project site.
☐ Islands	The proposed project is not anticipated to impact Watts Island, which is located approximately 500' west of the site, as the new dock will not alter the island's existing characteristics or functions.
☐ Coastal Flooding	The proposed project is not anticipated to impact coastal flooding, as the new dock will not alter the existing flood elevation.
☐ Water Circulation Patterns	The proposed project is not anticipated to impact water circulation patterns, as the modified dock will not alter the existing patterns of tidal exchange or flushing rates, freshwater inputs, or channel contours.
☐ Drainage Patterns	The proposed project is not anticipated to impact drainage patterns, as the modified dock will not alter the existing groundwater flow and recharge or volume of runoff.
☐ Visual Quality	The proposed project is not anticipated to impact visual quality, as the proposed dock will be consistent in appearance with other existing structures along the shoreline.

☒ Water Quality	The proposed dock construction will temporarily generate turbidity due to barge anchoring and pile installation. However, increased turbidity is expected to be minimal and remain localized to the worksite. The project is not expected to permanently impact water quality because, once completed, the new dock will not significantly introduce suspended solids, nutrients, toxics, heavy metals, or pathogens into the river, nor will it significantly alter temperature, pH, dissolved oxygen, or salinity.
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Part IV: Project Information

Please note: Upon adoption of the [Long Island Sound Blue Plan](#), the policies of the Blue Plan will be factors for consideration for projects in the Blue Plan Policy Area boundary. The Policy Area boundary can be found on the [Blue Plan Map Viewer](#), while the policies are located in Chapter 4 of the [Blue Plan document](#).

1. Describe, briefly, the existing structures within state regulatory jurisdiction, and their conditions and uses at the site of the proposed work. **Provide photographs showing resources and existing site conditions as Attachment 10.**

The only existing structures within state regulatory jurisdiction are twenty-one (21) timber pile remains.

2. a. Describe the proposed regulated work and activities in a detailed narrative, including the number and dimensions of structures and the volume and area of fill or excavations. See [LWRD Application Instructions](#) for required information.

The proposed regulated work includes the following:

1. Install a new dock to provide association kayak access, consisting of the following components:
 - a. 4' x 20' timber access ramp with a 1:12 slope, supported by two (2) 8" timber posts;
 - b. 4' x 102' elevated timber walkway with 1" spaced timber decking, supported by nineteen (19) 8" timber posts and six (6) 12" timber piles;
 - c. 8' x 8' timber landing, supported by two (2) 12" timber piles;
 - d. 4' x 22' ramp; and
 - e. 12' x 20' floating dock with an integrated 4' x 12' kayak launch, secured with four (4) 12" timber restraint piles.
2. Remove or cut timber pile remains at the mudline, as necessary.

- b. Describe the construction activities involved for the project in detail, including methods, sequencing, equipment, and any alternative construction methods that might be employed. For coastal dredging projects, identify the type of equipment with bucket and barge capacity and, for upland disposal, provide

The proposed work will be conducted using a combination of land-based and water-based methods, as appropriate. Land-based activities will occur during low tides, while water-based activities will be scheduled during high tides. When not in use, the work barge and associated work vessels will be anchored offsite in Long Island Sound, in sufficient water depth to prevent grounding and positioned to avoid interference with local navigation.

A tripod-mounted vibratory hammer may be used to drive walkway support posts. The hammer will be mounted on a lightweight tripod assembly designed to reduce the construction footprint. This tripod, which has narrow support legs just a few inches in diameter, will be the only equipment placed in the marsh. To reduce potential impacts to vegetation, the tripod legs will be positioned in unvegetated pockets whenever practicable.

Project equipment, tools, and materials will either be delivered by truck and carried to the shoreline on foot, or transported by barge and/or boat and stored either onboard or in the designated upland "Staging & Stockpile Area" for the duration of construction.

The sequence of work will be as follows:

- 1. Project equipment, tools, and materials will either be delivered by truck and carried to the shoreline on foot, or transported by barge and/or boat and stored either onboard or in the designated upland "Staging & Stockpile Area" for the duration of construction.**
- 2. Using either a hand-held, barge-mounted, or boat-mounted vibratory hammer, the derelict timber piles will be removed and temporarily stored onboard.**
- 3. Using either a hand-held or tripod-mounted vibratory hammer, the 8" timber access ramp and walkway support posts will be driven.**
- 4. Using hand-held tools, the framing, decking, and railings for the timber access ramp and landward section of the timber walkway will be installed.**
- 5. Using a barge or boat-mounted vibratory hammer, the 12" timber walkway and landing support piles will be driven.**
- 6. Using hand-held tools, the framing, decking, and railings for the timber landing and waterward section of the timber walkway will be installed.**
- 7. The pre-fabricated floating dock with the integrated kayak launch will be positioned using a shallow-draft work barge or boat.**
- 8. Using a barge or boat-mounted vibratory hammer, the 12" float restraint piles will be driven.**
- 9. Using a barge-mounted crane or excavator, the gangway will be lowered into place.**
- 10. Using hand-held tools, the gangway will be secured to both the walkway and float.**
- 11. Using hand-held tools, the chain float stops will be installed.**
- 12. All equipment, tools, unused materials, and debris will be removed from the site. Debris will be transported offsite for disposal at an appropriate upland facility.**

- c. Describe any erosion and sedimentation or turbidity control installation and maintenance schedule and plans in detail. Such plans should be prepared in accordance with the [2002 Connecticut Guidelines for Soil Erosion and Sediment Control](#), as revised, established pursuant to CGS section 22a- 328.

To minimize sedimentation and turbidity during pile installation, industry-standard best management practices will be implemented, including the use of a vibratory hammer and a soft-start approach.

d. Anticipated date of project initiation: **Fall 2026**

Indicate the length of time needed to complete the project and identify any anticipated time restrictions:

The proposed work is expected to take one (1) month to complete. Anticipated time restrictions include weather, tides, and contractor availability.

3. For **new** structures, activities or encroachments, discuss project alternatives which were considered and indicate why they were rejected. After all measures to eliminate or minimize adverse resource impacts have been incorporated in the proposed project, describe why any adverse impacts that remain should be deemed acceptable by the Land & Water Resources Division. For projects involving stormwater management, low-impact development practices should be incorporated to the greatest extent practicable. Explain any reasons for not using a low-impact development practice. See [LWRD Application Instructions](#) for further guidance.

The primary objective of this project is to establish safe and reliable association kayak access while minimizing impacts to tidal wetlands and other coastal resources. The project site is owned by the Black Point Beach Club Association, a homeowners' association consisting of nearly 600 households, and serves as a designated waterfront access lot intended for launching and retrieving kayaks, canoes, and other unmotorized vessels. The following analysis evaluates the various design alternatives considered to achieve the project objective, including the rationale for rejecting certain options and the justification for selecting the proposed design.

1. **No Action**

The no action alternative was evaluated as a baseline for comparison with potential dock designs. Under this scenario, no improvements would be made to the site.

Although the property is intended to function as a community access point for recreational water use, there is currently no formal structure providing safe access to the waterfront. The lot is undeveloped except for several derelict timber piles and a small kayak rack for limited vessel storage. Association members looking to launch kayaks must currently walk from the road, through the tidal marsh, and down to the riverbank to access the water.

This informal access has resulted in repeated trampling of wetland vegetation and the formation of an eroded footpath through the marsh. The area waterward of the CJL at the site is low-lying, muddy, uneven, and subject to frequent flooding, making passage difficult and unsafe. Access is often only possible during low tide, and traversing the marsh presents particular challenges for children, the elderly, and individuals with limited mobility.

As this site is intended to provide recreational water access for the Association's large membership, the existing conditions are inadequate for safe public access. Leaving the site as-is would allow continued degradation of wetland vegetation and limited accessibility for users. For these reasons, the no action alternative was dismissed from further consideration.

2. **Short Timber Pier with Floating Dock & Kayak Launch**

Next, the Association considered installing a short, 4'-wide fixed timber pier leading to a ramp and a floating dock with an integrated kayak launch. Under this alternative, the fixed pier would begin approximately 10' landward of the MHW mark, terminate at MHW, and extend to a ramp and float terminating just beyond the MLW line.

This design would provide a designated launch point and improved water-level access for launching and retrieving kayaks. The floating dock and integrated launch system would greatly improve accessibility.

However, because the fixed pier would begin only a few feet landward of the MHW line, users would still be required to walk through the tidal marsh from the upland to reach the structure. This would not eliminate the existing trampling of wetland vegetation or the continued formation of the eroded footpath. The low-lying marsh area waterward of the CJL would remain difficult and unsafe to cross, particularly during high tide or wet conditions.

Additionally, to meet the LWRD's required elevation above the wetland substrate, the pier would need to be elevated a minimum of approximately 4' above grade. This would require either a relatively steep access ramp or multiple stairs to reach the pier from the marsh area. Carrying kayaks up and down a steep ramp or stairs would create safety concerns and significantly reduce accessibility for users with limited mobility.

While this alternative would improve access to the waterfront, it would not significantly reduce the difficulties of crossing the marsh from the road to the shoreline. Because this design fails to adequately address accessibility, this alternative was dismissed from consideration.

3. Timber Walkway with T-Head

The Association next considered installing a fixed timber walkway extending from the road across the marsh and terminating in a fixed timber T-head extending just beyond the edge of the wetlands. This design would establish a formal elevated access route across the marsh and reduce impacts from repeated foot traffic through wetland vegetation.

The T-head would include a vertical ladder to allow users to access kayaks from the structure. However, accessing a kayak from a vertical ladder would be difficult for many users. The ladder would also be subject to slippery marine growth, tidal fluctuations, and wet conditions, creating additional safety risks. Compared to a floating dock connected by a ramp that rises and falls with the tide, a fixed T-head and ladder would provide substantially less safe and convenient access for launching and retrieving small unmotorized vessels. As a result, this alternative was dismissed from further consideration.

4. Timber Walkway with Floating Dock & Kayak Launch (Preferred Alternative)

The preferred alternative consists of constructing a 4' x 102' fixed timber walkway extending from the upland across the marsh, terminating with an 8' x 8' timber landing, ramp, and floating dock with an integrated kayak launch system.

This design provides the safest and most functional solution for achieving the project objective while minimizing adverse impacts to coastal resources. The elevated walkway establishes a dedicated access route through the marsh while preventing continued trampling of wetland vegetation. It provides safe and reliable access for all association members, including children, the elderly, and individuals with limited mobility.

The ramp and float provide a stable and accessible launch area that adjusts with the tides, significantly improving usability compared to a fixed structure with ladder access. The integrated kayak launch further improves safety by providing a designated and controlled point for entering and exiting kayaks.

Although the use of 8" timber walkway support posts will result in minor displacement of wetland substrate, these impacts have been minimized to the greatest extent practicable. The smaller-diameter posts reduce habitat disturbance compared to larger piles while providing sufficient structural support for the walkway. The walkway will also be elevated a minimum of 3' above the substrate, ensuring adequate light penetration and allowing unobstructed wildlife passage beneath the structure. In addition, the use of timber decking with 1" spacing will further reduce shading impacts and support the continued growth of marsh vegetation below.

The proposed float is equipped with restraint piles and chain stops to keep it elevated a minimum of 18" above the substrate at all tidal stages, avoiding significant benthic disturbance and allowing wildlife passage underneath.

This alternative corrects the deficiencies associated with the existing access conditions while incorporating measures to minimize impacts to coastal resources. It provides the most practical and accessible design for the intended shared community use and is therefore the preferred alternative.

While the preferred alternative was designed to incorporate measures to minimize impacts to coastal resources, not all impacts could be entirely eliminated. The following provides additional justification for several elements of the proposed design:

1. Float Size

The proposed floating dock measures 12' x 20' (240 SF). While the Association acknowledges that typical dock design policy generally allows for a maximum floating dock area of 160 SF, the proposed larger float is justified by the unique use and demand associated with this project.

Unlike a private residential dock intended to serve only a few homeowners, this dock is proposed as a shared community access facility for the Black Point Beach Club Association, which consists of nearly 600 households. The dock is specifically intended to function as a

communal kayak launch for association residents, resulting in significantly greater user demand than a typical residential dock.

The floating dock will incorporate a 4' x 12' (48 SF) integrated kayak launch system, which requires additional maneuvering space beyond that of a standard float used only for vessel tie-up. Users must be able to safely position kayaks, enter and exit vessels, and assist others during launching and retrieval. This is particularly important for children, the elderly, and those with limited mobility who require additional stability and space for safe use.

Although only one kayak may use the launch system at a time, multiple users are expected to be present on the float simultaneously, including individuals preparing to launch, assisting others, or temporarily securing kayaks prior to retrieval. A larger float provides the stability necessary to safely accommodate multiple occupants without excessive movement or congestion.

The increased float size also reduces the likelihood of overcrowding and improves overall operational safety by allowing sufficient room for temporary staging and vessel handling.

The proposed float size has been minimized to the maximum extent practicable while still meeting the functional requirements of the shared access point. The 240 SF float represents the minimum area necessary to provide safe, stable, and practical access for the anticipated level of community use while supporting the project's goal of improving recreational water access.

2. Timber Landing

The proposed 8' x 8' (64 SF) timber landing, located on the southwest side of the timber walkway, is necessary to provide additional space for users accessing the float system. Because the dock configuration is intended to serve a large residential association, it must safely accommodate periods of increased pedestrian activity associated with launching and retrieving kayaks.

The primary access walkway is intentionally limited to 4' in width to minimize coverage over the water and tidal wetlands and reduce adverse resource impacts. While this narrower walkway is appropriate from an impact minimization standpoint, it does not provide sufficient space for users to wait, pass, or temporarily stage kayaks or canoes without creating congestion. The timber landing will serve as a designated area where users can stand or sit and wait off to the side while others move along the walkway or use the floating dock and kayak launch.

The additional landing area improves both safety and functionality of the dock by reducing bottlenecks along the access route and allowing users carrying kayaks, paddles, or other equipment to move more efficiently without obstructing others. It also provides a practical location for temporary staging before launching or after retrieval, helping to prevent crowding on the floating dock.

The proposed landing also enhance accessibility for users with limited mobility and disabilities. The landward timber access ramp will be constructed with a 1:12 slope to provide ADA-accessible access from the upland to the walkway. In addition, the proposed 8' x 8' landing area at the terminus of the pier provides additional maneuvering space and an improved turning radius for individuals using mobility assistance devices.

The proposed landing has been designed to provide the minimum area necessary to support safe and efficient shared access while maintaining the smallest practicable footprint. As a result, the 8' x 8' landing is justified as an essential component of the overall dock design and is necessary to support the intended community use of the facility.

For the reasons presented above, the proposed project should be considered acceptable by the LWRD.

