

# JOHN B. LUST, JR.

January 20, 2021

Dear Mr. Going,

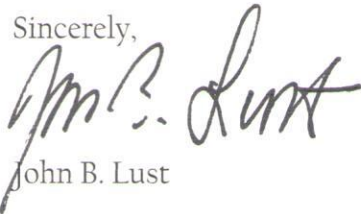
Please find attached a CT-DEEP pre submission Consult Form to be completed by the commission. I'm filing a Permit Application with the CT-DEEP for a minor expansion to the marinas dock system and the establishment of a parameter within which the marina can make minor repairs and alignments.

Specifically:

1. "We wish to establish a boundary or perimeter permit as we have at Dauntless Shipyard.
  - a. On the east side of the island we wish to establish the boundary parallel to the west harbor channel, aligning B Dock to the north and A Dock to the south of the fixed C Dock with the easterly line established by C Dock. In doing this A Dock moves out 50 feet and D Dock moves out 30 feet.
  - b. To the north the boundary or perimeter will include the old dock builders dock referred to as E Dock. This line will maintain at least the 20' setback from the channel as dictated in the Harbor Commission Plans.
  - c. Around the south and west side of the island the perimeter will be per the existing docks."
2. We wish to rebuild and extend E Dock an additional 170 feet tying it into the Marina's perimeter and insuring a 71-foot offset from the channel.

I hope that the commission gets to review this project on the 28<sup>th</sup> and is able to complete and sign the form for the state. We are required to have this completed form before we can apply. Please write or call if you or the commission has any questions.

Sincerely,



John B. Lust



## 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: SHM Dauntless, LLC  
 Mailing Address: c/o Matt Beer - 37 Pratt Street  
 City/Town: Essex State: CT Zip Code: 06426  
 Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 Contact Person: John B. Lust Title: Permitting Agent  
 Business Phone: 203-988-4665 Ext.: \_\_\_\_\_  
 E-mail: johnblustjr@gmail.com

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

Name: John B. Lust Title: Permitting Agent  
 Mailing Address: P.O. Box 615  
 City/Town: Branford State: Ct Zip Code: 06405  
 Business Phone: 203-988-4665 Ext.: \_\_\_\_\_  
 Contact Person: John Lust Title: \_\_\_\_\_  
 Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
 E-mail: johnblustjr@gmail.com  
 Service Provided: Consulting

**3. Site Location:**

Name of Site : SHM Essex Island Marina  
 Street Address: 11 Ferry Street  
 City/Town: Essex State: CT Zip Code: 06426  
 Tax Assessor's Reference: Map 30 Block ---- Lot 01  
 Name of Waterbody: CT River

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

Date of plans: 12-18-20

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

**AUTHORIZATION FOR ESTABLISHMENT OF MARINA PERIMETER & EXPANSION OF MARINA**

**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.**

**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

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name of Commission Representative

\_\_\_\_\_  
Title

# MARINA PERIMETER PLAN

## SHM ESSEX ISLAND MARINA

11 FERRY ST  
MIDDLESEX COUNTY  
ESSEX, CONNECTICUT

### GENERAL NOTES:

1. BASE MAP COMPILED FROM THE FOLLOWING REFERENCE MAPS:  
A2/T2 SURVEY BY ANGUS MCDONALD / GARY SHARPE & ASSOCIATES, INC. 233 BOSTON  
POST ROAD OLD SAYBROOK CT
  - 1.1. "TOWN OF ESSEX, OFFICE OF THE ASSESSOR, TAX PARCEL MAP" – MAPS 47 &  
30, SCALE: 1"=200'; UPDATED: OCTOBER, 2016 AND PREPARED BY APPGEO
2. PROJECT LOCATION MAP TAKEN FROM TERRAIN NAVIGATOR PRO
3. THIS PLAN SHOULD ONLY BE USED FOR GENERAL PRESENTATION AND NOT FOR  
CONSTRUCTION PURPOSES. ALL STRUCTURES, UTILITIES AND ELEVATIONS SHOULD BE  
FIELD VERIFIED PRIOR TO THE START OF ANY WORK.

### Drawing List

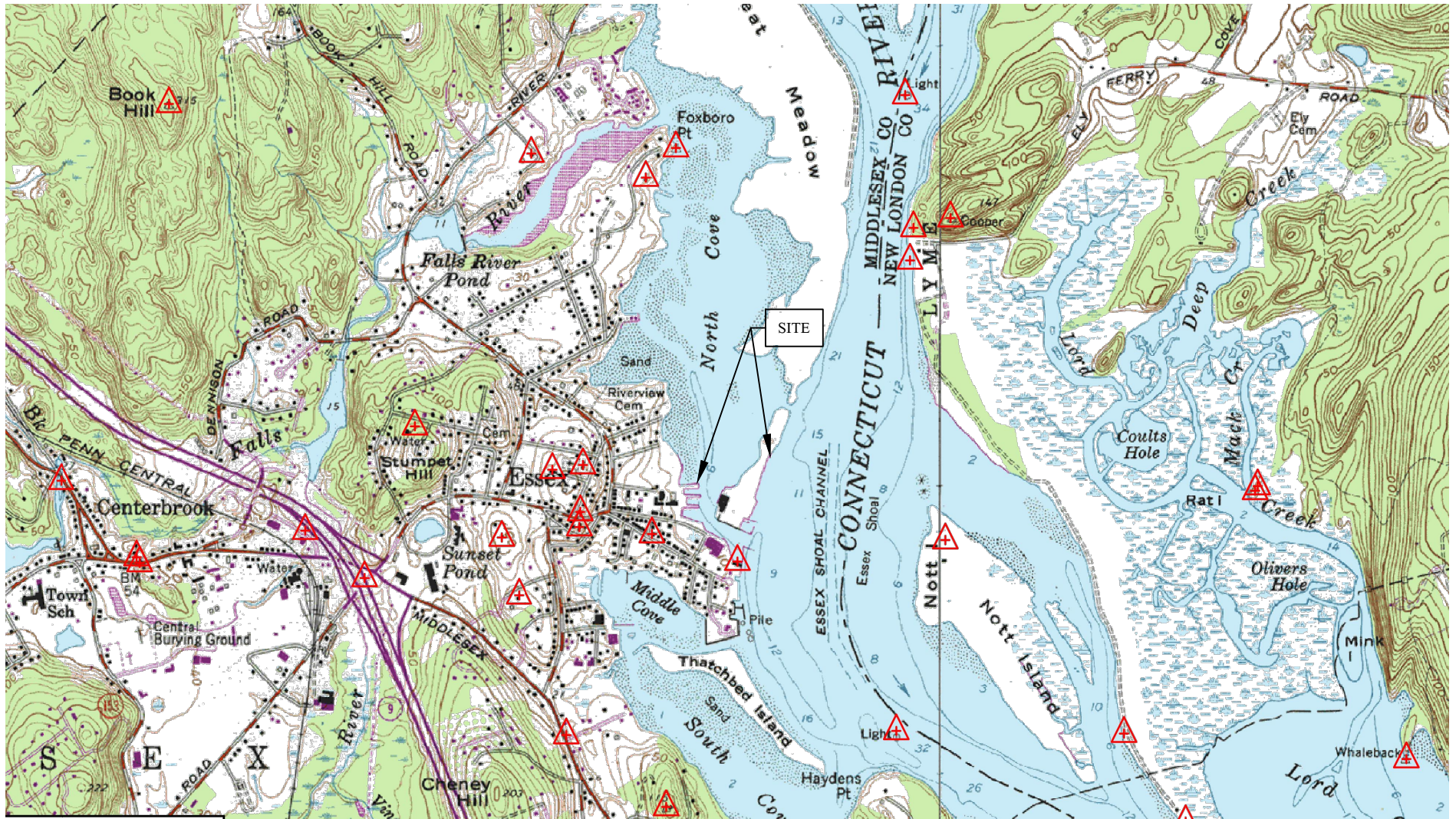
- 1 of 15 - Cover Sheet
- 2 of 15 - Site Location Map
- 3 of 15 - Assessor Map
- 4 of 15 - Overall Existing Conditions - Property View
- 5 of 15 - Overall Proposed Conditions - Property View
- 6 of 15 - Overall Existing & Proposed Conditions - Property View
- 7 of 15 - Existing & Proposed Conditions - Plan View
- 8 of 15 - Existing & Proposed Conditions - Plan View
- 9 of 15 - Existing Conditions - E DOCK - Plan View
- 10 of 15 - Proposed Conditions - E DOCK - Plan View
- 11 of 15 - Existing Conditions - D DOCK - Plan View
- 12 of 15 - Proposed Conditions - D DOCK - Plan View
- 13 of 15 - Existing Conditions - A DOCK - Plan View
- 14 of 15 - Proposed Conditions - A DOCK - Plan View
- 15 of 15 - Existing & Proposed Profile View- AA - E DOCK

