



Coastline Consulting & Development, LLC

Waterfront Planning, Permitting, and Development

May 15, 2020

Land and Water Resources Division
Bureau of Water Protection and Land Reuse
Department of Energy & Environmental Protection
79 Elm Street
Hartford, CT 06106

RE: Request for Pre-Application Review & Comments

Waterfront Improvement Project—Map 2, Lot 4, Great Meadow Rd, Essex, CT

To Whom It May Concern:

Coastline Consulting and Development, LLC (Coastline) has been hired by the owner of the above referenced property, Bombaci Family, LLC, to seek regulatory approval for improvements and additions to dock structures at the above referenced property. This correspondence serves as Coastline's request for a pre-application review of the proposed activities. To aid in your review, we have provided a brief project description below and attached several documents, including photographs of existing conditions, preliminary permit drawings, and related correspondence.

Project Summary—The Bombaci Family, LLC proposes to construct an elevated platform and expand an existing dock to support a marine construction business and shad fishing at their Essex property on the Connecticut River.

Site Description—The Bombaci Family, LLC is the owner of Map 2, Lot 4 on Great Meadow Road in Essex, CT with approximately 237 feet of frontage on the Connecticut River. The upland is undeveloped with a gravel access drive along the river. The waterfront contains various types of vegetation, a boulder/cobble shoreline, a boat launch area, timber bulkhead remains, and a dock structure consisting of a fixed pier, gangway, and floating dock (DEEP Permit No. 20002517-KC).

Project Description—The waterfront has been used for many decades as a waypoint for the owner's marine construction business (see attached letter). Although the property is zoned residential, the Town of Essex has acknowledged this historical use and will allow it to continue (see attached email dated 8/13/19 from the Town). It is the owner's intent to continue the historical use of the waterfront to support his water-dependent business and to begin allowing shad fisherman to use the improved facility. To realize this intention, the owner proposes to construct an elevated platform within the footprint of the historical timber bulkhead and to expand the dock system. All proposed activities and dimensions are shown on the attached preliminary permit drawings dated March 10, 2020.

Please contact me if you have any questions. We look forward to receiving your comments.

Sincerely,

David Provencher

Project Manager

Coastline Consulting & Development, LLC

Attachments



View of timber bulkhead remains and pier looking downriver.



View shoreline and timber bulkhead remains looking upriver.



View of boat launch area and dock configuration looking northeast.



View of shoreline and structures looking upriver.

WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
ESSEX, CONNECTICUT

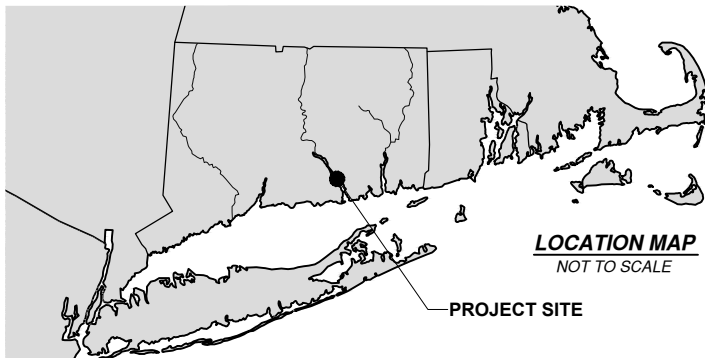
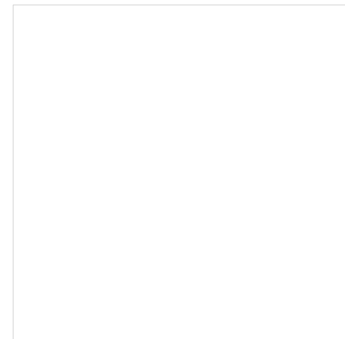
DRAWING LIST				
SHEET NO.	SHEET TITLE	ORIGINAL DATE	REVISION DATE	NOTES
1 OF 8	TITLE SHEET	3-10-2020		
2 OF 8	USGS TOPOGRAPHIC QUADRANGLE MAP	3-10-2020		
3 OF 8	TAX ASSESSOR'S MAP	3-10-2020		
4 OF 8	EXISTING CONDITIONS INDEX MAP	3-10-2020		
5 OF 8	EXISTING CONDITIONS PLAN	3-10-2020		
6 OF 8	PROPOSED CONDITIONS PLAN	3-10-2020		
7 OF 8	CROSS-SECTIONS A & C	3-10-2020		
8 OF 8	CROSS-SECTIONS B & D	3-10-2020		