Part IV: Project Information (continued)

4. The proposed work is associated with which of the following uses? (Check all that apply)

- ☐ Marine commercial/industrial use including aquaculture
- ☐ Flood and erosion control
- ☒ Residential boating access
 - ☒ Shared residential boating access
- ☐ Public access
- ☐ Infrastructure improvement
- ☐ Other – explain:

5. If the site is a marina or yacht club, provide the following: **N/A**

- a. Number of boat slips and moorings: _____ (should be consistent with plans submitted as Attachment 14)
- b. Type of marine sanitation service provided at the facility. _____
- c. ☐ Check here to confirm that at least one plan view notes the location of upland support including adequate parking, a marina office, and restrooms.
- d. Check the applicable services provided:
 - ☐ boat repair/maintenance
 - ☐ gas/fuel hook-up
 - ☐ fishing amenities
 - ☐ winter storage
 - ☐ electric hook-up
 - ☐ boating and/or equipment sales

6. If local/municipal review has or will require a Coastal Site Plan Review for activities at this site, please explain the associated upland work. **N/A**

7. If a new or expanded flood and erosion control structure (e.g. seawall) is proposed, it would provide for the protection of: **N/A**

- ☐ an infrastructural facility
- ☐ a cemetery or burial grounds
- ☐ a water-dependent use
- ☐ a pre-1995 commercial or residential structure

Please make sure Item 3., above, documents that there are no feasible, less environmentally damaging alternatives and include Attachment 18, Engineering Report Cover Sheet. Also, the municipality must forward the related Coastal Site Plan Review to LWRD. See [LWRD Application Instructions](#) for further guidance.

8. Identify and evaluate any potential beneficial or adverse impacts to:

- a. Navigation (include federal and local navigation channels and distance to nearby docks):

The proposed project is not expected to adversely impact navigation.

There are no formal navigation channels located in the immediate vicinity of the project site. The waterward terminus of the proposed dock extends only approximately 15' beyond the MLW line, which allows ample room for vessels to safely navigate around the structure.

In addition, the proposed dock is intended solely for the launching and retrieval of kayaks and other nonmotorized vessels. No vessels will be permanently berthed at the dock.

Although the dock is located relatively close to the southerly property boundary, the project site is a narrow waterfront lot, and the proposed location was selected to minimize impacts to tidal wetlands by traversing the shortest practicable distance across wetland vegetation while still positioning the float in adequate water depth for safe and functional kayak access.

The waterward terminus of the floating dock is also offset approximately 25' from the approximate southerly riparian line, leaving sufficient area for the adjacent property owner to construct a future dock, should they choose to do so. There are currently no other docks in the immediate vicinity of the project site, further reducing the potential for navigational conflicts.

- b. Public access to, and public use of, public trust lands and waters waterward of Mean High Water:

The proposed project is not expected to adversely impact public access to or use of public trust

lands and waters waterward of MHW. The existing shoreline at the site is muddy, vegetated, and generally unwalkable. The proposed kayak dock will enhance water access for Association members by providing a safe and defined pathway to the Pattagansett River, along with a dedicated launch area for kayaks.

Part V: Engineering Support Documentation and Certification

Certain types of projects require documentation of engineering design. If you answer yes to one of the questions below, you must submit a completed [Engineering Report Cover Sheet](#) (DEEP-LWRD-APP-001R) as Attachment 18 along with the relevant engineering report(s).

1. Does the proposed activity include engineered structures such as bridges, culverts, stormwater management systems, detention basins, and/or flood & erosion control structures?

☐ Yes ☒ No

2. Is the proposed activity located in a FEMA-designated Riverine or Coastal Floodplain?

☒ Yes ☐ No

If yes, provide documentation in the Engineering Report which demonstrates that the project is in compliance with FEMA's National Flood Insurance Program requirements and the local flood ordinance for the municipality.

NOTE – Only the following activities in the Coastal Floodplain require engineering: buildings, flood and erosion control structures; public access facilities; and, tide regulating structures. See Engineering Report Cover Sheet for further guidance.

3. Is the proposed activity located in a FEMA-designated Floodway ☐ Yes ☒ No

If yes, the Engineering Report must include a statement signed by a registered professional engineer that there is no-rise. This documentation must be supported by technical data that is derived from a standard step-backwater computer model utilizing source data from the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM). If a No-rise Certification form is available through the municipality, please include it in the Engineering Report. For further information on No-Rise Certification, see [No-Rise Certification for Floodways | FEMA.gov](#)

The *Engineering Report Cover Sheet* shall be signed and sealed by a Professional Engineer licensed in the State of Connecticut. Supporting documentation as identified in the checklist may consist of engineering studies and other documentation, as appropriate, in order to describe the hydrologic and hydraulic effects of the proposed actions.

Part VI: Supporting Documents

The following attachments correspond to Form C. **If the Attachment name is followed by “REQUIRED”, the attachment must be submitted with every application.** When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment 1, etc.) and be sure to include the same applicant name used on Page 1 of this application form. Please check the box next to the attachments listed to indicate that they have been submitted, and provide the applicable attachments following this form. NOTE: Attachment numbering is NOT consecutive as the attachments relate to multiple LWRD program applications.

Attachment ID	Attachment Description
☒ Attachment 1	Public Notice of Application REQUIRED A copy of the published notice of permit application, as described in the instructions, attached to a completed “ Certification of Notice Form- Notice of Application ” (DEEP-APP-005A)
☒ Attachment 3	Adjacent Parcel Notification REQUIRED (Structures, Dredging and Fill & Tidal Wetland applications only) Any land owner of record for any property that is located five hundred (500) feet or less from the property line where the activity is proposed has to be mailed the “Certification of Notice Form - Notice of Application” (Attachment 1). As Attachment 3, provide the names and mailing addresses for these individuals and a certified mail receipt to document that a copy of the Notice of Application was sent to each. If the proposed work is entirely waterward of Mean High Water, but within the apparent riparian/littoral area of a shoreline property, that property should be used to compile the list of the names and addresses of all land owners of record located within five hundred feet from the property lines. Include any known claimants of water rights adjacent to the project and owners or lessees of shellfish grounds or franchises within the work area.

Part VI: Supporting Documents (continued)

- ☒ **Attachment 4** **Application Copy to Municipality (REQUIRED for Tidal Wetland applications only)**
In accordance with CGS section 22a-32, the applicant shall mail or e-mail a copy of the application to the chief administrative officer and the chairmen of the conservation and shellfish commissions of the town or towns where the proposed work is located. Provide documentation such as a return receipt email or certified mail receipt to prove that such notification was completed. The applicant is also responsible for providing a copy of any substantive revisions made during the application review process.
- ☒ **Attachment 7** **Executive Summary REQUIRED**
Summarize the information contained in the complete application which must include a description of the proposed regulated activities and a synopsis of the environmental and engineering analyses of the impact of such activities. Include a list of the titles of all plans, drawings, reports, studies, appendices, or other documentation which are attached as part of the application.
- ☐ **Attachment 8** **Conservation or Preservation Restriction Information, if applicable.**
- ☐ **Attachment 9** **Remediation Documentation, if applicable.**
- ☒ **Attachment 10** **Photographs showing existing conditions of the site REQUIRED**
- ☒ **Attachment 14** **Project Plans, use [Project Plan Checklist](#) for requirements REQUIRED**
- ☐ **Attachment 18** **[Engineering Report Cover Sheet](#) (DEEP-LWRD-APP-001R)**
- ☒ **Attachment 20** **Natural Diversity Data Base (NDDB)**
Completed NDDB Determination #: **202600984**
If the proposed activity is within an NDDB area, complete and submit a [Request for NDDB State Listed Species Review Form](#) (DEEP-APP-007) to the address specified on the form, **prior** to submitting this application. For NDDB maps and more information, visit the DEEP website at www.ct.gov/deep/nddbrequest or call the NDDB staff at 860-424-3011.
- Please note NDDB review generally takes 4 to 6 weeks and may require the applicant to produce additional documentation, such as ecological surveys, which must be completed prior to submitting this permit application. A copy of the NDDB Final Determination response letter that has not expired **must** be submitted as Attachment 20. Include a copy of any mitigation measures or management plan developed for this activity and approved by NDDB. Please DO NOT include a copy of the NDDB Review Request/Application. Be aware that you must renew your NDDB Determination if it expires before project work commences.
- ☒ **Attachment 21** **DEEP Wildlife Division – Osprey Consultation**
If the proposed activity will occur within 300 feet of an osprey platform, please note that work will be prohibited between May 1st and July 31st unless a DEEP waiver is obtained. If this seasonal prohibition conflicts with the proposed work schedule, please contact the DEEP Wildlife Division's Wildlife Diversity Program staff at deep.wildlife@ct.gov or 860-424-3011 for technical assistance before submitting your application. If you are seeking a seasonal prohibition waiver, documentation of the waiver issued by Wildlife Diversity Program staff must be submitted as Attachment 21. For known nesting locations, reference the Osprey Map at: <https://www.google.com/maps/d/viewer?mid=1GyxnB-UAGxmselecH9Zj4UdH1ug&usp=sharing> or <https://www.ctaudubon.org/citizen-science>.

Part VI: Supporting Documents (continued)

- ☐ **Attachment 22** **Dredging Consultation Form**
(**REQUIRED** for dredging activities only.)
If dredging is proposed, please refer to [Reference for Coastal/Tidal Dredging](#) and submit a completed [Dredging Consultation Form](#).
- ☒ **Attachment 23** **Fisheries Consultation Form**
If your project involves one or more of the following activities, check the applicable box(es) below and submit a completed [Fisheries Consultation Form](#) (DEEP-FISH-APP-007).
- ☐ new public/fishing access;
 - ☐ beach nourishment;
 - ☐ new docks and marinas on the Connecticut River;
 - ☐ coastal/tidal dredging projects;
 - ☐ culverts and bridges; and
 - ☐ activities within the Blue Plan Policy Area boundary.
- Note: Fisheries consultation is **not required** for docks and marinas on Long Island Sound and for disposal only of dredge sediment at one of the open water sites (generally NY dredge projects).
- ☒ **Attachment 24** **Department of Agriculture/Bureau of Aquaculture Consultation**
If your project falls within one of the categories below, check the box and submit a completed [Department of Agriculture/Bureau of Aquaculture Consultation Form](#).
- ☒ any project in a municipality directly on Long Island Sound
 - ☐ any project on the Connecticut River in Old Saybrook or Lyme
 - ☐ any project on the Housatonic River in Stratford or Milford
 - ☐ any project on the Thames River in New London, Waterford, Montville, Ledyard or Groton
 - ☐ dredging projects only in Lyme, Essex, Orange, Derby/Ansonia, Norwich or Preston
- ☒ **Attachment 25** **Harbor Management Consultation Form**
If your town has a [Harbor Management Commission](#), submit a completed [Harbor Management Commission Consultation Form](#).
- ☒ **Attachment 26** **Shellfish Commission Consultation Form**
If your town has a [Shellfish Commission](#), submit a completed [Shellfish Commission Consultation Form](#).
- ☐ **Attachment 27** **USACE Consultation Form**
This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32).
- ☒ **Attachment 41** [Applicant Compliance Information Form](#) (DEEP-APP-002) **REQUIRED**.
- ☒ **Attachment 42** [Applicant Background Information Form](#) (DEEP-APP-008) **REQUIRED**.
- ☒ **Attachment 43** **Other Information:** Any other applicable information the applicant deems relevant or is required by DEEP.

ATTACHMENT 1
PUBLIC NOTICE OF APPLICATION



Connecticut Department of
Energy & Environmental Protection

Certification of Notice Form - Notice of Application

DEEP USE ONLY

Division

Application No.

I, Christina Fluckiger, agent for Black Point Beach Club Association,, certify that
(Name of Applicant)

the attached notice represents a true copy of the notice that appeared in The Day
(Name of Newspaper)

on 7/22/26
(Date)

I also certify that I have provided a copy of said notice to the chief elected municipal official listed below as required by section 22a-6g CGS.

Daniel Cunningham

First Selectman

Name of Official

Title of Official

First Selectman's Office, PO Box 519

Address

Niantic

CT

06357

City/Town

State

Zip Code

Signature of Applicant

Date

Christina Fluckiger

Agent

Name of Applicant (print or type)

Title (if applicable)

Notice of Permit Application

Town: East Lyme

Notice is hereby given that the Black Point Beach Association (the “applicant”) of PO Box 715, Niantic, CT 06357 will submit to the Department of Energy & Environmental Protection an application under Connecticut General Statutes (CGS) Sections 22a-32 and 22a-361.

Specifically, the applicant proposes constructing a new dock for association kayak access. The proposed activity will take place at Old Black Point Road, Assessor Lot #05.1-17, East Lyme, CT 06357. The proposed activity will potentially affect coastal and aquatic resources and tidal wetlands in the Pattagansett River.

Interested persons may obtain copies of the application from Coastline Consulting & Development, LLC, 261 East Main Street, Branford, CT 06405, telephone (203) 433-4486, e-mail: christina@coastlineconsulting.com.

The application will be available for inspection at the Office of the Department of Energy & Environmental Protection, Land & Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127, telephone (860) 424-3019 from 8:30 to 4:30 Monday through Friday. Please call in advance to schedule review of the application.

Re: Order Public Notice- The Day (BPBCA)

From legal <legal@theday.com>

Date Fri 7/17/2026 12:40 PM

To Christina Fluckiger <Christina@coastlineconsulting.com>

 1 attachment (29 KB)

Order Invoice(8).pdf;

Your proof is below and invoice attached. This ad does require prepayment. Thank you.

d01119585 Notice of Permit Application Town: East Lyme Notice is hereby given that Black Point Beach Association (the "applicant") of PO Box 715, Niantic, CT 06357 will submit to the Department of Energy & Environmental Protection an application under Connecticut General Statutes (CGS) Sections 22a-32 and 22a-361. Specifically, the applicant proposes constructing a new dock for association kayak access. The proposed activity will take place at Old Black Point Road, Assessor Lot #05.1-17, East Lyme, CT 06357. The proposed activity will potentially affect coastal and aquatic resources and tidal wetlands in the Pottaugansett River. Interested persons may obtain copies of the application from Coastline Consulting & Development, LLC, 261 East Main Street, Branford, CT 06405, telephone (203) 433-4486, e-mail: christina@coastlineconsulting.com. The application will be available for inspection at the Office of the Department of Energy & Environmental Protection, Land & Water Resources Division, 79 Elm Street, Hartford, CT 06106-5127, telephone (860) 424-3019 from 8:30 to 4:30 Monday through Friday. Please call in advance to schedule review of the application.
--

Kristen Lennon
Legal Notices
Office Hours are 8 a.m. to 4 p.m. Monday - Friday
The Day & Shore Publishing
200 State Street
New London, CT 0632
Legal line 860-701-4410
Direct Line: 860-701-4287

ATTACHMENT 3
ADJACENT PARCEL NOTIFICATION

ABUTTING PROPERTY OWNERS (500 FT.)