Date: Dec. 18, 2020

Revised:

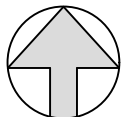
Permitting Agent: John B. Lust

Sheet: 1 of 15



### SITE LOCATION MAP

Scale: 1" = 2000'



NORTH



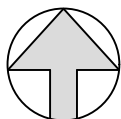
PROJECT LOCATION MAP TAKEN FROM TERRAIN NAVIGATOR PRO

Applicant	SHM ESSEX ISLAND MARINA
	11 FERRY ST
	MIDDLESEX COUNTY
	ESSEX, CONNECTICUT
<b>SITE LOCATION MAP</b>	
Sheet: 2 of 15	



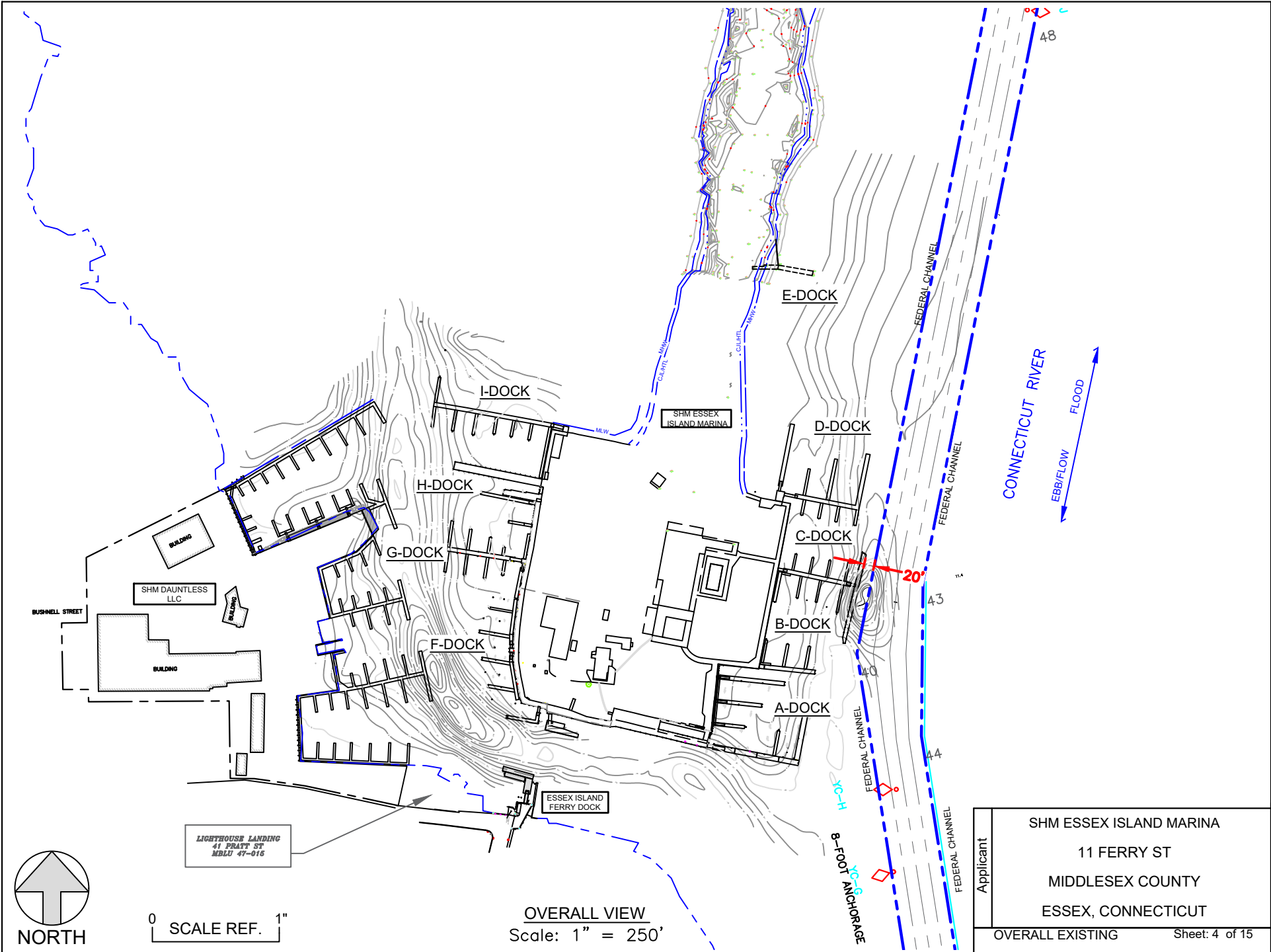
## TAX ASSESSOR MAP

ASSESSOR MAP TAKEN FROM TOWN OF ESSEX APPGEO GIS