PROJECT NOTES

- REFERENCE IS MADE TO THE FOLLOWING MAPS:
 - "TOPOGRAPHIC SURVEY & HYDROGRAPHIC SURVEY, BOMBACI FAMILY LLC, GREAT MEADOW ROAD, ASSESSOR MAP 2, LOT 4, ESSEX, CONNECTICUT", CERTIFIED TO CLASS T-2 STANDARDS, DATED DECEMBER 30, 2019, SCALE: 1" = 30' AND CERTIFIED BY JAMES NAGLE, L.S., LIC. NO. 15195.
 - "NFIP, FLOOD INSURANCE RATE MAP, MIDDLESEX, CONNECTICUT", MAP NUMBER 09007C0269G, REVISED AUGUST 28, 2008, PREPARED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY.
- BENCHMARK, TIDE LINES, UPLAND ELEVATIONS, AND SOUNDINGS ARE REFERENCED TO MEAN LOW WATER DATUM. A CONVERSION FACTOR OF +1.6' WAS USED TO CONVERT THE DATA FROM NAVD88 TO MLW DATUM. THE C.JL (COASTAL JURISDICTION LINE) ELEVATION OF 4.4' MLW DATUM IS THE VALUE FOR ESSEX, 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 INSURANCE 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.



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

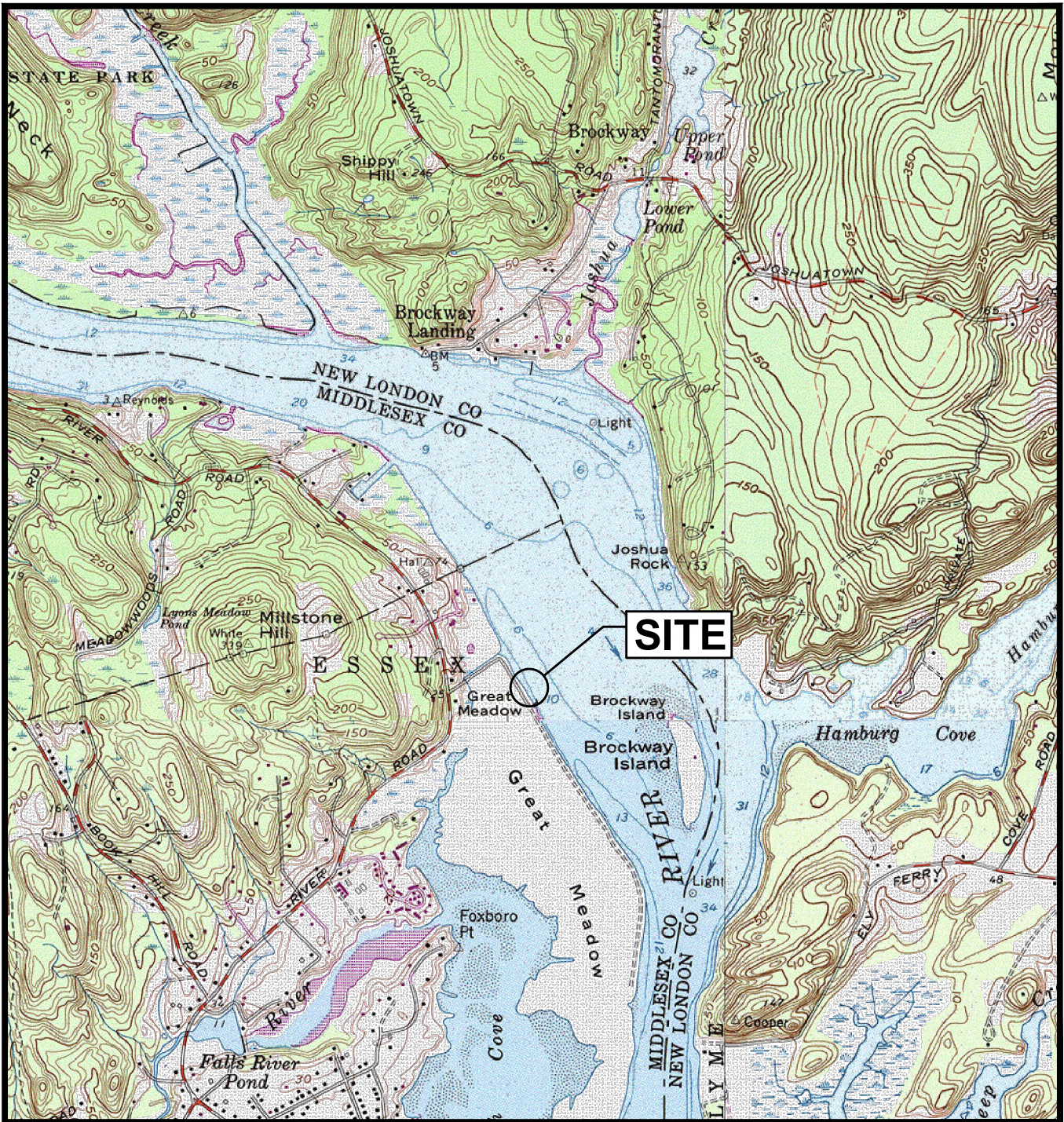
TITLE SHEET
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
GREAT MEADOW ROAD
ASSESSOR MAP 2, LOT 4
ESSEX, CONNECTICUT