Old Black Point Road, Assessor Lot #05.1-7

PARCEL ID	OWNER	MAILING ADDRESS	CITY	STATE	ZIP
05.9 6	ANDERSON JAMES B & ELEANOR O	55 BAYBERRY HILL RD	RIDGEFIELD	CT	06872
05.1 11 & 33	AROH CHRISTOPHER G & KIMBERLY M	34 CROSBY RD	GLASTONBURY	CT	06033
05.1 8 & 05.9 2	BENNETT WILLIAM M	215 CRESTVIEW CIRCLE	LONGMEADOW	MA	01106
05.1 10	BISHOP JAMES D	7928 GRAND BAY DR	NAPLES	FL	34108
05.1 5 & 05.9 4	BOILLAT ASHLEY E & JESSE M	142 OLD BLACK PT RD	NIANTIC	CT	06357
05.1 3 & 05.9 36	DAVIES WILLIAM G & MADELINE R	150 OLD BLACK PT RD	NIANTIC	CT	06357
05.1 4	EAST LYME TOWN OF	PO BOX 519	NIANTIC	CT	06357
05.1 2 & 05.9 37	FERGUSON SUSAN HUNT	152 OLD BLACK PT RD	NIANTIC	CT	06357
05.9 11	GIA PROPERTIES NO 5 LLC	10 RIDGEWOOD RD	NIANTIC	CT	06357
05.9 31	GUZY NANCY L	17 WOODLAND DR	NIANTIC	CT	06357
05.9 10	HOELCK NEIL M	16 WOODLAND DR	NIANTIC	CT	06357
05.9 9	KYCIA HELEN A	43 FOOTE PATH LN	WETHERSFIELD	CT	06109
05.9 8	MACKENZIE DONALD C	10 WOODLAND DR	NIANTIC	CT	06357
05.1 12 & 32	MACKEY ALFRED W & EMILIE	124 OLD BLACK PT RD	NIANTIC	CT	06357
05.9 35	MAGNUSON JULIA R & THOMAS A ET AL	5 WOODLAND DR	NIANTIC	CT	06357
05.9 33	MAYNARD AMY B & GEOFF P	9 WOODLAND DR	NIANTIC	CT	06357
05.9 16	OGLE DAVID B & KATHARINE S	19 PARK CT	NIANTIC	CT	06357
05.1 1 & 05.9 38	OLMSTEAD SUSAN ELIZABETH	156 OLD BLACK PT RD	NIANTIC	CT	06357
05.9 32	REARDON WILLIAM G	11 WOODLAND DR	NIANTIC	CT	06357
05.9 5	REDFIELD ROGER P	144 OLD BLACK PT RD	NIANTIC	CT	06357
05.9 7	SOUCY RENO & DIANNE	8 WOODLAND DR	NIANTIC	CT	06357
05.1 9 & 35	STRONG JAMES W	401 S WOODBINE AVE	PENN VALLEY	PA	19072
05.1 6 & 05.9 3	WHITE ROBERT D & WINIFRED T	281 PERKINS ST	BRISTOL	CT	06010
05.1 31	WOLLSCHLAGER JAMES A ET AL	5550 GLENRIDGE DR #225	ATLANTA	GA	30342



Coastline Consulting & Development, LLC

Waterfront Planning, Permitting, and Development

July 22, 2026

RE: Notice of CT-DEEP Permit Application

Old Black Point Road, Assessor Lot #05.1-7, East Lyme, CT

To Whom It May Concern:

We would like to inform you that your neighbor, Black Point Beach Club Association, has submitted an application to the Connecticut Department of Energy & Environmental Protection (CT-DEEP) to install a new dock on the Pattagansett River at the above-referenced address. In compliance with the CT-DEEP requirements, please find enclosed a copy of the public notice of application that was published in *The Day*.

Sincerely,

Christina Fluckiger, Project Manager
Coastline Consulting & Development, LLC

Enclosure:
Public Notice of Application



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender
Coastline Consulting & Development, LLC
261 East Main St
Branford, CT 06405

TOTAL NO.
of Pieces Listed by Sender
24

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)



0000

U.S. POSTAGE PAID
BRANFORD, CT
06405
JUL 21 26
AMOUNT
\$18.00
\$2324R500983-08

USPS® Tracking Number Firm-Specific Identifier		Address (Name, Street, City, State, and ZIP Code™)		Postage	Fee	Special Handling	Parcel Airift
1.	1	ANDERSON JAMES B & ELEANOR O	55 BAYBERRY HILL RD RIDGEFIELD, CT 06872	\$0.74			
2.	2	AROH CHRISTOPHER G & KIMBLERLY M	34 CROSBY RD GLASTONBURY, CT 06033	\$0.74			
3.	3	BENNETT WILLIAM M	215 CRESTVIEW CIRCLE LONGMEADOW, MA 01106	\$0.74			
4.	4	BISHOP JAMES D	7928 GRAND BAY DR NAPLES, FL 34108	\$0.74			
5.	5	BOILLAT ASHLEY E & JESSE M	142 OLD BLACK PT RD NIANTIC, CT 06357	\$0.74			
6.	6	DAVIES WILLIAM G & MADELINE R	150 OLD BLACK PT RD NIANTIC, CT 06357	\$0.74			



Certificate of Mailing — Firm

Name and Address of Sender

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

1. EAST LYME TOWN OF

PO BOX 519

NIANTIC, CT 06357

\$0.74

2. FERGUSON SUSAN HUNT

152 OLD BLACK PT RD

NIANTIC, CT 06357

\$0.74

3. GIA PROPERTIES NO 5 LLC

10 RIDGEWOOD RD

NIANTIC, CT 06357

\$0.74

4. GUZY NANCY L

17 WOODLAND DR

NIANTIC, CT 06357

\$0.74

5. HOELCK NEIL M

16 WOODLAND DR

NIANTIC, CT 06357

\$0.74

6. KYCIA HELEN A

43 FOOTE PATH LN

WETHERSFIELD, CT 06109

\$0.74



Certificate of Mailing — Firm

Name and Address of Sender

TOTAL NO.
of Pieces Listed by Sender

TOTAL NO.
of Pieces Received at Post Office™

Affix Stamp Here
Postmark with Date of Receipt.

Postmaster, per (name of receiving employee)

USPS® Tracking Number
Firm-specific Identifier

Address
(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airift

1. 13
MACKENZIE DONALD C
10 WOODLAND DR
NIANTIC, CT 06357

2. 14
MACKAY ALFRED W & EMILIE
124 OLD BLACK POINT RD
NIANTIC, CT 06357

3. 15
MAGNUSON JULIA R & THOMAS A ET AL
5 WOODLAND DR
NIANTIC, CT 06357

4. 16
MAYNARD AMY B & GEOFF P
9 WOODLAND DR
NIANTIC, CT 06357

5. 17
OGLE DAVID B & KATHARINE S
19 PARK CT
NIANTIC, CT 06357

6. 18
OLMSTEAD SUSAN ELIZABETH
150 OLD BLACK PT RD
NIANTIC, CT 06357



UNITED STATES
POSTAL SERVICE®

Certificate of Mailing — Firm

Name and Address of Sender

TOTAL NO.
of Pieces Listed by Sender

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Postmaster, per (name of receiving employee)

USPS® Tracking Number

Firm-specific Identifier

Address

(Name, Street, City, State, and ZIP Code™)

Postage

Fee

Special Handling

Parcel Airlift

REARDON WILLIAM G

11 WOODLAND DR

NIANTIC, CT 06357

\$0.74

1.

19

REDFIELD ROGER P

144 OLD BLACK PT RD

NIANTIC, CT 06357

\$0.74

2.

20

NIANTIC, CT 06357

\$0.74

3.

21

SOUCY RENO & DIANNE

8 WOODLAND DR

NIANTIC, CT 06357

\$0.74

4.

22

STRONG JAMES W

401 S WOODBINE AVE

PENN VALLEY, PA 19072

\$0.74

5.

23

WHITE ROBERT D & WINIFRED T

281 PERKINS ST

BRISTOL, CT 06010

\$0.74

6.

24

WOLLSCHLAGER JAMES A ET AL

5550 GLENRIDGE DR #225

ATLANTA, GA 30342

\$0.74

ATTACHMENT 4
APPLICATION COPY TO MUNICIPALITY



Coastline Consulting & Development, LLC

Waterfront Planning, Permitting, and Development

June 18, 2026

First Selectman's Office
PO Box 519
Niantic, CT 06357

RE: Notice of CT-DEEP Permit Application
Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT

To Whom It May Concern:

We would like to inform you that the owner of Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT has submitted a Structures, Dredge, & Fill & Tidal Wetlands permit application to the Connecticut Department of Energy & Environmental Protection (CT-DEEP) for the installation of a new dock on the Pattagansett River. In compliance with the CT-DEEP requirements, please find enclosed a complete copy of the application, which includes the public notice of application that was published in *The Day*.

Sincerely,

Christina Fluckiger, Project Manager
Coastline Consulting & Development, LLC

Enclosure:
Structures, Dredge, & Fill & Tidal Wetlands Application



Coastline Consulting & Development, LLC

Waterfront Planning, Permitting, and Development

June 18, 2026

East Lyme Harbor Management/Shellfish Commission
PO Box 519
Niantic, CT 06357

RE: Notice of CT-DEEP Permit Application
Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT

To Whom It May Concern:

We would like to inform you that the owner of Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT has submitted a Structures, Dredge, & Fill & Tidal Wetlands permit application to the Connecticut Department of Energy & Environmental Protection (CT-DEEP) for the installation of a new dock on the Pattagansett River. In compliance with the CT-DEEP requirements, please find enclosed a complete copy of the application, which includes the public notice of application that was published in *The Day*.

Sincerely,

Christina Fluckiger, Project Manager
Coastline Consulting & Development, LLC

Enclosure:
Structures, Dredge, & Fill & Tidal Wetlands Application



Coastline Consulting & Development, LLC

Waterfront Planning, Permitting, and Development

June 18, 2026

East Lyme Conservation of Natural Resources Commission
PO Box 519
Niantic, CT 06357

RE: Notice of CT-DEEP Permit Application
Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT

To Whom It May Concern:

We would like to inform you that the owner of Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT has submitted a Structures, Dredge, & Fill & Tidal Wetlands permit application to the Connecticut Department of Energy & Environmental Protection (CT-DEEP) for the installation of a new dock on the Pattagansett River. In compliance with the CT-DEEP requirements, please find enclosed a complete copy of the application, which includes the public notice of application that was published in *The Day*.

Sincerely,

Christina Fluckiger, Project Manager
Coastline Consulting & Development, LLC

Enclosure:
Structures, Dredge, & Fill & Tidal Wetlands Application



Receipt

Print Date: Jul 22, 2026

RETURN TO

COASTLINE CONSULTING & DEVELOPMENT
261 EAST MAIN ST
BRANFORD, CT 06405

SHIP TO

East Lyme Harbor Management/Shellfi
PO BOX 519
NIANTIC, CT 06357

REFERENCE

Ship Date: Jul 22, 2026
Ship from ZIP: 06405
Weight: 0lbs. 7oz.
User: coastlineusps2
Cost Code:
Refund Type: Mail-in
Reference #:
Printed on: Shipping Label
Delivery Status: Printed
Tracking #: 0004010549556842034406357
051919

SERVICE

USPS First-Class Mail® Large Envelope
Tracking
Insurance (Carrier Insurance (\$0.00))

UNIT PRICE

USPS First-Class Mail® Large Envelope	\$3.43
Tracking	\$0.00
Insurance (Carrier Insurance (\$0.00))	\$0.00
Subtotal	\$3.43
Label Quantity	1
Total Cost	\$3.43



Receipt

Print Date: Jul 22, 2026

RETURN TO

COASTLINE CONSULTING & DEVELOPMENT
261 EAST MAIN ST
BRANFORD, CT 06405

SHIP TO

First Selectman's Office
PO BOX 519
NIANTIC, CT 06357

REFERENCE

Ship Date: Jul 22, 2026
Ship from ZIP: 06405
Weight: 0lbs. 7oz.
User: coastlineusps2
Cost Code:
Refund Type: Mail-in
Reference #:
Printed on: Shipping Label
Delivery Status: Printed
Tracking #: 0004010549556842030906357
051919

SERVICE

USPS First-Class Mail® Large Envelope
Tracking
Insurance (Carrier Insurance (\$0.00))

UNIT PRICE

USPS First-Class Mail® Large Envelope	\$3.43
Tracking	\$0.00
Insurance (Carrier Insurance (\$0.00))	\$0.00
Subtotal	\$3.43
Label Quantity	1
Total Cost	\$3.43

RETURN TO

COASTLINE CONSULTING & DEVELOPMENT
261 EAST MAIN ST
BRANFORD, CT 06405

SHIP TO

East Lyme
PO BOX 519
NIANTIC, CT 06357

REFERENCE

Ship Date: Jul 22, 2026
Ship from ZIP: 06405
Weight: 0lbs. 7oz.
User: coastlineusps2
Cost Code:
Refund Type: Mail-in
Reference #:
Printed on: Shipping Label
Delivery Status: Printed
Tracking #: 0004010549556842035506357051919

SERVICE

USPS First-Class Mail® Large Envelope
Tracking
Insurance (Carrier Insurance (\$0.00))

UNIT PRICE

USPS First-Class Mail® Large Envelope	\$3.43
Tracking	\$0.00
Insurance (Carrier Insurance (\$0.00))	\$0.00
Subtotal	\$3.43
Label Quantity	1
Total Cost	\$3.43

ATTACHMENT 7
EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

TABLE OF CONTENTS

LWRD License Application Form C: 16 pages

Attachment 1: Public Notice of Application:
Certification of Notice Form: 1 page
Published Public Notice: 1 page

Attachment 3: Adjacent Parcel Notification:
Abutters List: 1 page
Notification Letter: 1 page
Certificate of Mailing: 4 pages

Attachment 4: Application Copy to Municipality:
Notification Letters: 3 pages
Mail Receipts: 3 pages

Attachment 7: Executive Summary (this document): 1 page

Attachment 10: Existing Conditions Photographs: 2 pages

Attachment 14: Project Plans: 7 pages

Attachment 20: Natural Diversity Database Determination: 3 pages

Attachment 21: Osprey Consultation: 2 pages

Attachment 23 : Fisheries Consultation Form: 2 pages

Attachment 24: DOA/BOA Consultation Form: 3 pages

Attachment 25 : Harbor Commission Consultation Form: 3 pages

Attachment 26: Shellfish Commission Consultation Form: 3 pages

Attachment 41: Applicant Compliance Information Form: 2 pages

Attachment 42: Applicant Background Information Form: 5 pages

Attachment 43: Other Information:
Property Survey: 1 page
Waterside Survey: 1 page
LWRD Pre-Application Consultation: 3 pages

The applicant, the Black Point Beach Club Association, is proposing to construct a new dock configuration for association kayak access. The proposed activities will take place on the Pattagansett River at Old Black Point Road, Assessor Lot #5.1-7, East Lyme, CT 06357.

To document the existing site features, develop the project design, and evaluate potential environmental impacts, staff from Coastline Consulting & Development, LLC conducted an initial site meeting with the applicant. During this meeting, the site history and possible design alternatives were discussed. Following the meeting, Coastline conducted records research at the Town Hall and with the LWRD to obtain property deeds, historic site surveys, and historic regulatory permits. Next, various site surveys were conducted to map the current property lines, topography, and coastal resources. Various wildlife consultations were conducted to determine potential project impacts on known populations of endangered, threatened, or special concern species.

Upon completion of the preliminary project evaluations, the Connecticut Coastal Management Manual and various other professional resources were used to help guide the design of the proposed project.

ATTACHMENT 10
EXISTING CONDITIONS PHOTOGRAPHS



View of project site from Pattagansett River, looking east.



View of timber pile remains from Pattagansett River, looking northeast.



View of existing walking path from upland, looking northwest.



View of existing kayak rack from upland, looking south.