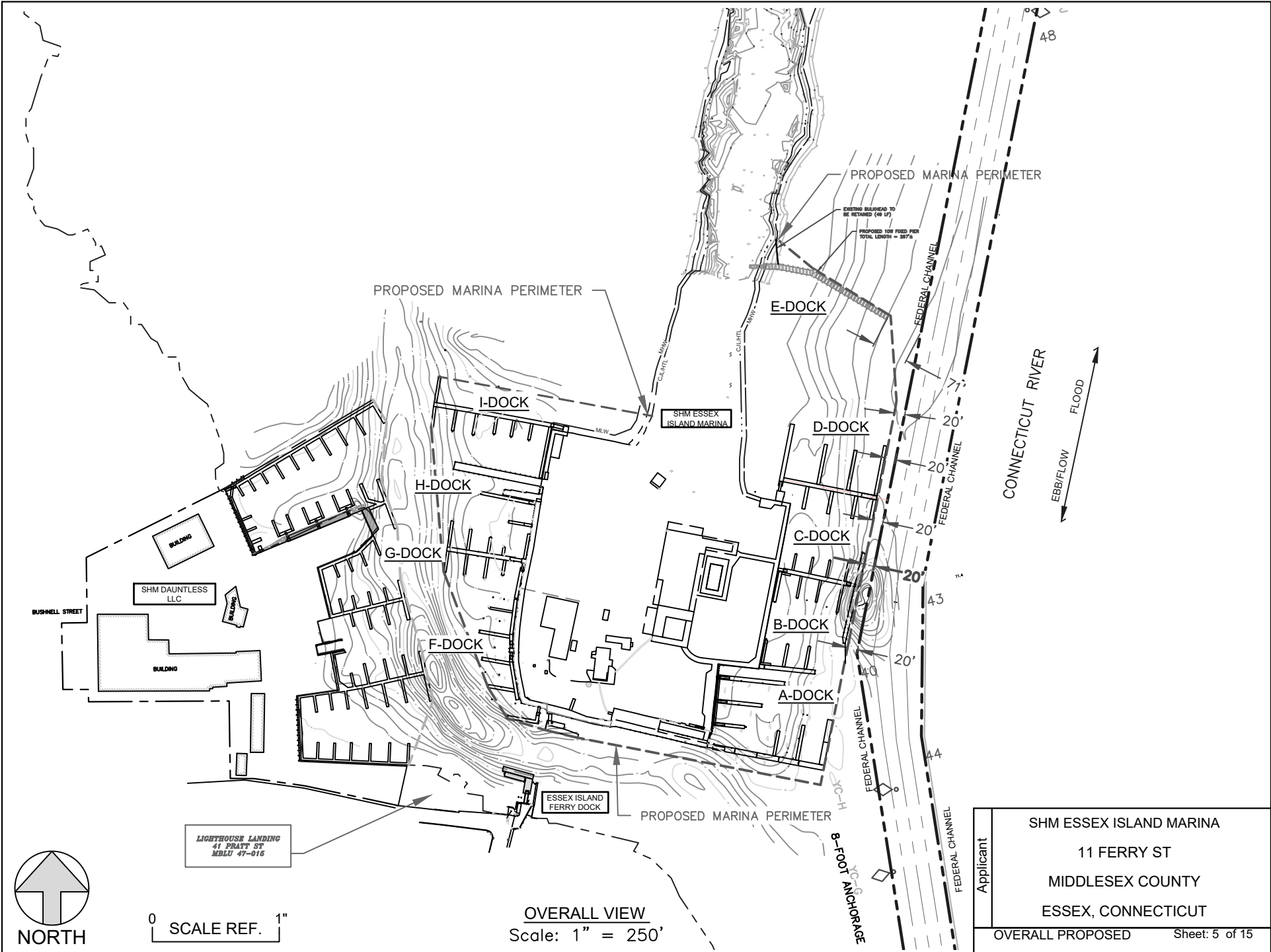


NORTH

Applicant	SHM ESSEX ISLAND MARINA
	11 FERRY ST
	MIDDLESEX COUNTY
	ESSEX, CONNECTICUT
ASSESSOR MAP	Sheet: 3 of 15



Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	OVERALL EXISTING

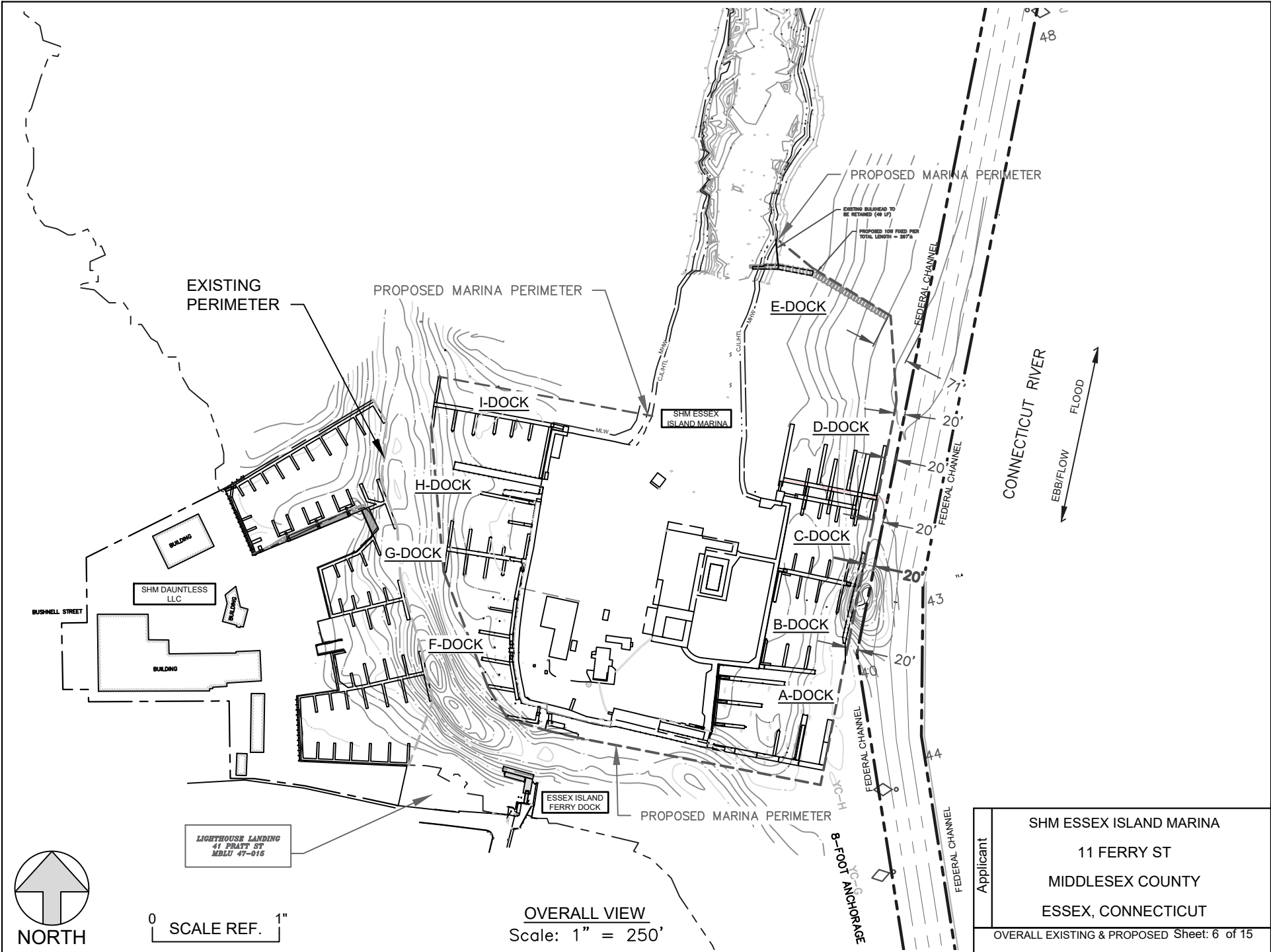


0 SCALE REF. 1"

OVERALL VIEW  
Scale: 1" = 250'

Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	OVERALL PROPOSED <span style="float: right;">Sheet: 5 of 15</span>