3-10-2020

JOB NO. 18-110

SHEET 1 OF 8



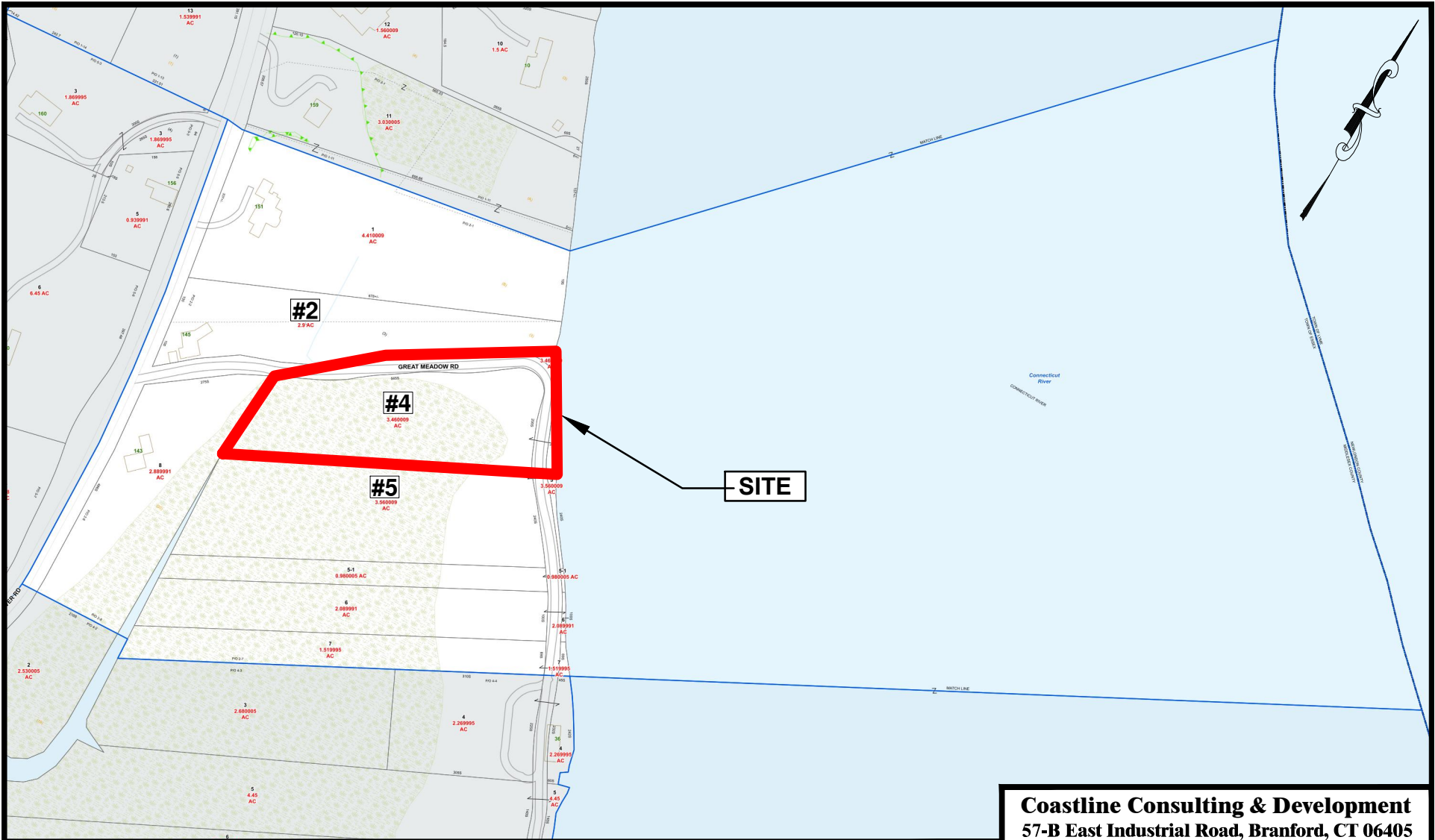
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USGS TOPOGRAPHIC QUADRANGLE MAP
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
 GREAT MEADOW ROAD
 ASSESSOR MAP 2, LOT 4
 ESSEX, CONNECTICUT