ATTACHMENT 14
PROJECT PLANS

NEW DOCK PROJECT

BLACK POINT BEACH CLUB ASSOCIATION

OLD BLACK POINT ROAD, ASSESSOR LOT ID #5.1-7, EAST LYME, CONNECTICUT

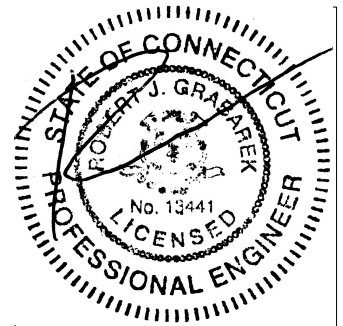
DRAWING LIST				
SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE	NOTES
1 OF 7	TITLE SHEET	6-18-2026		
2 OF 7	USGS TOPOGRAPHIC QUADRANGLE MAP	6-18-2026		
3 OF 7	GEOGRAPHIC INFORMATION SYSTEM MAP	6-18-2026		
4 OF 7	EXISTING CONDITIONS PLAN	6-18-2026		
5 OF 7	PROPOSED CONDITIONS PLAN	6-18-2026		
6 OF 7	ELEVATION A	6-18-2026		
7 OF 7	ELEVATION B	6-18-2026		

PROJECT NOTES

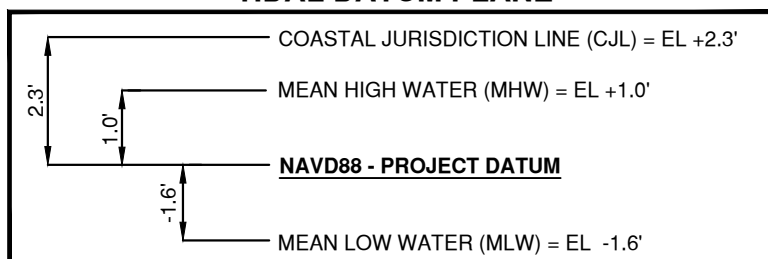
- REFERENCE IS MADE TO THE FOLLOWING:
 - "TOPOGRAPHIC SURVEY & HYDROGRAPHIC SURVEY, BLACK POINT BEACH CLUB ASSOCIATION, OLD BLACK POINT ROAD, ASSESSOR LOT ID # 05.1 7, Niantic, Connecticut", DATED APRIL 4, 2025, SCALE 1" = 20' AND PREPARED BY COASTLINE CONSULTING & DEVELOPMENT, LLC (TIMOTHY MCCARTHY CERTIFIED HYDROGRAPHER, Cert No. 296) AND CERTIFIED TO CLASS T-2 STANDARDS OF ACCURACY BY JAMES NAGLE, L.S., LIC. NO. 15195 (EXCLUSIVE OF SOUNDINGS).
- BENCHMARK, TIDE LINES, UPLAND ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE CJL (COASTAL JURISDICTION LINE) ELEVATION OF 2.3' NAVD88 IS THE VALUE FOR EAST LYME, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.

GENERAL NOTES

- THESE DRAWINGS WERE PREPARED FROM RECORDED RESEARCH, FIELD OBSERVATIONS, DRAWINGS NOTED HEREON, AND OTHER SOURCES.
- THESE DRAWINGS ARE FOR PLANNING AND PERMITTING PURPOSES ONLY AND NOT INTENDED FOR STRUCTURAL DESIGN, BID DOCUMENTS, OR CONSTRUCTION.
- THE FEMA FLOOD LINES ARE DIGITIZED FROM A REFERENCE MAP NOTED HEREON, SHOWN TO SATISFY PERMIT REQUIREMENTS, AND NOT INTENDED FOR INSURENCE OR ELEVATION CERTIFICATE PURPOSES. BASE FLOOD ELEVATIONS ARE IN NAVD88.
- SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS AS PER THE RECORD MAY APPEAR. ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.



TIDAL DATUM PLANE

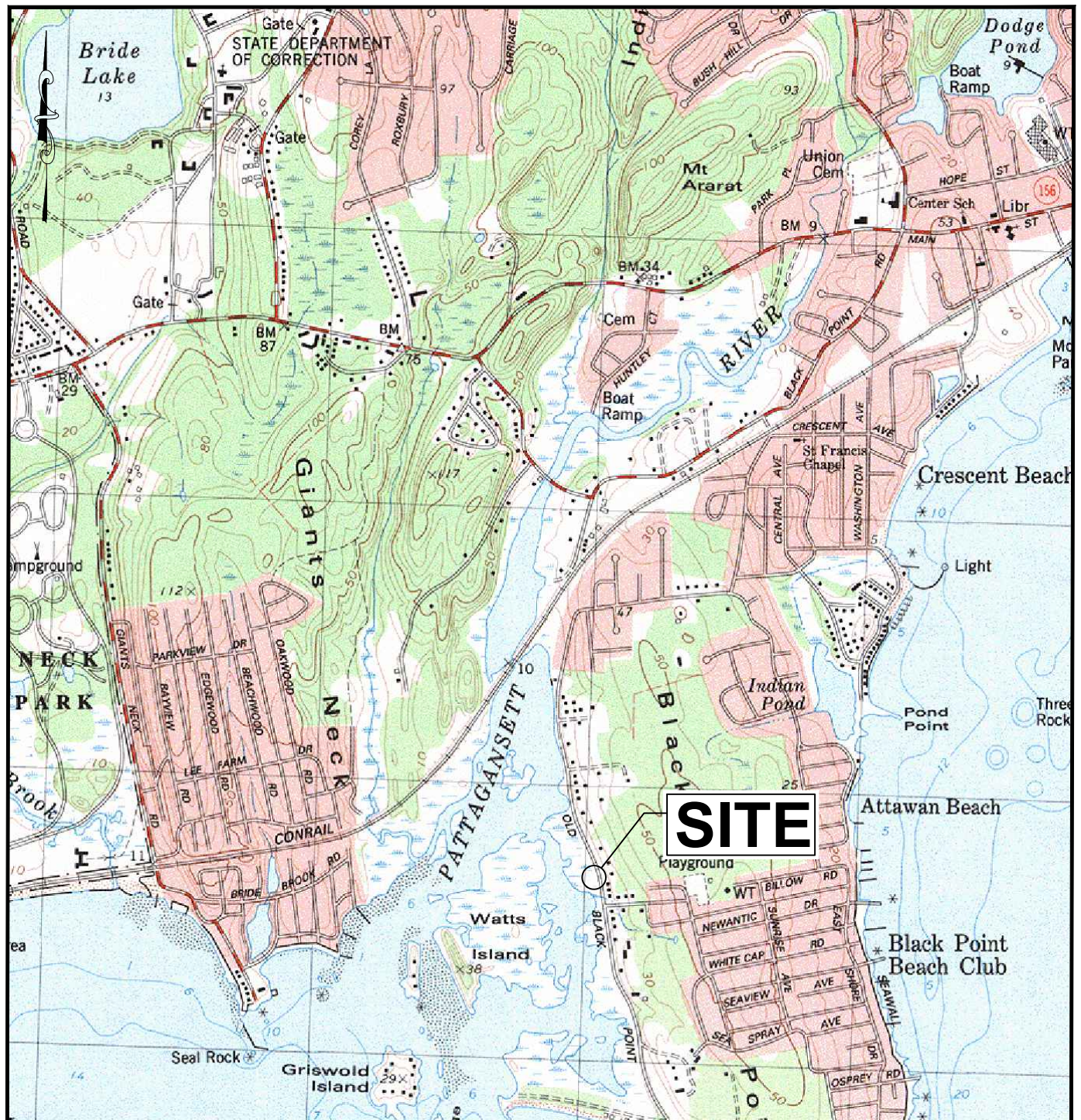


Coastline Consulting & Development
261 East Main Street, Branford, CT 06405
(203) 433-4486

TITLE SHEET
NEW DOCK PROJECT

BLACK POINT BEACH CLUB ASSOCIATION
OLD BLACK POINT ROAD
ASSESSOR LOT ID #05.1-7
EAST LYME, CONNECTICUT

6-18-2026 JOB NO. 26-048 SHEET 1 OF 7



NOTE: MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF NIANCTIC, CONNECTICUT, QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984).

Coastline Consulting & Development
261 East Main Street, Branford, CT 06405
(203) 433-4486

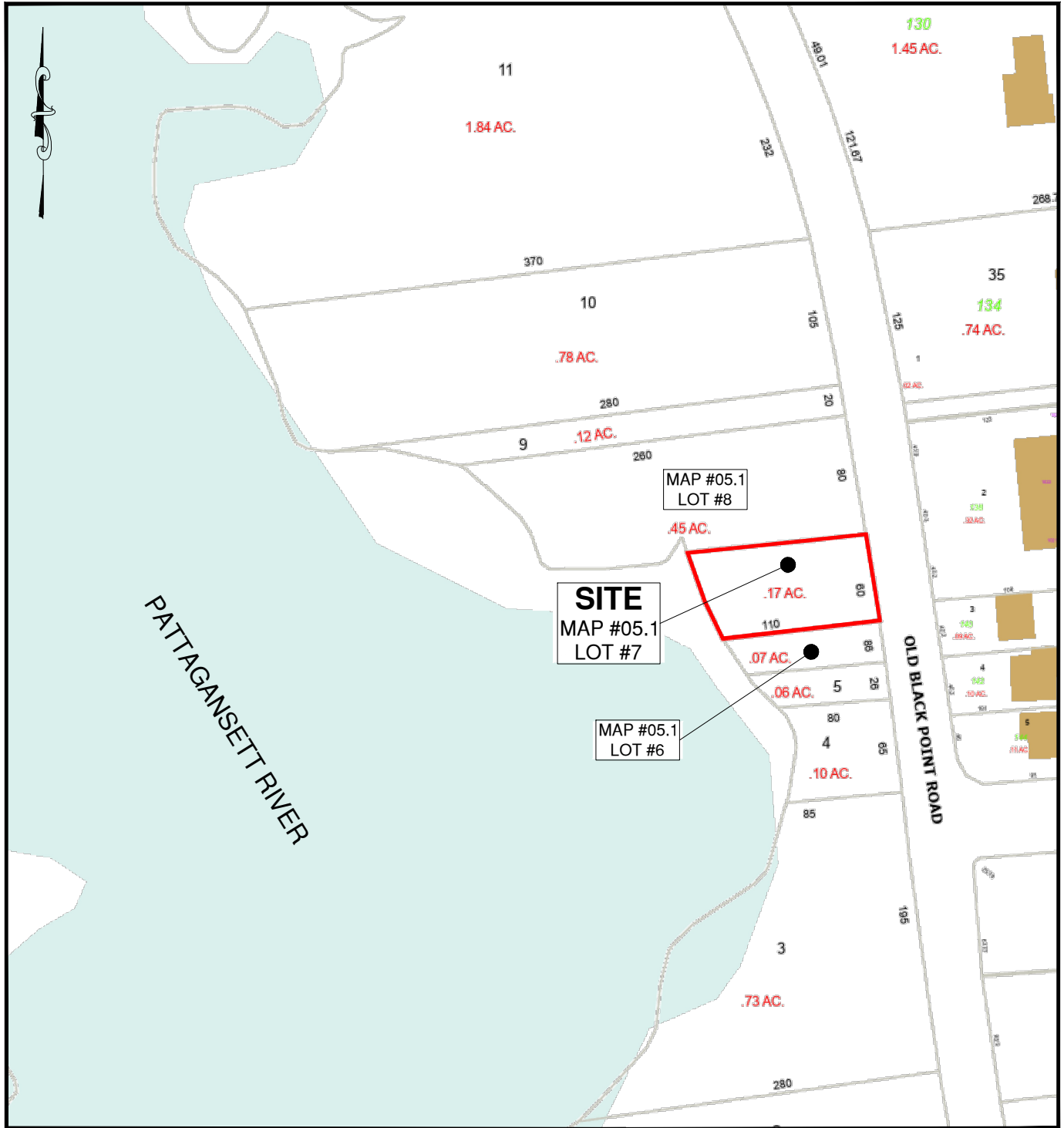
USGS TOPOGRAPHIC QUADRANGLE MAP
NEW DOCK PROJECT

BLACK POINT BEACH CLUB ASSOCIATION
OLD BLACK POINT ROAD
ASSESSOR LOT ID #05.1-7
EAST LYME, CONNECTICUT

6-18-2026

SCALE: 1 = 24,000

SHEET 2 OF 7



ADJACENT WATERSIDE PROPERTY OWNERS

MAP #	LOT #	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
05.1	8	BENNETT WILLIAM M & FREY MARY E	OLD BLACK POINT RD NIANTIC, CT 06357	215 CRESTVIEW CIRCLE LONGMEADOW, MA 01106
05.1	6	WHITE ROBERT D & WINIFRED T	OLD BLACK POINT RD NIANTIC, CT 06357	281 PERKINS ST BRISTOL, CT 06010



REFERENCE IS MADE TO EAST LYME, CONNECTICUT GIS MAPPING.

Coastline Consulting & Development
261 East Main Street, Branford, CT 06405
(203) 433-4486