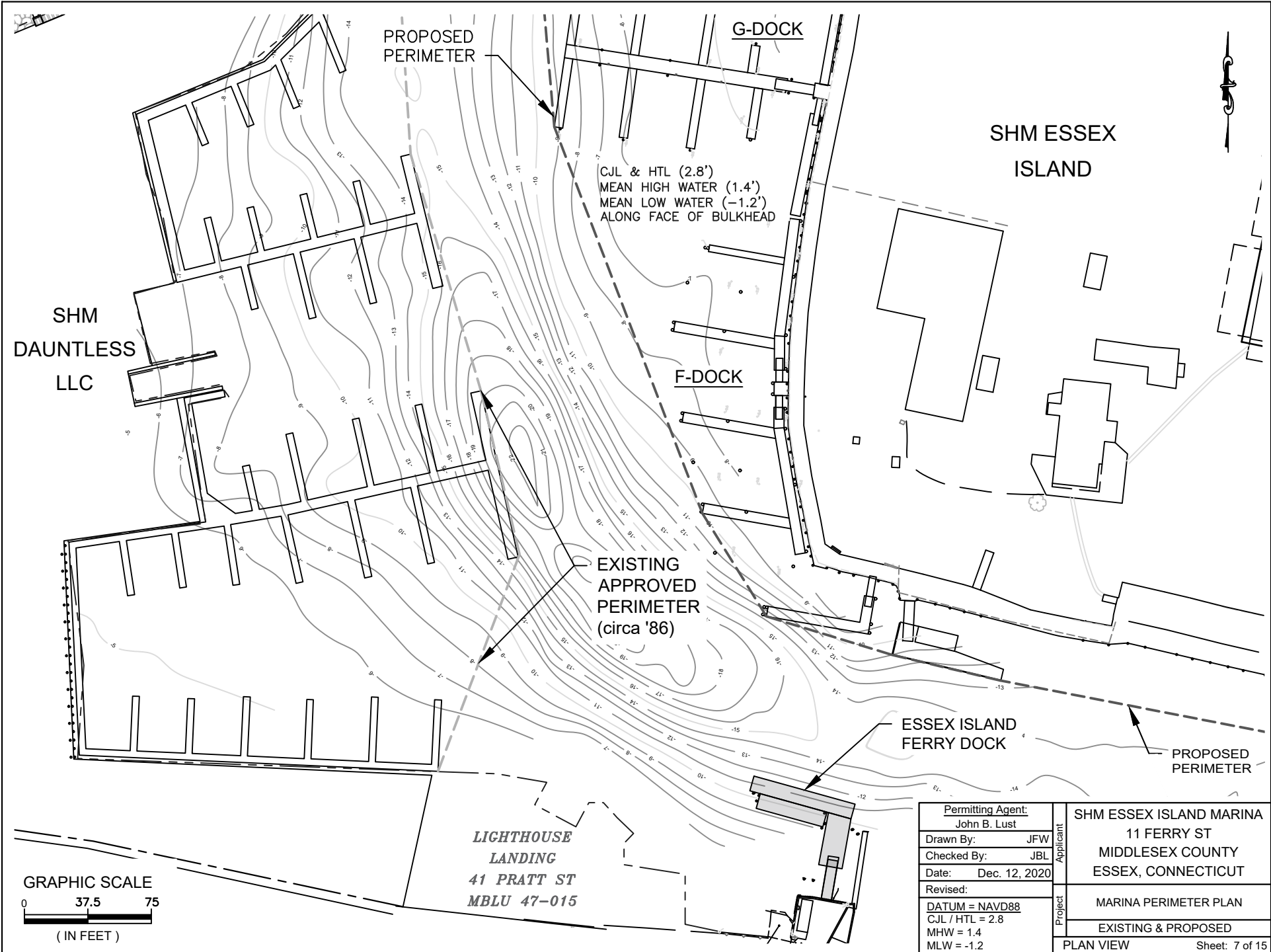


Applicant	SHM ESSEX ISLAND MARINA
	11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
OVERALL EXISTING & PROPOSED Sheet: 6 of 15	

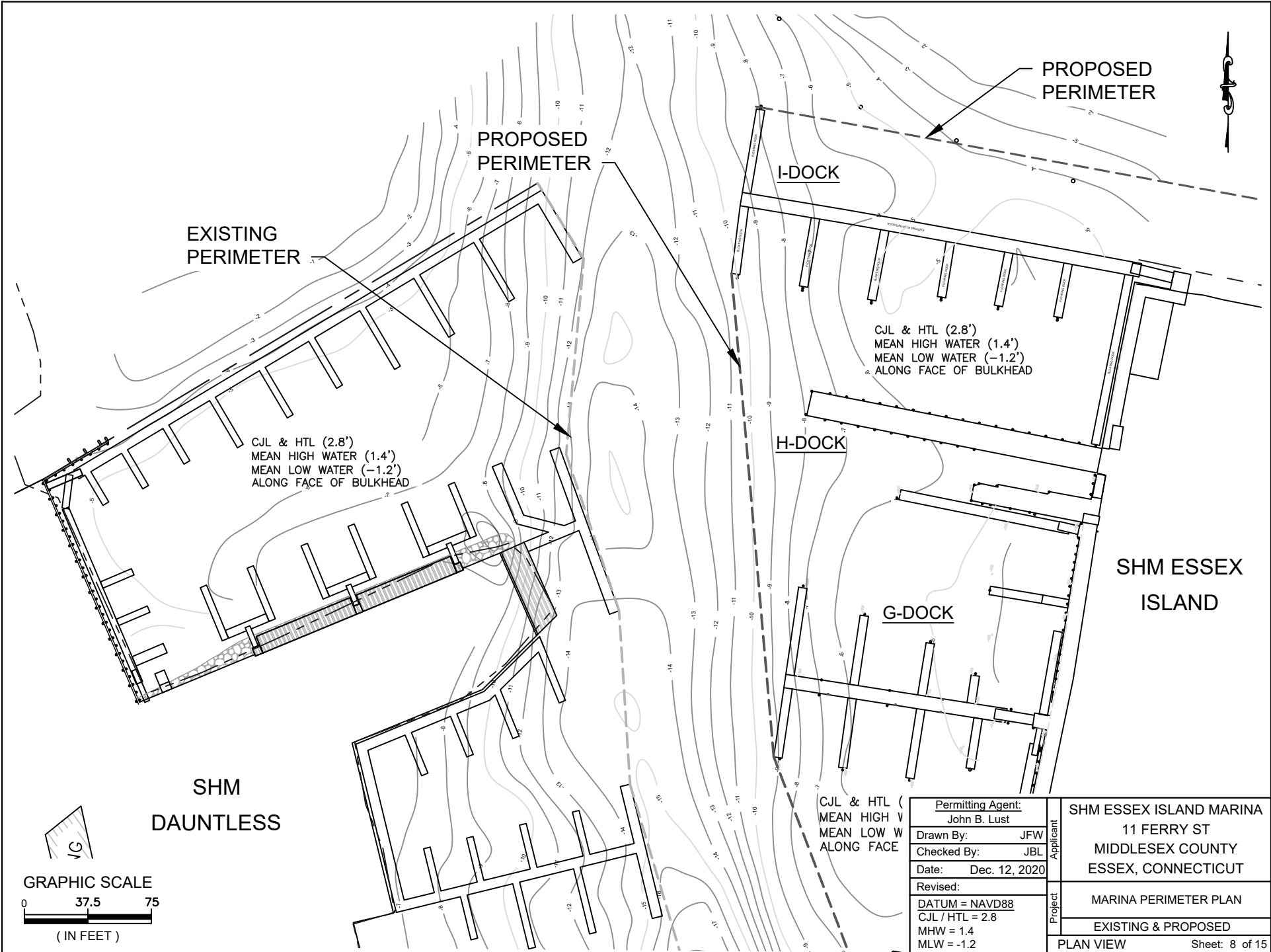
OVERALL VIEW  
Scale: 1" = 250'