MAP TAKEN FROM TOPO, INC., 7.5 MINUTE USGS TOPOGRAPHIC MAPS OF THE DEEP RIVER, CONNECTICUT, QUADRANGLE, 1960 (PHOTO INSPECTED 1976, PHOTO REVISED 1984).

3-10-2020 SCALE: 1 = 24,000 SHEET 2 OF 8



SITE

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TAX ASSESSOR'S MAP
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
 GREAT MEADOW ROAD
 ASSESSOR MAP 2, LOT 4
 ESSEX, CONNECTICUT

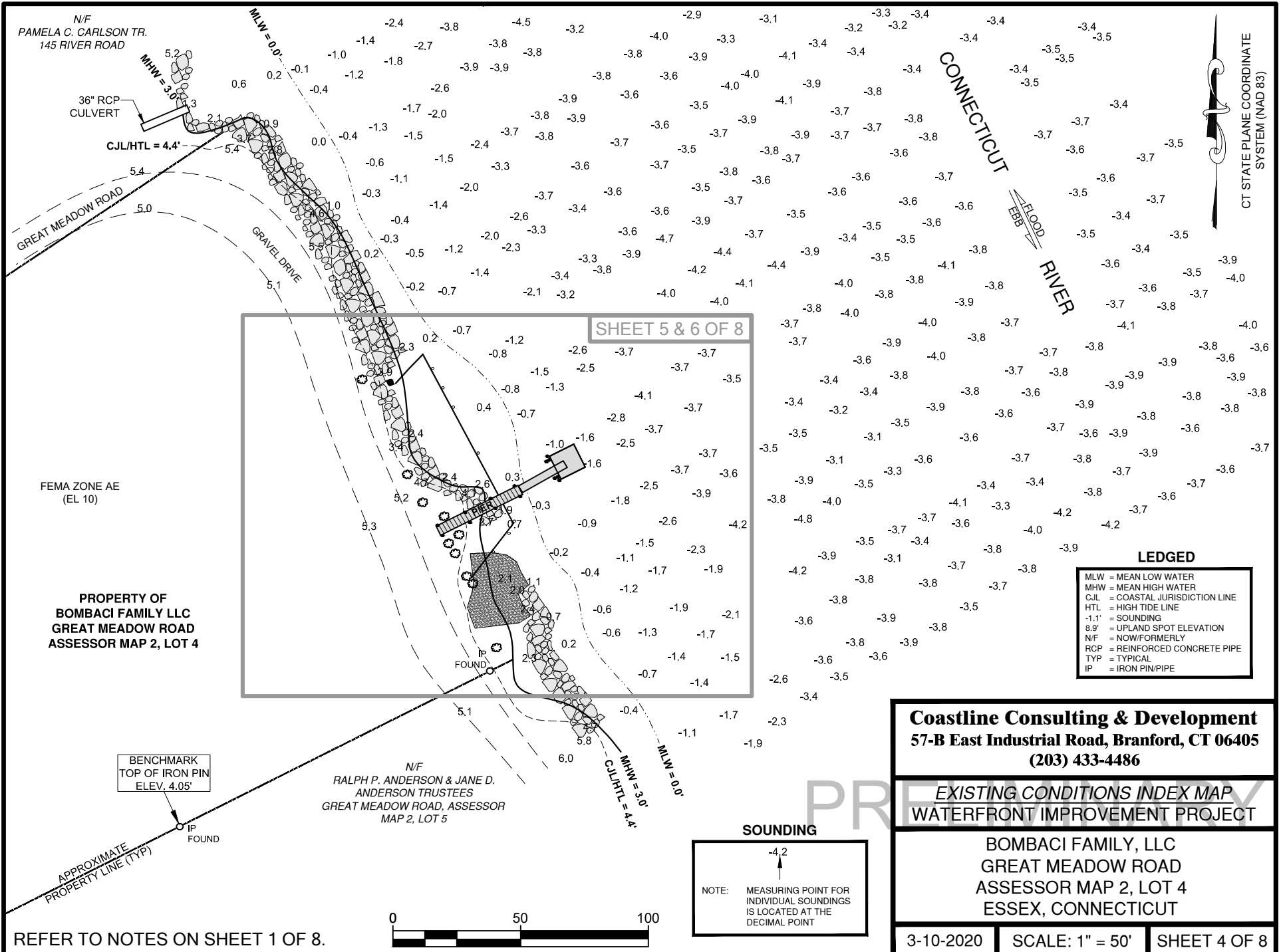
3-10-2020 SCALE: 1" = 300' SHEET 3 OF 8

ADJACENT WATERSIDE PROPERTY OWNERS

LOT #	PROPERTY OWNER	PROPERTY ADDRESS	MAILING ADDRESS
#2	PAMELA C. CARLSON TR	145 RIVER RD ESSEX, CT 06426	145 RIVER RD ESSEX, CT 06426
#5	JANE D. & RALPH P. ANDERSON TRUSTEES	GREAT MEADOW RD ESSEX, CT 06426	433 BALDWIN RD CAVLISLE, MA 01741

REFERENCE IS MADE TO ASSESSOR'S
 MAP #2 FROM ESSEX, CT GIS MAPPING.





N/F
PAMELA C. CARLSON TR.
145 RIVER ROAD

36" RCP
CULVERT

CJL/HTL = 4.4'

GREAT MEADOW ROAD

GRAVEL DRIVE

CONNECTICUT RIVER

CT STATE PLANE COORDINATE SYSTEM (NAD 83)

SHEET 5 & 6 OF 8