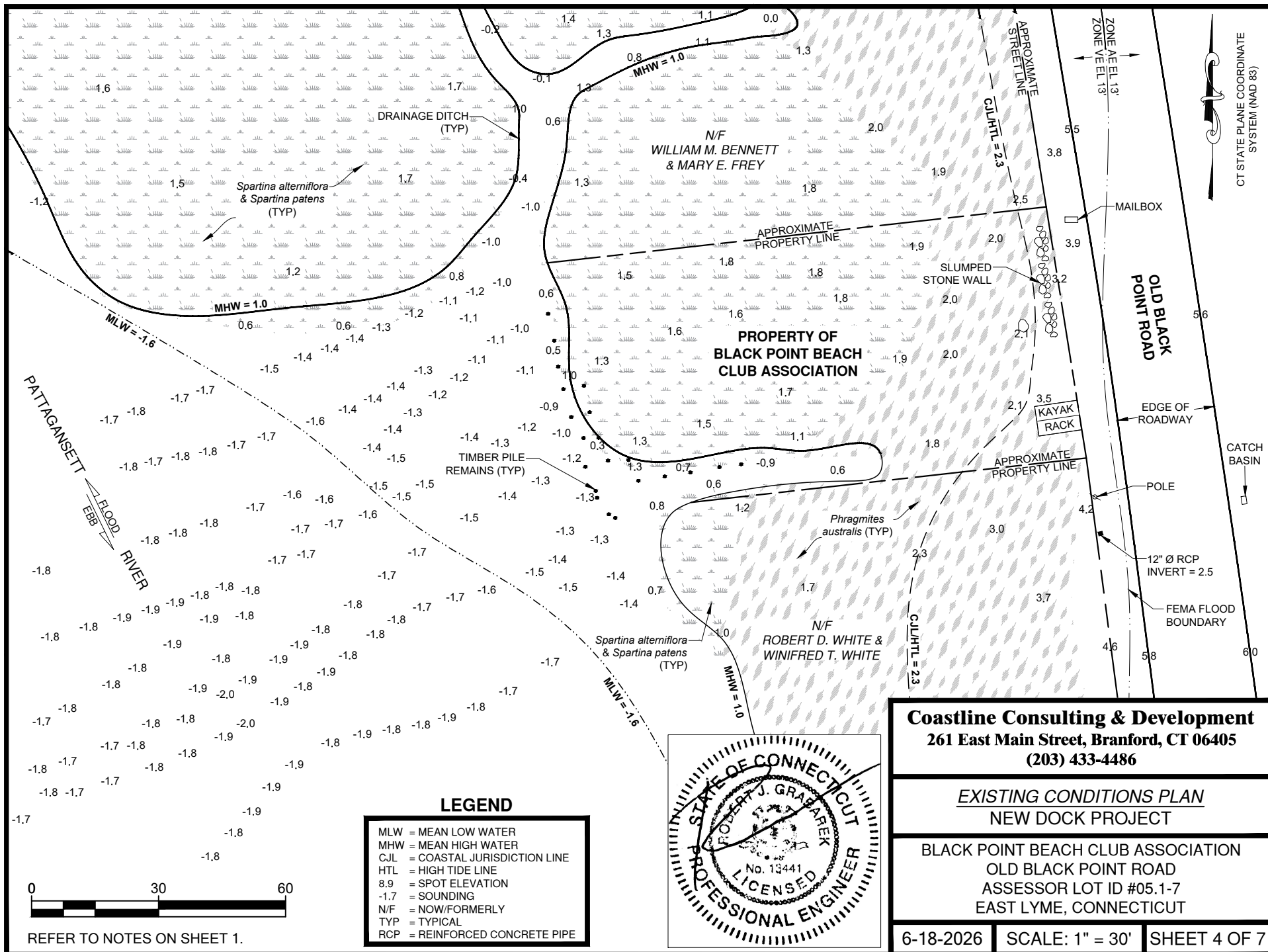
GEOGRAPHIC INFORMATION SYSTEMS MAP
NEW DOCK PROJECT

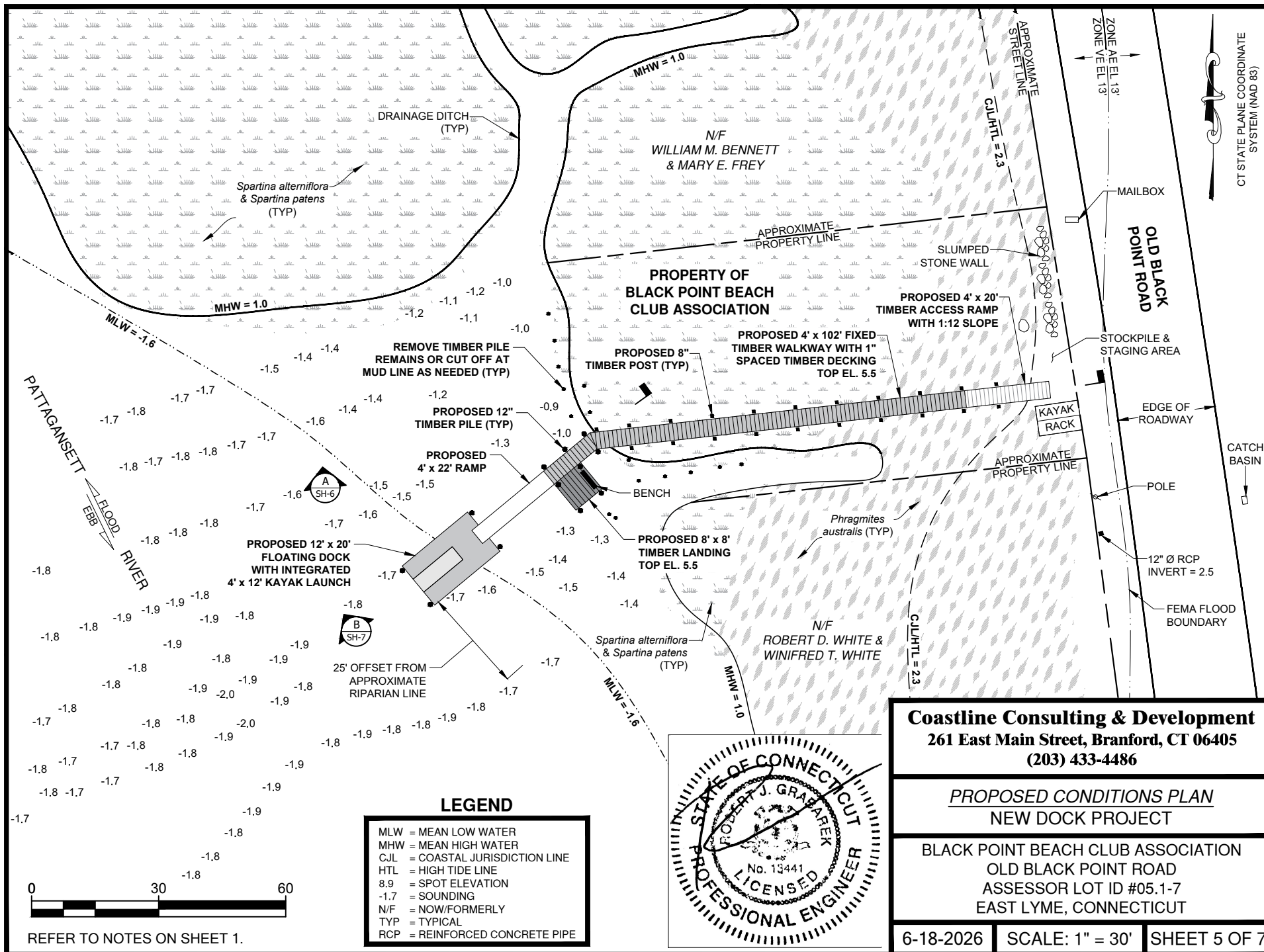
BLACK POINT BEACH CLUB ASSOCIATION
OLD BLACK POINT ROAD
ASSESSOR LOT ID #05.1-7
EAST LYME, CONNECTICUT

6-18-2026

SCALE: 1" = 100'

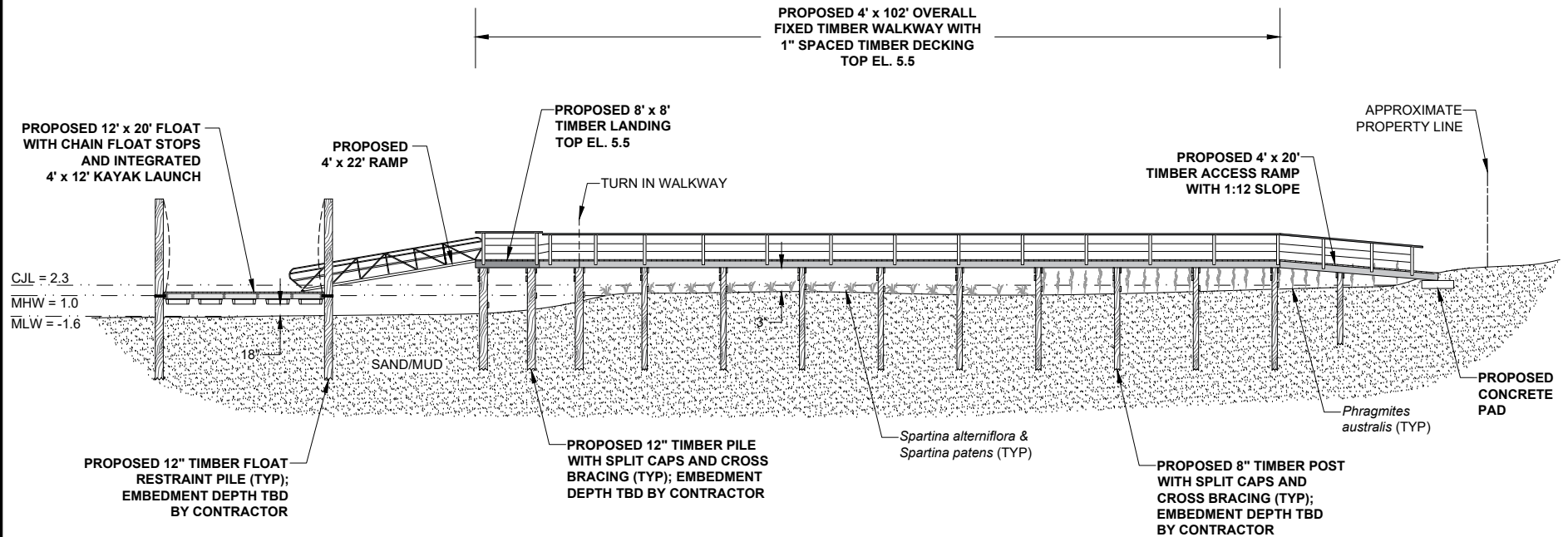
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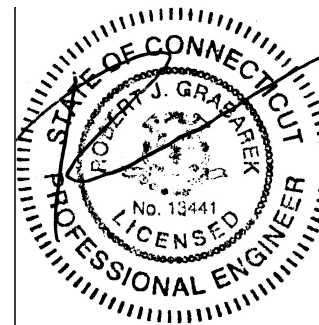
A PROPOSED ELEVATION

Scale: 1" = 20'



LEGEND

MLW = MEAN LOW WATER
MHW = MEAN HIGH WATER
CJL = COASTAL JURISDICTION LINE
HTL = HIGH TIDE LINE
TYP = TYPICAL



Coastline Consulting & Development
261 East Main Street, Branford, CT 06405
(203) 433-4486

ELEVATION A
NEW DOCK PROJECT

BLACK POINT BEACH CLUB ASSOCIATION
OLD BLACK POINT ROAD
ASSESSOR LOT ID #05.1-7
EAST LYME, CONNECTICUT

6-18-2026

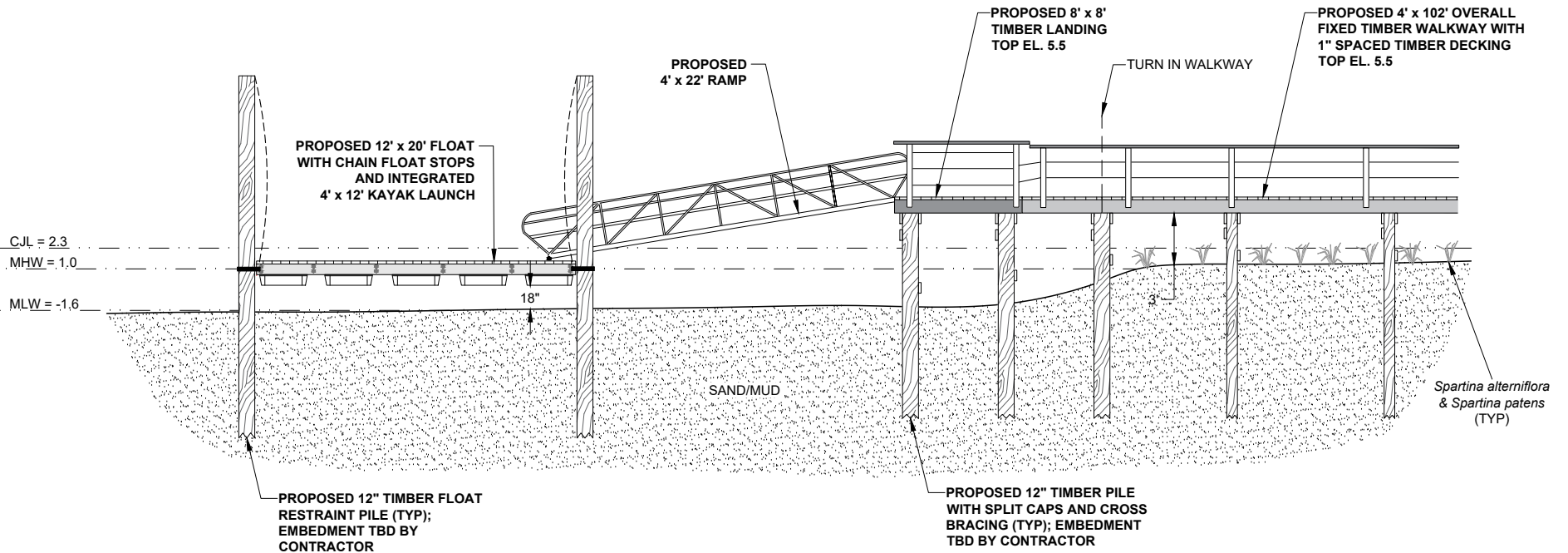
SCALE: 1" = 20'

SHEET 6 OF 7



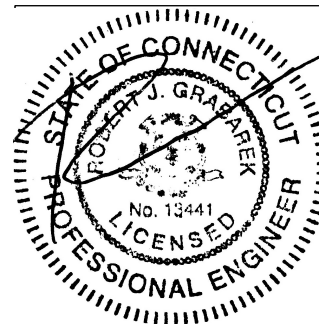
B PROPOSED ELEVATION

Scale: 1" = 10'



LEGEND

MLW = MEAN LOW WATER
 MHW = MEAN HIGH WATER
 CJL = COASTAL JURISDICTION LINE
 HTL = HIGH TIDE LINE
 TYP = TYPICAL



Coastline Consulting & Development
 261 East Main Street, Branford, CT 06405
 (203) 433-4486

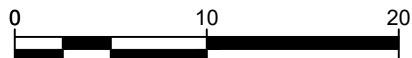
ELEVATION B
 NEW DOCK PROJECT

BLACK POINT BEACH CLUB ASSOCIATION
 OLD BLACK POINT ROAD
 ASSESSOR LOT ID #05.1-7
 EAST LYME, CONNECTICUT

6-18-2026

SCALE: 1" = 10'

SHEET 7 OF 7



ATTACHMENT 20
NDDB DETERMINATION



Connecticut
Department of Energy &
Environmental Protection

portal.ct.gov/DEEP

2/6/2026

Kate Casper
COASTLINE CONSULTING & DEVELOPMENT, LLC
261 E Main St
Branford, CT 06405
kate@coastlineconsulting.com

Subject: BPBCA Kayak Dock

Filing #: 140431

NDDB - New Determination Number: 202600984

Expiration Date: 2/6/2028

I have reviewed the application and materials associated with the BPBCA kayak dock project in East Lyme. The following state listed species are found within the vicinity of your project area:

- Northern diamondback terrapin (*Malaclemys terrapin terrapin*) – State Special Concern
- Saltmarsh sharp-tailed sparrow (*Ammodramus caudacutus*) – State Special Concern

Below, I have provided protection measures which must be implemented to ensure no impacts to listed species.

- Do not introduce invasive species into wetland.
- Saltmarsh sharp-tailed sparrow
 - This tidal-marsh specialist breeds in Connecticut tidal-marsh habitat from mid-May through early August. Connecticut possesses a globally significant proportion of the breeding population of this species. Connecticut populations have experienced a significant decline in nesting success due to increased rates of nest flooding. It is important to note that although saltmarsh sparrow nest in the middle of marshes, once fledged, the females and young preferentially use marsh margins including areas of bare ground interspersed with taller vegetation for foraging, cover from predation, and reduced flooding risk. This behavior makes it important to delineate proper long term protection buffers at the edges of their nesting habitat.
 - Large motorized boats should be excluded from wetlands to avoid flooding and capsizing nests by wave action during the breeding season.

Your submission information indicates that your project requires a state permit, license, registration, or authorization, or utilizes state funding or involves state agency action. This NDDB - New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations.

Please be aware of the following limitations and conditions:

Natural Diversity Database information includes all information regarding listed species available to us at the

time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available. New information may result in additional review, and new or modified restrictions or conditions may be necessary to remain in compliance with certain state permits.