0 SCALE REF. 1"



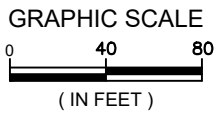
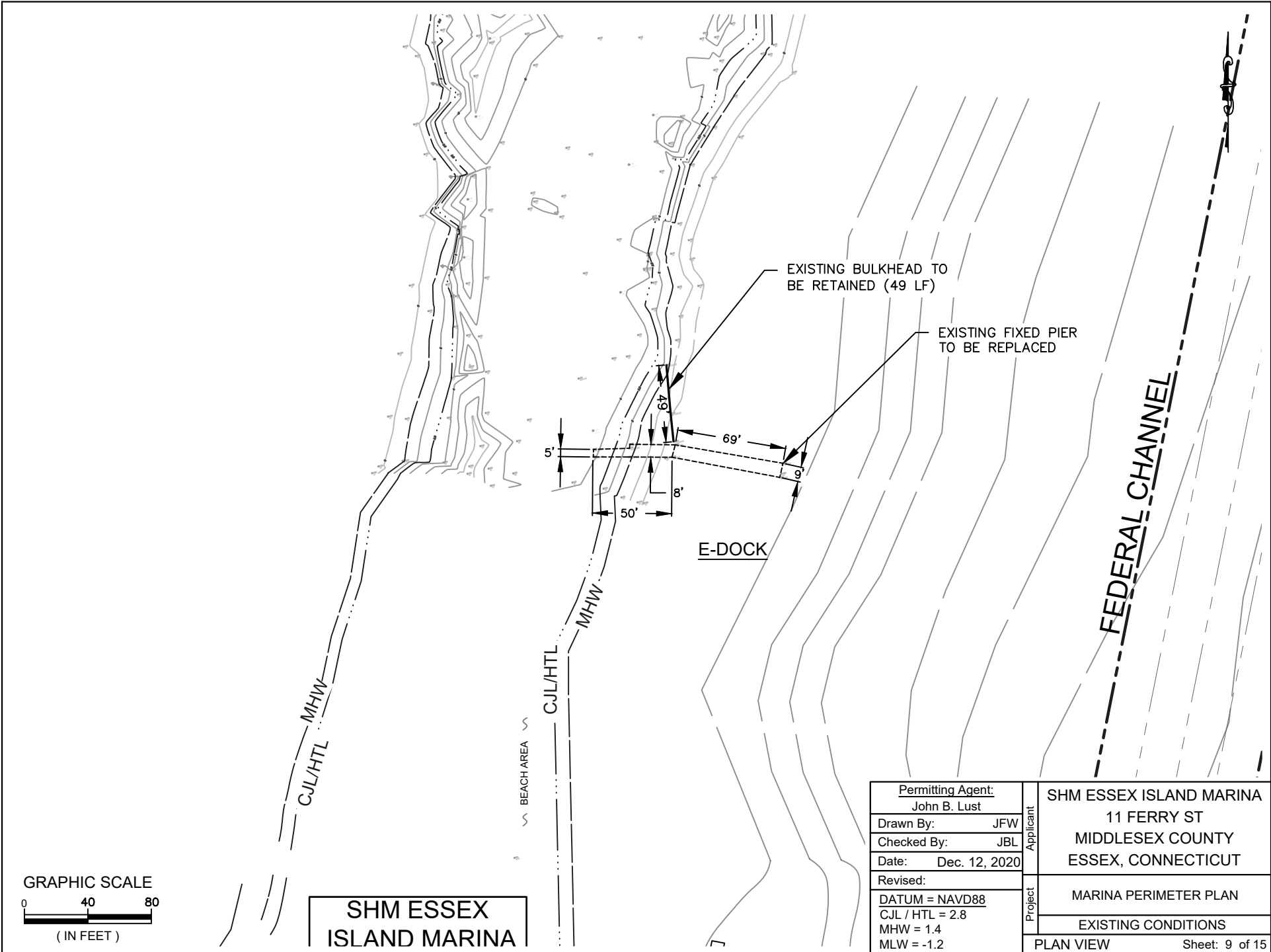


Permitting Agent: John B. Lust		Applicant <b>SHM ESSEX ISLAND MARINA</b> 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
Drawn By: JFW Checked By: JBL Date: Dec. 12, 2020		
Revised: DATUM = NAVD88 CJL / HTL = 2.8 MHW = 1.4 MLW = -1.2		Project <b>MARINA PERIMETER PLAN</b> EXISTING & PROPOSED PLAN VIEW
		Sheet: 7 of 15



Permitting Agent:	John B. Lust
Drawn By:	JFW
Checked By:	JBL
Date:	Dec. 12, 2020
Revised:	
DATUM = NAVD88	
CJL / HTL = 2.8	
MHW = 1.4	
MLW = -1.2	

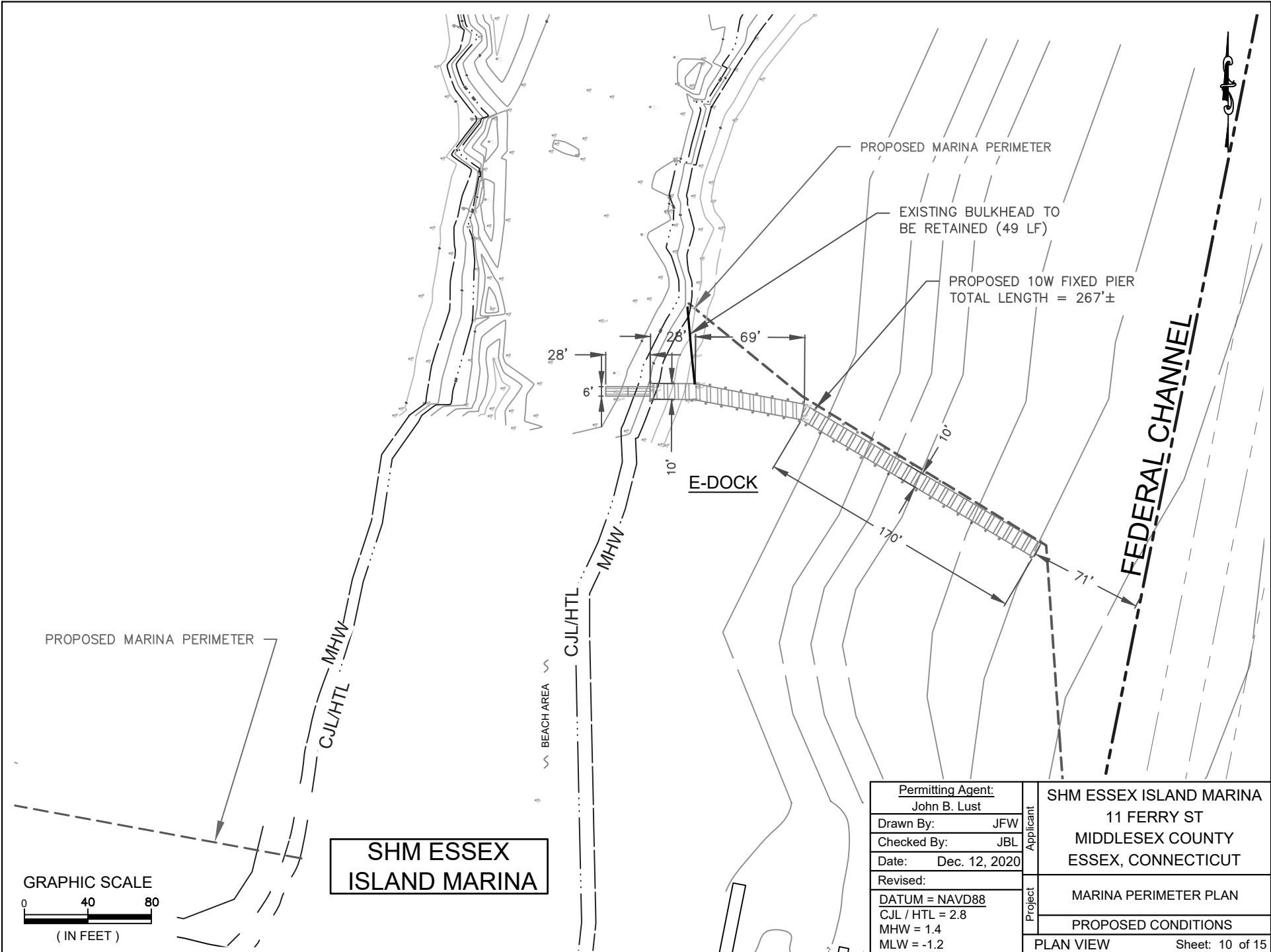
Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	MARINA PERIMETER PLAN EXISTING & PROPOSED
Project	PLAN VIEW