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- Your project involves the state permit application process or other state involvement, including state funding or state agency actions; please note that consultations with your permit analyst or the agency may result in additional requirements. In this situation, additional evaluation of the proposal by the DEEP Wildlife Division may be necessary and additional information, including but not limited to species-specific site surveys, may be required. Any additional review may result in specific restrictions or conditions relating to listed species that may be found at or in the vicinity of the site.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDB - New determination for the BPBCA Kayak Dock as described in the submitted information and summarized at the end of this document is valid until 2/6/2028. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 2/6/2028.

If you have further questions, please contact me at the following:

Anna Toledo
CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street
Hartford, CT 06106-5127

Anna.Toledo@ct.gov

Please reference the Determination Number 202600984 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Anna Toledo
Wildlife Division- Natural Diversity Data Base
79 Elm Street
Hartford, CT 06106-5127
Anna.Toledo@ct.gov

Application Details:

Project involves federal funds or federal permit:	Yes
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Docks/Piers/Boat Launches and Aquaculture
Project Sub-type:	New Dock, Pier, Associated structures
Project Name:	BPBCA Kayak Dock
Project Description:	Undeveloped lot with frontage along the Pattagansett River, located on the west side of Old Black Point Road

ATTACHMENT 21
OSPREY CONSULTATION

Re: Osprey Consultation - New Dock Project on Old Black Point Road, Niantic

From Hess, Brian <Brian.Hess@ct.gov>

Date Thu 4/30/2026 1:57 PM

To Kate Casper <Kate@coastlineconsulting.com>

Cc DEEP Wildlife <DEEP.Wildlife@ct.gov>

Hi Kate,

Thanks for reaching out.

I think this project is actually in a better position than it might seem from the map. First, I think that the nest to the south is mislabeled. The marker should be about 250 additional feet to the south. You can actually see the shadow of the platform on the photograph and confirm the location through Street View.

That puts that nest about 500 feet from the project.

The nest to the north is in a pine. This is quite unusual and I'm going to send someone to check it out in the coming days. I have my doubts as to whether this will turn into an actual nesting attempt.

To be safe, I would recommend not operating the vibratory hammer between April 1 and August 31. I have seen cases where those have been particularly disruptive to ospreys. The rest of the operation should be fine with no additional restrictions.

Thanks,
Brian

Brian Hess (he/him)
CT DEEP – Wildlife Division
860-876-9259 (call or text)

From: Kate Casper <Kate@coastlineconsulting.com>

Sent: Wednesday, April 29, 2026 11:08 AM

To: Hess, Brian <Brian.Hess@ct.gov>

Cc: DEEP Wildlife <DEEP.Wildlife@ct.gov>

Subject: Osprey Consultation - New Dock Project on Old Black Point Road, Niantic

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Brian,

The Black Point Beach Club Association is preparing a permit application for the construction of a new dock at Old Black Point Road, Assessor Lot #05.1-7, Niantic on the Pattagansett River. There are a couple of mapped osprey nests in the area, with the closest ones being East Lyme #22/Woodland Dr (~280 feet south of the project site) and East Lyme #38 /Old Black Point Rd (~280 feet north of the project site).

The proposed construction will involve driving 8-inch timber posts and 12-inch timber piles using a vibratory hammer, as well as installing framing, decking, and railings with hand-held tools. The only other equipment that may be used would be a barge/boat-mounted crane/excavator.

Do you have any recommendations for construction timing to avoid impacting these nests?

Please let me know if you have any questions or would like any additional information.

Thank you,

Kate Casper

Environmental Scientist

Coastline Consulting & Development, LLC

261 East Main Street

Branford, CT 06405

Office: 203-433-4486

Cell: 917-285-0144

kate@coastlineconsulting.com

www.coastlineconsulting-ct.com

ATTACHMENT 23
FISHERIES CONSULTATION FORM



Connecticut
**Department of Energy &
Environmental Protection**
Bureau of Natural Resources
Fisheries Division

DEEP Fisheries Consultation Form

To the Applicant - Prior to the submission of your license application to the Connecticut Department of Energy & Environmental Protection (DEEP) Water Planning and Management Division (WPMD) or Land and Water Resources Division (LWRD) or Water Permitting and Enforcement Division (WPED), please complete Part I below and e-mail the following to deep.inland.fisheries@ct.gov:

1. this completed DEEP *Fisheries Consultation Form*;
2. a site location map,
3. a PDF version of the proposed project plans including a site survey of existing conditions (if available), and
4. photos of the site.

Fisheries Division staff will contact you if further details are needed. Once the Fisheries Division staff returns the completed form to you, please include the form, and any signed plans (if applicable) in your license application submittal to DEEP.

Part I: Applicant and Site Information *(to be completed by APPLICANT)*

1. Applicant/Registrant Information

Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Business Phone: **781-760-6419**

Ext.: **N/A**

Contact Person: **Peter Baril**

Phone: **781-760-6419**

Ext: **N/A**

E-mail Address: **peter.baril@gza.com**

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: **Coastline Consulting & Development, LLC**

Mailing Address: **261 East Main Street**

City/Town: **Branford**

State: **CT**

Zip Code: **06405**

Business Phone: **203-433-4486**

Ext.: **N/A**

Contact Person: **Christina Fluckiger**

Phone: **203-433-4486**

Ext: **N/A**

E-mail Address: **christina@coastlineconsulting.com**

Service Provided: **Consulting**

3. Site Location:

Name of Site: **Black Point Beach Club Association Kayak Lot**

Address of Site or Location Description: **Old Black Point Road, Assessor Lot #05.1-7**

City/Town: **Old Lyme**

State: **CT**

Zip Code: **06371**

Parcel Location/Tax Assessor's Reference: Map **05.1**

Block **N/A**

Lot **7**

Name of Stream or Waterbody: **Pattagansett River**

4. Activity: Check the box best describing your activity: (check all that apply):

☐ new public/fishing access;

☐ maintenance dredging

☐ work within LIS Blue Plan area

☒ new docks and marinas on tidal rivers;

☐ beach nourishment

☐ Other

☐ coastal/tidal dredging projects;

☐ cofferdam installation

☐ activities in inland/non-tidal waterbodies and watercourses;

☐ conducting construction activity within a 100-foot buffer of a Cold Water Stream Habitat

☐ withdrawal of water from a non-tidal/inland river, stream, pond or lake;

☐ withdrawal of water from a wetland, marsh, swamp, or bog hydrologically connected to a non-tidal/inland river, stream, pond or lake;

☐ withdrawal of groundwater from stratified drift deposits hydrologically connected to a non-tidal/inland river, stream, pond or lake.

Note: Fisheries consultation is **not required** for docks and marinas on Long Island Sound.

Part I: Applicant and Site Information *(to be completed by APPLICANT) (continued)*

5. **DEEP Pre-application Contact:** Indicate name of permit analyst or engineer, if applicable. **Micheal Grzywinski**
6. **Project Description:** Provide or attach a brief, but thorough, description of the project including any measures to protect, enhance or restore fish populations:
- The proposed project consists of the construction of a new dock to provide recreational boating access for members of the Black Point Beach Club Association (BPBCA). The dock will include a timber access ramp leading to an elevated timber walkway, a fixed timber walkway landing, a gangway, and a floating dock with an integrated kayak launch.
- Construction activities will be conducted from both land and water, as appropriate. Land-based work will be performed at low tide on foot using hand-held tools or tripod-mounted tools, and water-based work will be done at high tide from a small spud barge and shallow-draft work boat. Timber posts and piles will be installed using a combination of hand-held tools, a tripod-mounted vibratory hammer staged on land, or a barge-mounted vibratory hammer.

Part II: Fisheries Determination *(To be completed by DEEP Fisheries Staff only)*

To Fisheries Staff - This completed consultation form is required to be submitted as part of an application to DEEP. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project will significantly impact any fisheries or fisheries habitat. You may provide comments or recommendations regarding the proposal. Send this completed form to the applicant and copy the DEEP analyst, if known, or the applicable WPMD/LWRD/WPED Supervisor. If the proposed work **WILL** significantly impact any fisheries and/or habitat or if you have any comments or concerns regarding the regulatory review for this project, contact the DEEP analyst, if known, or the applicable WPMD/LWRD/WPED Supervisor.

DEEP FISHERIES DIVISION DETERMINATION

Date Consultation Form received: 02/24/26

Please check applicable boxes and return the completed Consultation Form to the applicant:

- ☐ I have determined that the work described in Part I of this form and attachments **WILL NOT** significantly impact any fisheries and/or habitat;
- ☒ I have determined that the work described in Part I of this form and attachments **WILL NOT** significantly impact any fisheries and/or habitat **if the below Recommendations are followed**; and/or,
- ☐ I have determined that the work described in Part I of this form and attachments **WILL NOT** significantly impact any fisheries and/or habitat **if the design features shown on the attached plans are incorporated**. Fisheries staff to sign and date plans and return to the applicant with the completed Consultation Form.

COMMENTS/RECOMMENDATIONS (or check here if these are attached following this page: ☐):

The Pattagansett River supports a large run of anadromous Alewife. This run is monitored at the Gorton Pond fishway located approximately 3 miles upriver from the proposed dock. To protect these fish during their spawning migration, the Fisheries Division recommends that all work below MHW be prohibited from March 15 to May 15, inclusive.

"By entering my name below, I agree that I am providing my legal signature, and am legally bound by the determination above."

<u>Bruce H Williams</u>	<u>02/27/26</u>
Signature of Fisheries Division Staff	Date
Bruce H Williams	Senior Fisheries Biologist
Print Name of Fisheries Division Staff	Title

ATTACHMENT 24
DOA/BOA CONSULTATION FORM



Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Pre-Submission Consultation Form

State of CT, Department of Agriculture, Bureau of Aquaculture

A pre-submission consultation with Aquaculture is required for some of the LWRD license applications. Please refer to the application form for specific projects and locations which require consultation.

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I and submit this form to the Department of Agriculture, Bureau of Aquaculture ("DOA/BOA") by: hardcopy, P.O. Box 97, Milford, CT, 06460; facsimile, 203-783-9976; or e-mail, david.carey@ct.gov. Include a location map of your site and project plans. Once the DOA/BOA returns the completed form to you, please submit it along with your license application to DEEP.

Part I: *To be completed by APPLICANT*

1. Applicant/Registrant Information

Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Contact Person: **Peter Baril**

Title: **Agent**

Business Phone: **781-760-6419**

Ext.: **N/A**

E-mail: **peter.baril@gza.com**

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: **Coastline Consulting & Development, LLC**

Mailing Address: **261 East Main Street**

City/Town: **Branford**

State: **CT**

Zip Code: **06405**

Business Phone: **203-433-4486**

Ext.: **N/A**

Contact Person: **Christina Fluckiger**

Title: **Project Manager**

Business Phone: **203-433-4486**

Ext.: **N/A**

E-mail: **christina@coastlineconsulting.com**

Service Provided: **Consulting**

3. Site Location:

Name of Site: **Black Point Beach Club Association Kayak Lot**

Mailing Address: **N/A**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Tax Assessor's Reference: Map **05.1**

Block **N/A**

Lot **7**

Name of Waterbody: **Pattagansett River**

4. ☒ Confirm location map and site plans are attached.

Date of plans: **10-16-2025**

Part I: To be completed by APPLICANT (continued)

5. Provide or attach a brief, but thorough description of the project.

The proposed project consists of the construction of a new dock to provide recreational boating access for members of the Black Point Beach Club Association (BPBCA). The dock will include the following components:

- A 4' x 20' timber access ramp with a 1:12 slope, supported by a concrete pad at the landward end and at the center by one (1) 8" timber post;
- A 4' x 102' angled timber walkway with 1"- spaced timber decking, supported by eighteen (18) 8" timber posts within the wetlands and two (2) 12" timber piles on the waterward end;
- An 8' x 8' timber walkway landing, supported by four (4) 12" timber piles;
- A 4' x 22' gangway; and
- A 12' x 20' floating dock with a 4' x 12' integrated kayak launch, restrained by four (4) 12" timber piles and chain stops.

Construction activities will be conducted from both land and water, as appropriate. Land-based work will be performed at low tide on foot using hand-held tools or tripod-mounted tools, and water-based work will be done at high tide from a small spud barge and shallow-draft work boat. Timber posts and piles will be installed using a combination of hand-held tools, a tripod-mounted vibratory hammer staged on land, or a barge-mounted vibratory hammer.

Part II: To be completed by DOA/BOA

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) and some of the General Permits to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project will significantly impact shellfish beds. You may also provide comments or recommendations regarding the proposal. Should you have any questions regarding this process, please call DEEP LWRD at 860-424-3019. **Please return the completed form to the applicant.**

CGS Section 22a-361(b) requires that the Commissioner of DEEP shall hold a public hearing on license applications submitted pursuant to CGS section 22a-361 provided that a petition requesting such hearing signed by 25 or more persons is received **and** if the project will significantly impact any shellfish area, as determined by the DOA/BOA.

DOA/BOA DETERMINATION:

Project located on (check one): ☐ natural bed ☐ state bed ☐ local bed ☒ none
☐ other, please specify: _____

If project is located upon a franchised or leased shellfish bed, please provide the owner or lessee's contact information below.

Check one of the following:

- ☒ I have determined that the work described in Part I of this form and attachments **WILL NOT** significantly impact any shellfish area.
- ☐ I have determined that the work described in Part I of this form and attachments **WILL** significantly impact any shellfish area and that a public hearing must be held if the DEEP issues a public notice for the project as currently designed and a qualified petition is received.

COMMENTS/RECOMMENDATIONS (or check here if attached: ☐):

DAVID CARCY

Signature of Commission Representative

3/2/2026

Date

Director Aquaculture

Print Name of Commission Representative

Title

ATTACHMENT 25
HARBOR MANAGEMENT CONSULTATION FORM



Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

You need to complete and submit this form only if your town has a [Harbor Management Commission](#).

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: To be completed by APPLICANT

1. Applicant/Registrant Information

Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Contact Person: **Peter Baril**

Title: **Agent**

Business Phone: **781-760-6419**

Ext.: **N/A**

E-mail: **peter.baril@gza.com**

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: **Coastline Consulting & Development, LLC**

Title: **Consultant**

Mailing Address: **261 East Main Street**

City/Town: **Branford**

State: **CT**

Zip Code: **06405**

Business Phone: **203-433-4486**

Ext.: **N/A**

Contact Person: **Christina Fluckiger**

Title: **Project Manager**

Business Phone: **203-433-4486**

Ext.: **N/A**

E-mail: **christina@coastlineconsulting.com**

Service Provided: **Consulting**

3. Site Location:

Name of Site: **Black Point Beach Club Association Kayak Lot**

Mailing Address: **N/A**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Tax Assessor's Reference: Map **05.1**

Block **N/A**

Lot **7**

Name of Waterbody: **Pattagansett River**

4. ☒ Confirm location map and site plans are attached.