**SHM ESSEX  
 ISLAND MARINA**

Permitting Agent: John B. Lust	
Drawn By:	JFW
Checked By:	JBL
Date:	Dec. 12, 2020
Revised:	
DATUM = NAVD88	
CJL / HTL = 2.8	
MHW = 1.4	
MLW = -1.2	

Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	MARINA PERIMETER PLAN
Project	EXISTING CONDITIONS
	PLAN VIEW



PROPOSED MARINA PERIMETER

PROPOSED MARINA PERIMETER

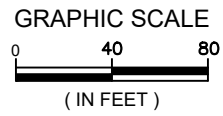
EXISTING BULKHEAD TO BE RETAINED (49 LF)

PROPOSED 10W FIXED PIER TOTAL LENGTH = 267'±

E-DOCK

FEDERAL CHANNEL

SHM ESSEX ISLAND MARINA



Permitting Agent:	John B. Lust
Drawn By:	JFW
Checked By:	JBL
Date:	Dec. 12, 2020
Revised:	
DATUM = NAVD88	
CJL / HTL = 2.8	
MHW = 1.4	
MLW = -1.2	

Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	MARINA PERIMETER PLAN
Project	PROPOSED CONDITIONS
	PLAN VIEW

EX  
RINA

CJL/HTL

MHW

D-DOCK

C-DOCK

FEDEI

FEDERAL CHANNEL

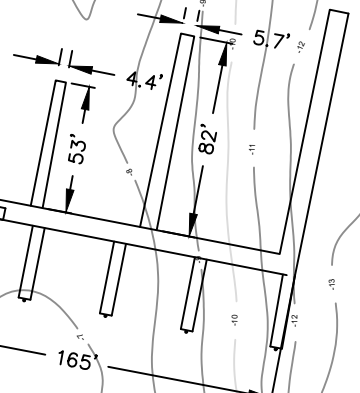
CONNECTICUT RIVER

EBB/FLOW  
FLOOD

GRAPHIC SCALE



( IN FEET )

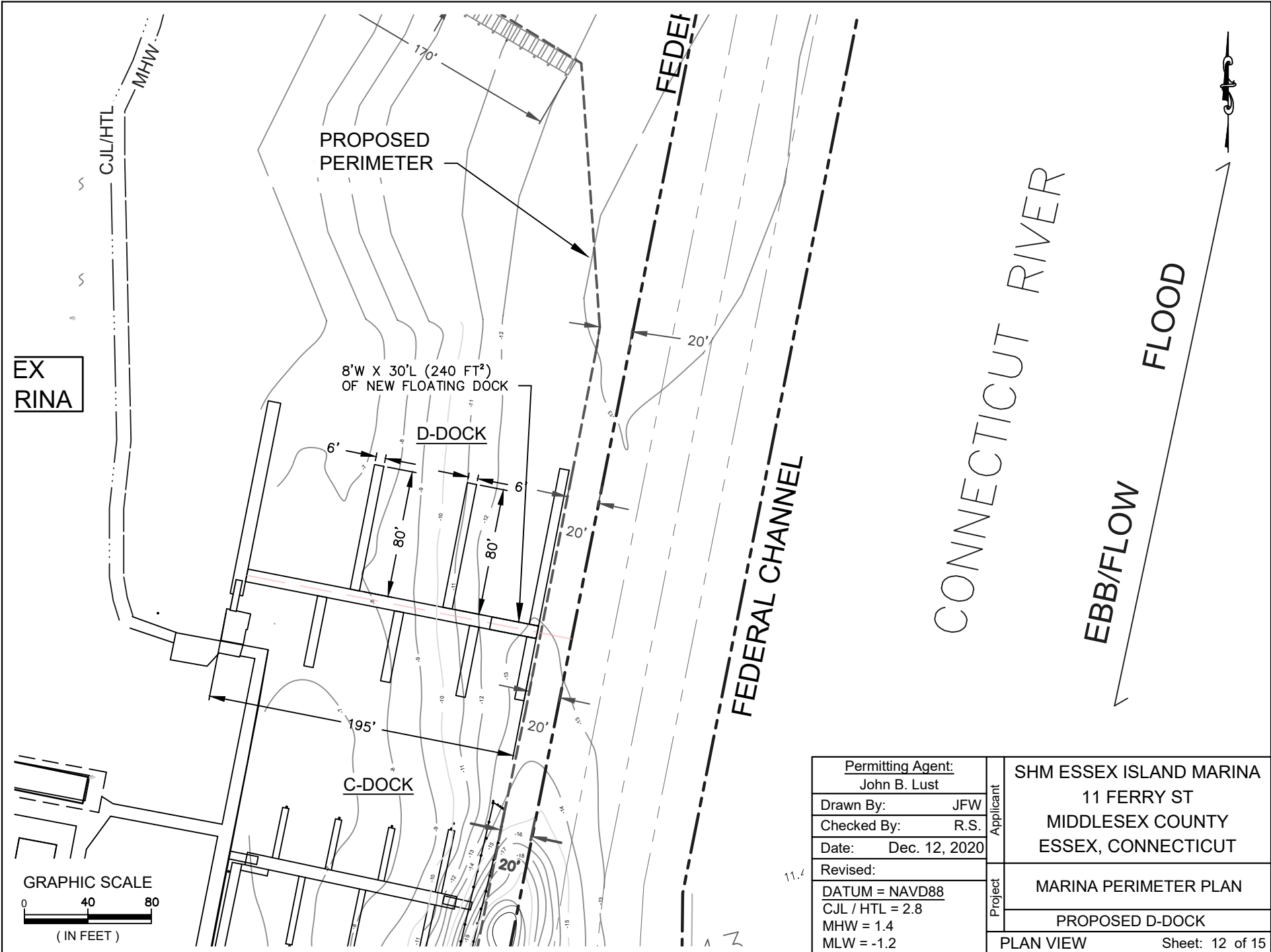


165'