Date of plans: **10-16-2025**

5. Provide or attach a brief, but thorough description of the project.

The proposed project consists of the construction of a new dock to provide recreational boating access for members of the Black Point Beach Club Association (BPBCA). The dock will include the following components:

- A 4' x 20' timber access ramp with a 1:12 slope, supported by a concrete pad at the landward end and at the center by one (1) 8" timber post;
- A 4' x 102' angled timber walkway with 1"- spaced timber decking, supported by eighteen (18)

8" timber posts within the wetlands and two (2) 12" timber piles on the waterward end;

- **An 8' x 8' timber walkway landing, supported by four (4) 12" timber piles;**
- **A 4' x 22' gangway; and**
- **A 12' x 20' floating dock with a 4' x 12' integrated kayak launch, restrained by four (4) 12" timber piles and chain stops.**

Construction activities will be conducted from both land and water, as appropriate. Land-based work will be performed at low tide on foot using hand-held tools or tripod-mounted tools, and water-based work will be done at high tide from a small spud barge and shallow-draft work boat. Timber posts and piles will be installed using a combination of hand-held tools, a tripod-mounted vibratory hammer staged on land, or a barge-mounted vibratory hammer.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- ☒ The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- ☐ The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: _____

COMMENTS/RECOMMENDATIONS (or check here if attached: ☐):


Signature of Commission Representative

9-28-26
Date

STEPHEN DINSMORE
Print Name of Commission Representative

Chairman
Title

ATTACHMENT 26
SHELLFISH COMMISSION CONSULTATION FORM



Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Pre-Submission Consultation Form Shellfish Commission

You need to complete and submit this form only if your town has a [Shellfish Commission](#).

To the applicant - Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local shellfish commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: *To be completed by APPLICANT*

1. Applicant/Registrant Information

Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Contact Person: **Peter Baril**

Title: **Agent**

Business Phone: **781-760-6419**

Ext.: **N/A**

E-mail: **peter.baril@gza.com**

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: **Coastline Consulting & Development, LLC**

Title: **Consultant**

Mailing Address: **261 East Main Street**

City/Town: **Branford**

State: **CT**

Zip Code: **06405**

Business Phone: **203-433-4486**

Ext.: **N/A**

Contact Person: **Christina Fluckiger**

Title: **Project Manager**

Business Phone: **203-433-4486**

Ext.: **N/A**

E-mail: **christina@coastlineconsulting.com**

Service Provided: **Consulting**

3. Site Location:

Name of Site: **Black Point Beach Club Association Kayak Lot**

Mailing Address: **N/A**

City/Town: **East Lyme**

State: **CT**

Zip Code: **06357**

Tax Assessor's Reference: Map **05.1**

Block **N/A**

Lot **7**

Name of Waterbody: **Pattagansett River**

4. ☒ Confirm location map and site plans are attached.

Date of plans: **10-16-2025**

5. Provide or attach a brief, but thorough description of the project.

The proposed project consists of the construction of a new dock to provide recreational boating access for members of the Black Point Beach Club Association (BPBCA). The dock will include the following components:

- A 4' x 20' timber access ramp with a 1:12 slope, supported by a concrete pad at the landward end and at the center by one (1) 8" timber post;

8" timber posts within the wetlands and two (2) 12" timber piles on the waterward end;

- **An 8' x 8' timber walkway landing, supported by four (4) 12" timber piles;**
- **A 4' x 22' gangway; and**
- **A 12' x 20' floating dock with a 4' x 12' integrated kayak launch, restrained by four (4) 12" timber piles and chain stops.**

Construction activities will be conducted from both land and water, as appropriate. Land-based work will be performed at low tide on foot using hand-held tools or tripod-mounted tools, and water-based work will be done at high tide from a small spud barge and shallow-draft work boat. Timber posts and piles will be installed using a combination of hand-held tools, a tripod-mounted vibratory hammer staged on land, or a barge-mounted vibratory hammer.

Part II: To be completed by SHELLFISH COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project will significantly impact shellfish beds. You may also provide comments or recommendations regarding the proposal. Should you have any questions regarding this process, please call DEEP LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or no adverse impact will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

SHELLFISH COMMISSION DETERMINATION:

Project located on (check one): ☐ natural bed ☐ state bed ☐ local bed ☒ none
☐ other, please specify: _____

If project is located upon a franchised or leased shellfish bed, please provide the owner or lessee's contact information below.

Check one of the following:

- ☒ I have determined that the work described in Part I of this form and attachments **WILL NOT** adversely impact a shellfish area.
- ☐ I have determined that the work described in Part I of this form and attachments **WILL** adversely impact a shellfish area. A summary of the Shellfish Commission's project-specific concerns/comments is described below or attached.

COMMENTS/RECOMMENDATIONS (check the box if attached: ☐):

— These are closed waters


Signature of Commission Representative

4-22-26
Date

STEPHEN DINSMORE
Print Name of Commission Representative

Chairman
Title

ATTACHMENT 41
APPLICANT COMPLIANCE INFORMATION FORM



Connecticut Department of
Energy & Environmental Protection

Applicant Compliance Information

DEEP ONLY

App. No. _____

Co./Ind. No. _____

Applicant Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **Niantic**

State: **CT**

Zip Code: **06357**

Business Phone: **N/A**

ext.: **N/A**

Fax: **N/A**

Contact Person: **Bill Bayne**

Phone: **203-537-1157**

ext.: **N/A**

*E-mail: **wbayne@comcast.net**

If you answer **yes** to any the questions below, you must complete the Table of Enforcement Actions on the reverse side of this sheet as directed in the instructions for your permit application.

- A. During the five years immediately preceding submission of this application, has the applicant been convicted in any jurisdiction of a criminal violation of any environmental law?
- ☐ Yes ☒ No
- B. During the five years immediately preceding submission of this application, has a civil penalty been imposed upon the applicant in any state, including Connecticut, or federal judicial proceeding for any violation of an environmental law?
- ☐ Yes ☒ No
- C. During the five years immediately preceding submission of this application, has a civil penalty exceeding five thousand dollars been imposed on the applicant in any state, including Connecticut, or federal administrative proceeding for any violation of an environmental law?
- ☐ Yes ☒ No
- D. During the five years immediately preceding submission of this application has any state, including Connecticut, or federal court issued any order or entered any judgment to the applicant concerning a violation of any environmental law?
- ☐ Yes ☒ No
- E. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal administrative agency issued any order to the applicant concerning a violation of any environmental law?
- ☐ Yes ☒ No

Table of Enforcement Actions

(1) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/ Order Number	(5) Description of Violation

☐ Check the Box if additional sheets are attached. Copies of this form may be duplicated for additional space.

Note: In accordance with Conn. Gen. Stat. § 22a-6m, only civil penalties exceeding \$5,000 are listed.
Per Instructions for Completing the Applicant Compliance Information Form, NOVs are not included.

ATTACHMENT 42
APPLICATION BACKGROUND INFORMATION FORM



Connecticut Department of
Energy & Environmental Protection

Applicant Background Information

Check the box by the entity which best describes the applicant and complete the requested information.
You must choose one of the following: corporation, limited liability company, limited partnership, general partnership, voluntary association and individual or business type.

☐

Corporation

☐

Check the box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. Parent Corporation

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

2. Subsidiary Corporation:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

3. Directors:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

4. Officers:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Applicant Background Information (continued)

☐ **Limited Liability Company**

☐ Check the box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. List each member.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

2. List any manager(s) who, through the articles of organization, are vested the management of the business, property and affairs of the limited liability company.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Applicant Background Information (continued)

☐ **Limited Partnership**

☐ Check the box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. General Partners:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

2. Limited Partners:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Applicant Background Information (continued)

☐ **General Partnership**

☐ Check the box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. General Partners:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

Contact Person:

Phone:

ext.

E-mail:

Applicant Background Information (continued)

☐ **Voluntary Association**

☐ Check box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. List authorized persons of association or list all members of association.

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

☒ **Individual or Other Business Type**

☐ Check the box, if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. Name: **Black Point Beach Club Association**

Mailing Address: **PO Box 715**

City/Town: **Niantic**

State: **CT**

Zip Code: **06357**

Business Phone: **203-537-1157**

ext.: **N/A**

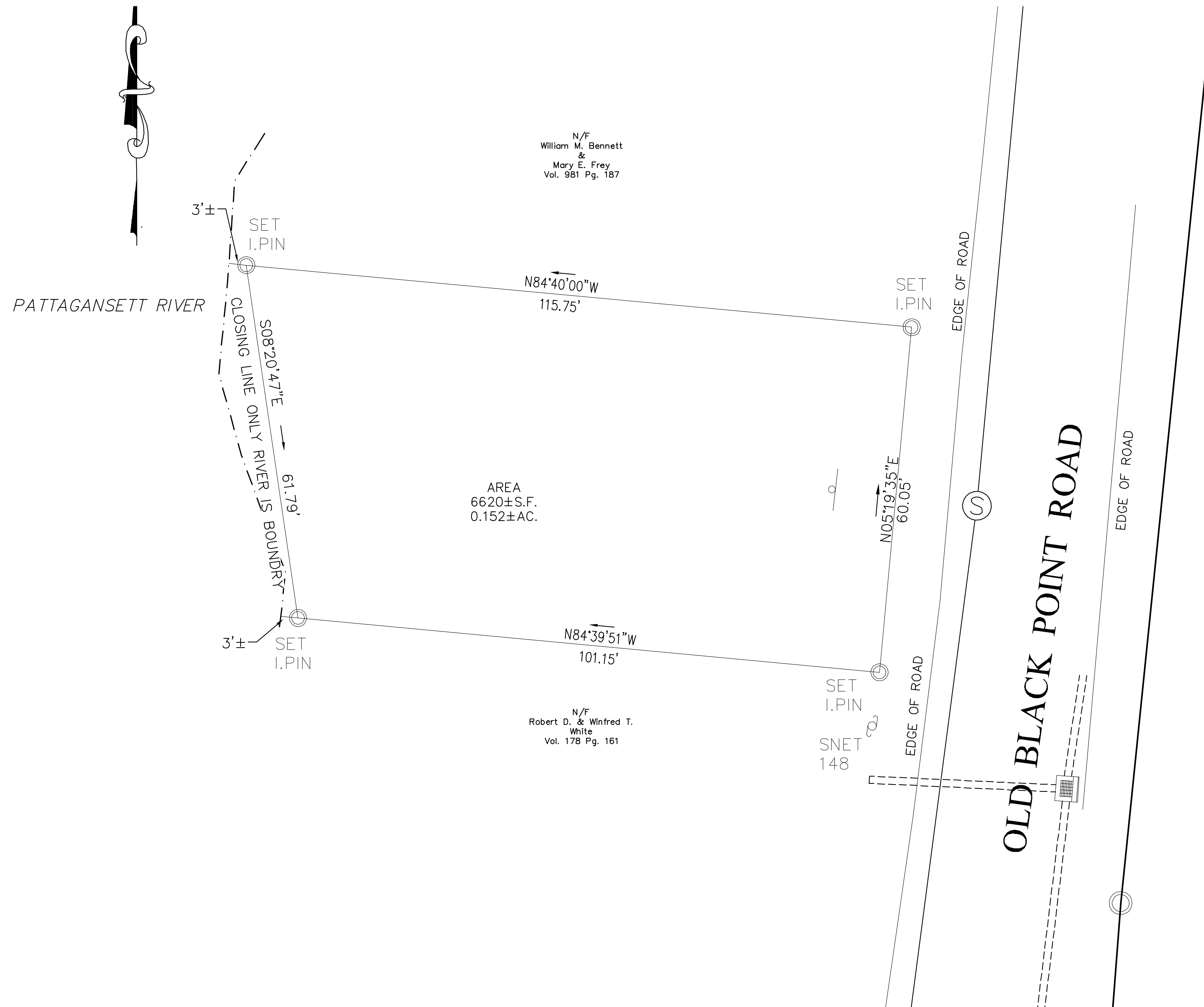
E-mail: **wbayne@comcast.net**

2. State other names by which the applicant is known, including business names.

Name: **N/A**

ATTACHMENT 43
OTHER INFORMATION

PROPERTY SURVEY



NOTES

1. THIS SURVEY AND MAP HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300B-1 THROUGH 20-300B-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996. IT IS A PROPERTY SURVEY BASED PARTIALLY ON A DEPENDENT RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS A-2 AND IS INTENDED TO SHOW THE PROPERTY BOUNDARIES, AND EXISTING STRUCTURES.
2. REFERENCE IS MADE TO THE FOLLOWING DEED ON FILE IN THE TOWN OF EAST LYME LAND RECORDS:

A DEED FROM SHORE AND LAKE CORPORATION TO THE BLACK POINT BEACH CLUB ASSOCIATION DATED: SEPTEMBER 1, 1934 AND RECORDED IN VOLUME 035 PAGE 304.
3. REFERENCE IS MADE TO THE FOLLOWING SURVEY MAP ON FILE IN THE EAST LYME LAND RECORDS:

DETAIL PLAN VIEW SHOWING PROPOSED CONDITIONS PREPARED FOR BLACK POINT BEACH CLUB ASSOCIATION OLD BLACK POINT ROAD NIAN TIC TOWN OF EAST LYME, CONNECTICUT DATED NOV.10 2008 BY ANGUS McDONALD / GARY SHARP & ASSOCIATES, INC.

LEGEND

	IRON PIPE RECOVERED
	IRON PIN RECOVERED
	MERESTONE RECOVERED
	CONNECTICUT HIGHWAY MONUMENT RECOVERED
	DRILL HOLE RECOVERED
	IRON PIN TO BE SET
	DRILL HOLE TO BE SET
	MONUMENT TO BE SET
	BUILDING LINE
	UTILITY POLE
	STONE WALL

THESE PLANS ARE THE SOLE PROPERTY OF J. ROBERT PFANNER & ASSOCIATES P.C. AND HAVE BEEN PREPARED SOLELY FOR THIS OWNER ON THIS SITE. ANY REPRODUCTION OF THESE PLANS WITHOUT WRITTEN PERMISSION FROM J. ROBERT PFANNER & ASSOCIATES P.C. MAY BE AN INFRINGEMENT OF THE FEDERAL COPYRIGHT ACT.

DRAWN BY: RDP

DATE: JUNE 3, 2026

J.ROBERT PFANNER & ASSOCIATES, P.C.
CIVIL ENGINEERS & LAND SURVEYORS

37 GRAND STREET Niantic, Connecticut 06357
TEL. 860-739-6216 FAX 860-739-0693

THIS SURVEY CONFORMS TO A CLASS A-2 SURVEY AND TO THE BEST OF MY KNOWLEDGE AND BELIEF IS SUBSTANTIALLY CORRECT AS NOTED HEREON (SEE NOTE 1).

J. ROBERT PFANNER, CONNECTICUT PE, LS No. 9442

GRAPHIC SCALE

(IN FEET)
1 inch = 10 ft.