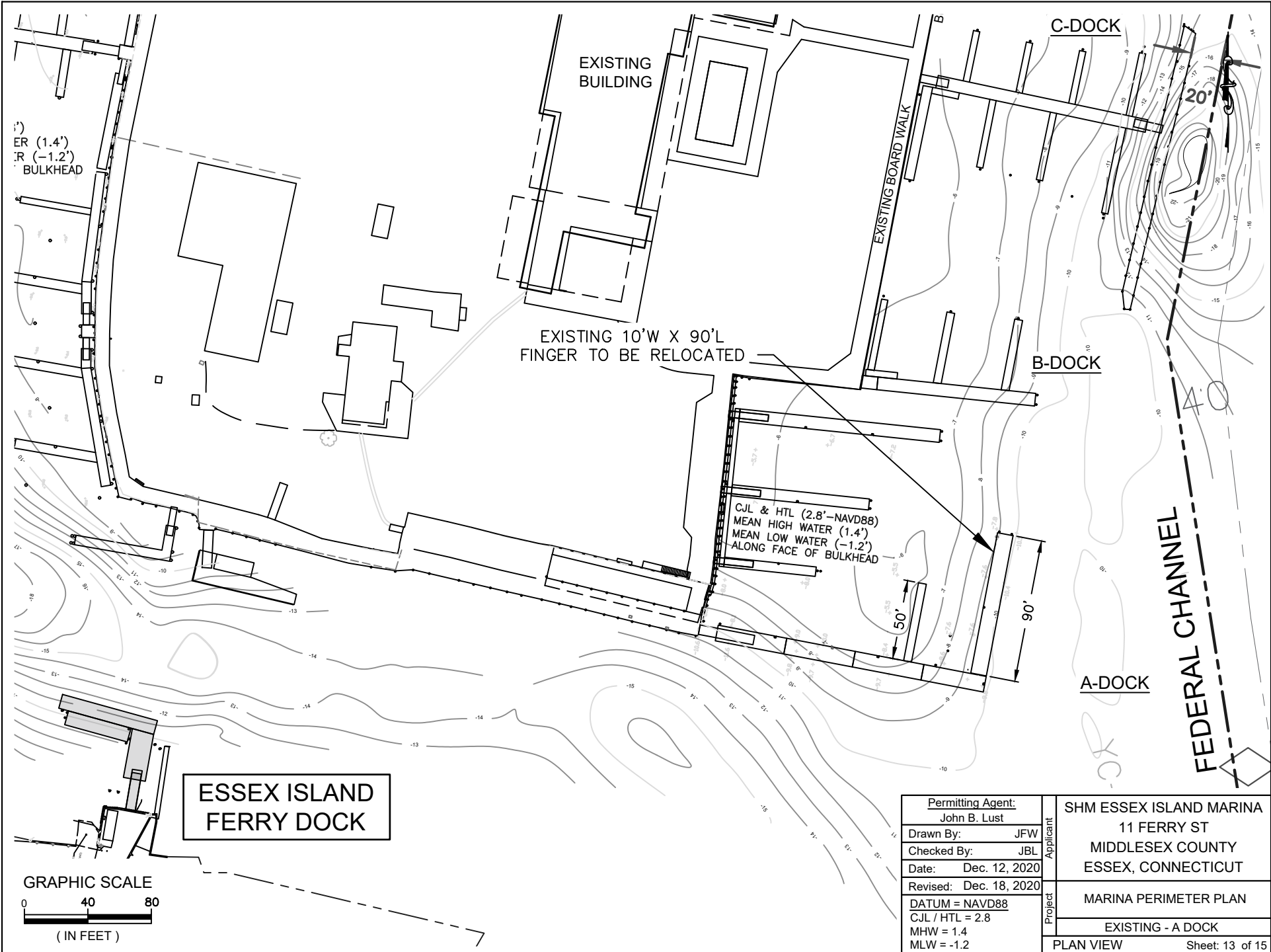
Permitting Agent: John B. Lust		Applicant SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
Drawn By: JFW Checked By: R.S. Date: Dec. 12, 2020	Project MARINA PERIMETER PLAN EXISTING - D DOCK PLAN VIEW	
Revised: DATUM = NAVD88 CJL / HTL = 2.8 MHW = 1.4 MLW = -1.2		Sheet: 11 of 15

11.4

1 2



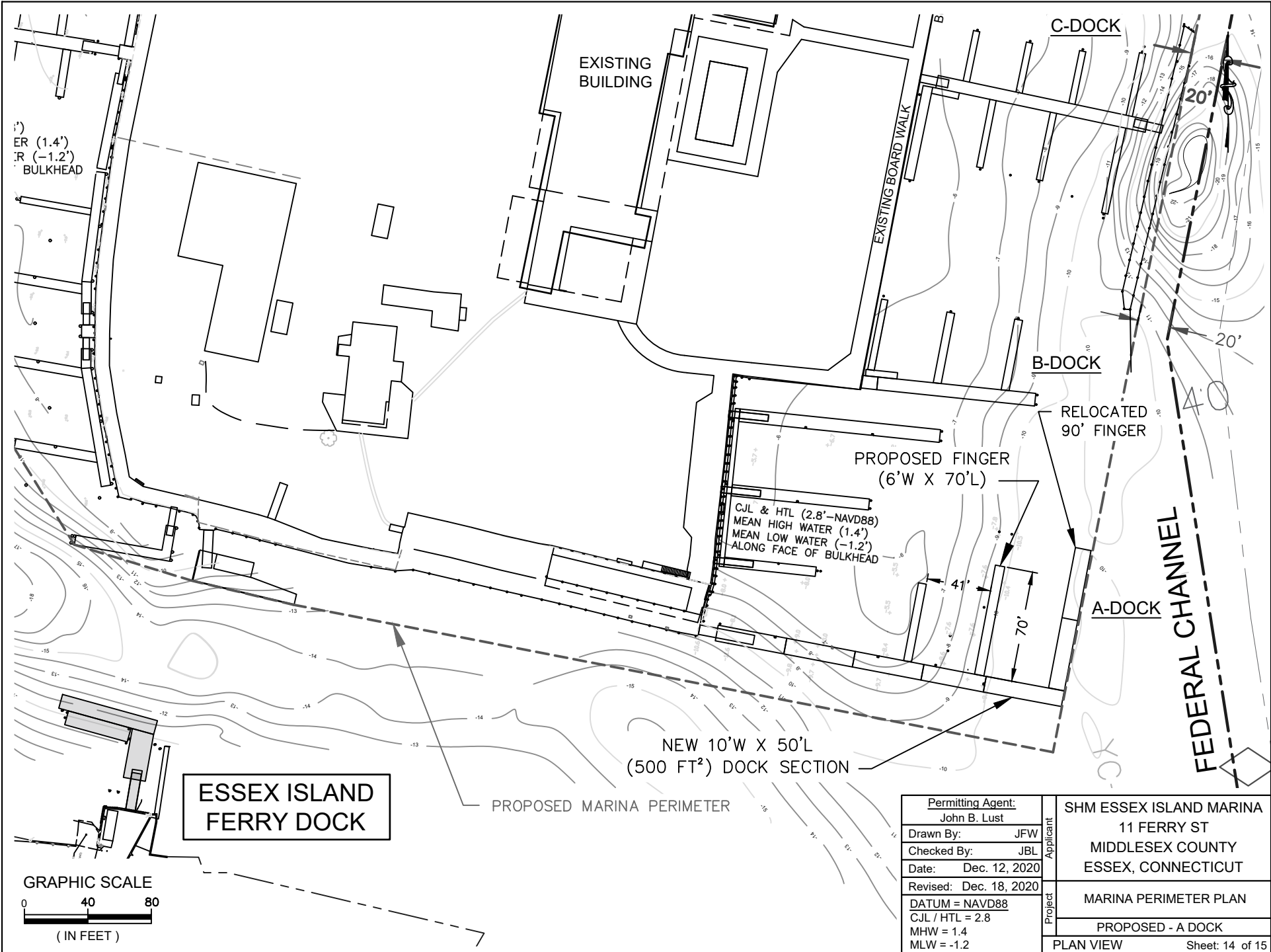
<u>Permitting Agent:</u> John B. Lust		Applicant	SHM ESSEX ISLAND MARINA
Drawn By:	JFW		11 FERRY ST
Checked By:	R.S.	Project	MIDDLESEX COUNTY
Date:	Dec. 12, 2020		ESSEX, CONNECTICUT
Revised:		Project	MARINA PERIMETER PLAN
<u>DATUM = NAVD88</u>			PROPOSED D-DOCK
C.J.L. / H.T.L. = 2.8			PLAN VIEW
M.H.W. = 1.4			Sheet: 12 of 15
M.L.W. = -1.2			



Permitting Agent:	John B. Lust
Drawn By:	JFW
Checked By:	JBL
Date:	Dec. 12, 2020
Revised:	Dec. 18, 2020
DATUM = NAVD88	
CJL / HTL = 2.8	
MHW = 1.4	
MLW = -1.2	

Applicant	SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
	MARINA PERIMETER PLAN
Project	EXISTING - A DOCK
PLAN VIEW	Sheet: 13 of 15





1')  
ER (1.4')  
R (-1.2')  
BULKHEAD

EXISTING BUILDING

C-DOCK

EXISTING BOARD WALK

B-DOCK

RELOCATED 90' FINGER

PROPOSED FINGER  
(6'W X 70'L)

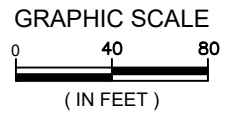
CJL & HTL (2.8'-NAVD88)  
MEAN HIGH WATER (1.4')  
MEAN LOW WATER (-1.2')  
ALONG FACE OF BULKHEAD

A-DOCK

NEW 10'W X 50'L  
(500 FT<sup>2</sup>) DOCK SECTION

PROPOSED MARINA PERIMETER

ESSEX ISLAND  
FERRY DOCK



Permitting Agent: John B. Lust		Applicant SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
Drawn By: JFW		
Checked By: JBL		
Date: Dec. 12, 2020		
Revised: Dec. 18, 2020		Project MARINA PERIMETER PLAN PROPOSED - A DOCK PLAN VIEW
DATUM = NAVD88		
CJL / HTL = 2.8		
MHW = 1.4 MLW = -1.2		
Sheet: 14 of 15		

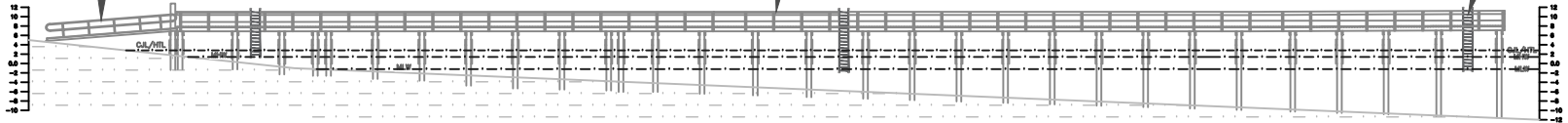


**EXISTING PROFILE: E DOCK**

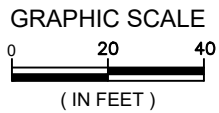
PROPOSED PIER  
ACCESS RAMP  
(6'W X 28'L)

PROPOSED FIXED PIER 10'W X 267'±L  
TOP DECK ELEV. 8.0'(NAVD)

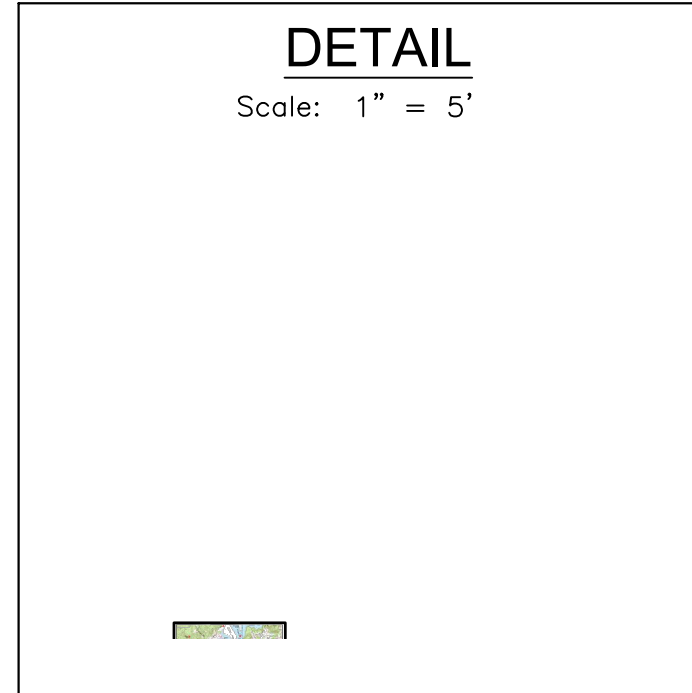
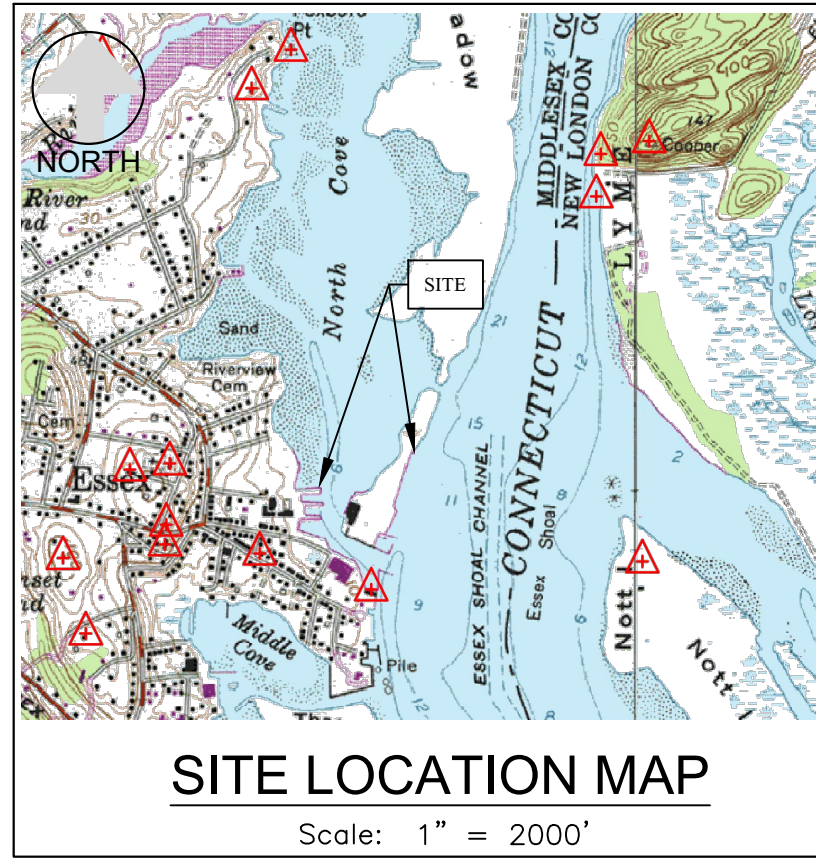
PROPOSED  
BOARDING  
LADDERS



**PROPOSED PROFILE: E DOCK**



Permitting Agent: John B. Lust		Applicant  SHM ESSEX ISLAND MARINA 11 FERRY ST MIDDLESEX COUNTY ESSEX, CONNECTICUT
Drawn By:	JFW	
Checked By:	JBL	
Date:	Dec. 12, 2020	
Revised: DATUM = NAVD88 CJL / HTL = 2.8 MHW = 1.4 MLW = -1.2		Project  E-DOCK EXPANSION
		PROFILE VIEW AA
		SECTION VIEW      Sheet: 15 of 15



**GENERAL NOTES:**

1. BASE MAP COMPILED FROM THE FOLLOWING REFERENCE MAPS:  
A2/T2 SURVEY BY ANGUS McDONALD / GARY SHARPE & ASSOCIATES, INC. 233 BOSTON POST ROAD, OLD SAYBROOK CT
- 1.1. "TOWN OF ESSEX, OFFICE OF THE ASSESSOR, TAX PARCEL MAP" - MAPS 47 & 30, SCALE: 1"=200'; UPDATED: OCTOBER, 2016 AND PREPARED BY APPECO
2. PROJECT LOCATION MAP TAKEN FROM TERRAIN NAVIGATOR PRO
3. THIS PLAN SHOULD ONLY BE USED FOR GENERAL PRESENTATION AND NOT FOR CONSTRUCTION PURPOSES. ALL STRUCTURES, UTILITIES AND ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY WORK.

SCALE: 1" = 80'

Permitting Agent: John B. Lust	Seal	Applicant SHM ESSEX ISLAND MARINA 11 FERRY STREET MIDDLESEX COUNTY ESSEX, CONNECTICUT
Drawn By: JFW		
Checked By: JBL		
Date: January 8, 2021		
Project PROPOSED PERIMETER PLAN EXISTING W/PROPOSED PLAN VIEW		Sheet: 1 of 1