TITLE:

PROPERTY SURVEY
PREPARED FOR
BLACK POINT BEACH CLUB
ASSOCIATION

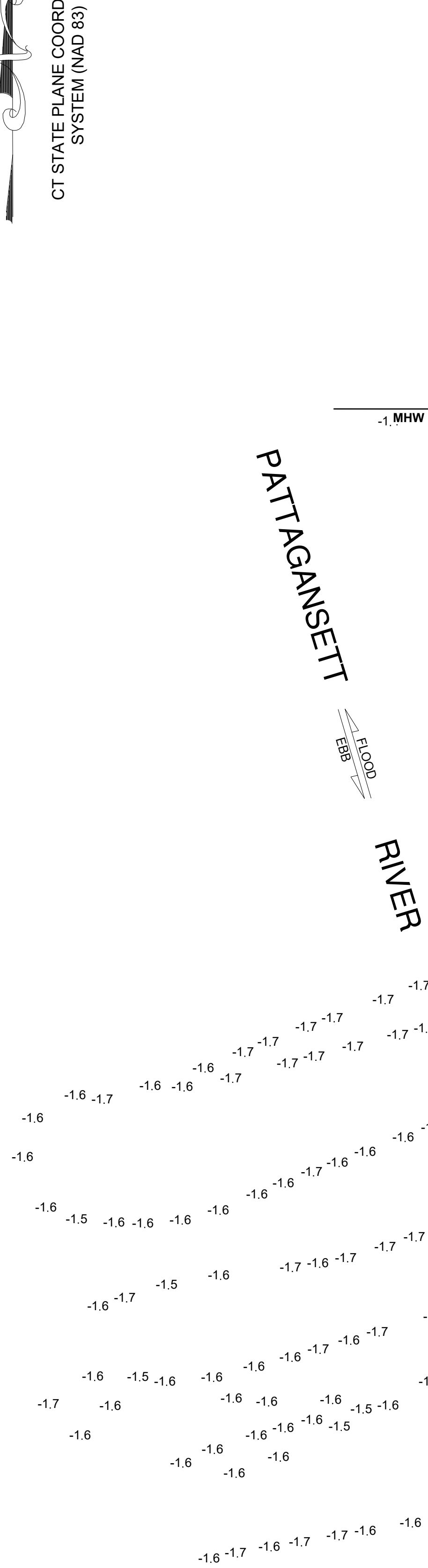
LOCATION: OLD BLACK POINT ROAD - NIANITC, CONNECTICUT

SHEET NUMBER

1 OF 1

18025-2-26004DWG

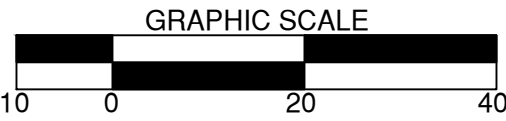
WATERSIDE SURVEY



SITE LOCATION MAP
SCALE 1:24,000

NOTES:

- TOPOGRAPHIC SURVEY NOTES:
 - THIS MAP/SURVEY HAS BEEN PREPARED PURSUANT TO THE REGULATIONS OF CONNECTICUT STATE AGENCIES SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1996, AND THE "GUIDELINES AND SPECIFICATIONS FOR GLOBAL NAVIGATION SATELLITE SYSTEM (GNSS) LAND SURVEYS IN CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON JUNE 26, 2006.
 - THE TYPE OF SURVEY IS A "TOPOGRAPHIC SURVEY" AND "HYDROGRAPHIC SURVEY" SPECIFICALLY INTENDED TO DEPICT TOPOGRAPHIC CONDITIONS, HYDROGRAPHIC SOUNDINGS, CERTAIN EXISTING SITE & COASTAL IMPROVEMENTS, AND FEATURES. GNSS OBSERVATIONS, HYDROGRAPHIC SOUNDINGS AND FIELD OBSERVATIONS WERE COLLECTED ON APRIL 1, 2025 BY COASTLINE CONSULTING & DEVELOPMENT, LLC.
 - THE TOPOGRAPHICAL ACCURACY CONFORMS TO "CLASS T-2", EXCLUSIVE OF HYDROGRAPHIC SOUNDINGS. SEE NOTE 2 HEREON.
- HYDROGRAPHIC SURVEY NOTES:
 - THE HYDROGRAPHIC SOUNDINGS DEPICTED ON THE SURVEY REPRESENT THE RESULTS OF A HYDROGRAPHIC SURVEY PERFORMED ON 4/1/2025 BY COASTLINE CONSULTING & DEVELOPMENT, LLC (TIMOTHY MCCARTHY, CERTIFIED HYDROGRAPHER, CERTIFICATE NO. 296) AND CAN ONLY BE CONSIDERED TO INDICATE CONDITIONS EXISTING AT THAT TIME.
 - VERTICAL AND HORIZONTAL CONTROL FOR THE SITE IS BASED ON AN UPLAND BENCHMARK LOCATED ON THE PROPERTY AS DEPICTED HEREON. THE BENCHMARK IS A 12" METAL SPIKE SET IN THE GRASS LAWN AREA & SET FLUSH WITH GRADE. THE HORIZONTAL POSITION OF THIS BENCHMARK IS N 670642.0° E 1146772.8' AND THE ELEVATION OF THIS BENCHMARK IS 4.1 FEET, NAVD88.
 - THE TECHNIQUES UTILIZED TO PERFORM THIS HYDROGRAPHIC SURVEY MEET OR EXCEED THOSE STANDARDS DESCRIBED FOR A CLASS 1 GENERAL CONDITION SURVEY IN SOFT BOTTOM CONDITIONS WITHIN THE U.S. ARMY CORPS OF ENGINEERS HYDROGRAPHIC SURVEY MANUAL (EM-1110-2-1003).
- REFERENCES:
 - "BLACK POINT BEACH CLUB, PROPERTY AT NANTIC, TOWN OF EAST LYME, CONNECTICUT, OWNED BY JAS JAY SMITH", PREPARED BY DABOLL CRANDALL, CIVIL ENGINEERS, NEW LONDON, CT AND DATED MAY 27, 1931, SAID MAP ON FILE IN EAST LYME TOWN CLERK'S OFFICE AS MAP NO. 00B228.
 - "NPIP, FLOOD INSURANCE RATE MAP, NEW LONDON COUNTY, CONNECTICUT", MAP NUMBER 09011C0487J, MAP EFFECTIVE 8/5/2013, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- VERTICAL DATUM & TIDELINES
ELEVATIONS ARE REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88). THE C.J.L (COASTAL JURISDICTION LINE) ELEVATION OF 2.3' NAVD88 DATUM IS THE VALUE FOR EAST LYME, CT AS ESTABLISHED BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION.
- LIMITATIONS
THIS MAP IS FOR SHORELINE PLANNING & PERMITTING PURPOSES ONLY. BOUNDARY INFORMATION DEPICTED HEREON IS BASED ON RECORD RESEARCH, OTHER MAPS, LIMITED FIELD MEASUREMENTS AND OTHER SOURCES. IT IS NOT TO BE CONSTRUED AS A PROPERTY/BOUNDARY SURVEY AND IS SUBJECT TO SUCH FACTS AS SAID SURVEYS MAY DISCLOSE. NOT ALL IMPROVEMENTS AND FEATURES HAVE BEEN DEPICTED.
- RIGHTS
SITE MAY BE SUBJECT TO AND/OR TOGETHER WITH CERTAIN LITTORAL, RIPARIAN, OR OTHER RIGHTS/RESTRICTIONS AS PER THE RECORD MAY APPEAR.
- UTILITY NOTE
ANY UNDERGROUND AND/OR UNDERWATER UTILITY, STRUCTURE, AND FACILITY LOCATIONS DEPICTED AND/OR NOTED HEREON MAY HAVE BEEN COMPILED, IN PART, FROM RECORD MAPPING SUPPLIED BY THE RESPECTIVE UTILITY COMPANIES OR GOVERNMENTAL AGENCIES, FROM PAROLE TESTIMONY AND FROM OTHER SOURCES. THESE LOCATIONS MUST BE CONSIDERED AS APPROXIMATE IN NATURE. ADDITIONALLY, OTHER SUCH FEATURES MAY EXIST ON THE SITE, THE LOCATIONS OF WHICH ARE UNKNOWN TO COASTLINE CONSULTING & DEVELOPMENT, LLC. THE SIZE, LOCATION AND EXISTENCE OF ALL SUCH FEATURES MUST BE FIELD DETERMINED AND VERIFIED BY THE APPROPRIATE AUTHORITIES PRIOR TO ANY CONSTRUCTION. CALL BEFORE YOU DIG: 1-800-922-4455.



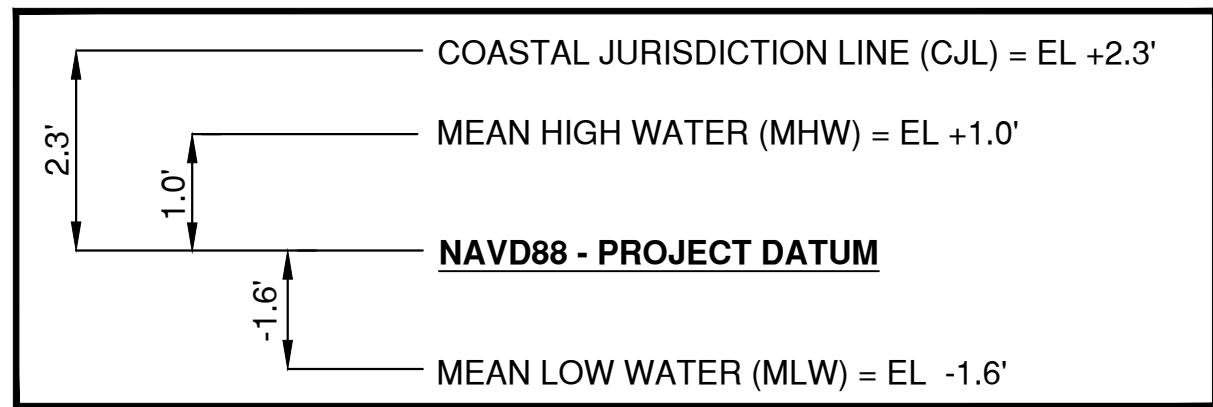
GROUND
OBSERVATIONS
& SOUNDINGS

NOTE: MEASURING POINT FOR
INDIVIDUAL GROUND
OBSERVATIONS AND
SOUNDINGS IS LOCATED
AT THE DECIMAL POINT

LEGEND

MLW = MEAN LOW WATER
MHW = MEAN HIGH WATER
C.J.L = COASTAL JURISDICTION LINE
HTL = HIGH TIDE LINE
4.2 = SOUNDING
8.9 = SPOT ELEVATION
N/F = NOW/FORMERLY
RCP = REINFORCED CONCRETE PIPE
CPP = CORRUGATED PLASTIC PIPE

TIDAL DATUM PLANE



Coastline Consulting & Development
57-B East Industrial Road, Branford, CT 06405
(203) 433-4486

TOPOGRAPHIC SURVEY &
HYDROGRAPHIC SURVEY

BLACK POINT BEACH CLUB ASSOCIATION
OLD BLACK POINT ROAD,
ASSESSOR LOT ID # 05.1 7
NIANTIC, CONNECTICUT

APRIL 4, 2025 SHEET 1 OF 1 SCALE 1" = 20'



JAMES NAGLE, L.S. CT Lic. No. 15195

LWRD PRE-APPLICATION CONSULTATION

RE: Pre-App Request, Black Point Beach Club Association Kayak Access Dock

From Grzywinski, Micheal <Micheal.Grzywinski@ct.gov>

Date Thu 1/22/2026 8:14 AM

To Christina Fluckiger <Christina@coastlineconsulting.com>

Cc Rourke, Maeve C <Maeve.Rourke@ct.gov>; Winther, Darcy <Darcy.Winther@ct.gov>

 2 attachments (13 MB)

Black Point Kayak Dock Application Drawings 10.16.25.pdf; 201005846-MG.pdf;

Good morning Christina. Thank you for the reminder regarding the captioned proposed activity. As we discussed on-site last summer, permit #201005846-MG was issued to the Black Point Beach Club Association on January 20, 2011 for the removal of existing deteriorated piles and construction of a fixed pier, ramp and floating dock for the purpose of proving kayak/canoe access. I've reviewed the attached DRAFT plans and find them generally consistent with our meeting discussions. I did note that the proposed plans show a proposed 8' wide by 8' long timber landing with bench. The inclusion of this proposed structure in a forthcoming permit application may be difficult for us to recommend approval because it does not appear to be functionally necessary or an appurtenance of the proposed pier to provide recreational boating access for the association members.

Additionally, there will need to be sufficient justification for the proposed 12' wide by 20' long floating dock when the original permit, although issued 15 years ago, authorized the installation of an approximately 100 ft² floating dock. While I realize the size of the proposed floating dock may afford a larger surface area for multiple people to launch kayaks, the 4' width of the proposed fixed pier is the primary restriction point allowing for a single person to carry a kayak on the pier to the floating dock. As the intent of the proposed structure is to provide boating access for almost 600 association members, we may be able to allow for a larger floating dock, but justification is still necessary. As always, please do not hesitate to contact either myself or Maeve should you have questions. Hope you have a good day.
Mike

Micheal P. Grzywinski
Senior Environmental Analyst
Regulatory Section – East Region
Land & Water Resources Division
Bureau of Water Protection & Land Reuse
Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
Direct: 860.424.3674 | Email: micheal.grzywinski@ct.gov
Office Hours: **Monday-Thursday 7:15am - 4:30pm, Friday 7:00am – 9:00am**

Please note that I am working remotely on Monday, Wednesday and Friday and will be in the office on Tuesday and Thursday.



*Conserving, improving, and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.*



| portal.ct.gov/DEEP

From: Christina Fluckiger <Christina@coastlineconsulting.com>
Sent: Wednesday, January 21, 2026 1:40 PM
To: Grzywinski, Micheal <Micheal.Grzywinski@ct.gov>
Cc: Rourke, Maeve C <Maeve.Rourke@ct.gov>
Subject: Re: Pre-App Request, Black Point Beach Club Association Kayak Access Dock

EXTERNAL EMAIL: This email originated from outside of the organization. Do not click any links or open any attachments unless you trust the sender and know the content is safe.

Hi Micheal,

I saw your response on the groin pre-app and wanted to follow up on this dock pre-app and make sure it didn't get lost.

Thanks

Christina Fluckiger

Project Manager

Coastline Consulting & Development, LLC

261 East Main Street

Branford, CT 06405

Phone: 203-433-4486

christina@coastlineconsulting.com

www.coastlineconsulting-ct.com

From: Christina Fluckiger <Christina@coastlineconsulting.com>
Sent: Thursday, November 13, 2025 10:13 AM
To: Grzywinski, Micheal <micheal.grzywinski@ct.gov>
Subject: Pre-App Request, Black Point Beach Club Association Kayak Access Dock

Micheal,

I would appreciate your pre-application review of the attached drawing set for Black Point Beach Club Associations property on Old Black Point Road, Niantic. The proposed project is a

new fixed pier, ramp, and float with an integrated kayak launcher.

We visited this site and discussed this project with you last summer (see attached meeting notes for reference). The fixed pier we had discussed could possibly be lower than the typical 1:1 ratio because it serves such a large number of property owners (~575 properties), we have the pier currently at 4' wide and 3' above the tidal wetlands with 1" spaced decking. This height also helps with the angle needed for the access ramp from land, 1:12 to meet ADA access for the pier. We have also proposed a 8'x8' landing area as a turn around for ADA access separate from the main walkway and a small seating area. The goal of this was to make the pier itself accessible to everyone in the community. The proposed float is 12' x 20' with a 4' x 12' cutout for the kayak launch that will make kayaking much more accessible with safer loading/unloading.

Let me know if you need any additional information to complete your initial review.

Thanks

Christina Fluckiger

Project Manager

Coastline Consulting & Development, LLC

261 East Main Street

Branford, CT 06405

Phone: 203-433-4486

christina@coastlineconsulting.com

www.coastlineconsulting-ct.com