FEMA ZONE AE
(EL 10)

PROPERTY OF
BOMBACI FAMILY LLC
GREAT MEADOW ROAD
ASSESSOR MAP 2, LOT 4

N/F
RALPH P. ANDERSON & JANE D.
ANDERSON TRUSTEES
GREAT MEADOW ROAD, ASSESSOR
MAP 2, LOT 5

BENCHMARK
TOP OF IRON PIN
ELEV. 4.05'

- LEDGED**
- MLW = MEAN LOW WATER
 - MHW = MEAN HIGH WATER
 - CJL = COASTAL JURISDICTION LINE
 - HTL = HIGH TIDE LINE
 - 1' = SOUNDING
 - 8.9' = UPLAND SPOT ELEVATION
 - N/F = NOW/FORMERLY
 - RCP = REINFORCED CONCRETE PIPE
 - TYP = TYPICAL
 - IP = IRON PIN/PIPE

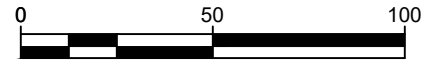
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EXISTING CONDITIONS INDEX MAP
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
GREAT MEADOW ROAD
ASSESSOR MAP 2, LOT 4
ESSEX, CONNECTICUT

3-10-2020 SCALE: 1" = 50' SHEET 4 OF 8

REFER TO NOTES ON SHEET 1 OF 8.



SOUNDING

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

↑
-4.2

CT STATE PLANE COORDINATE SYSTEM (NAD 83)

PROPERTY OF BOMBACI FAMILY LLC
GREAT MEADOW ROAD
ASSESSOR MAP 2, LOT 4

SOUNDING

-4.2

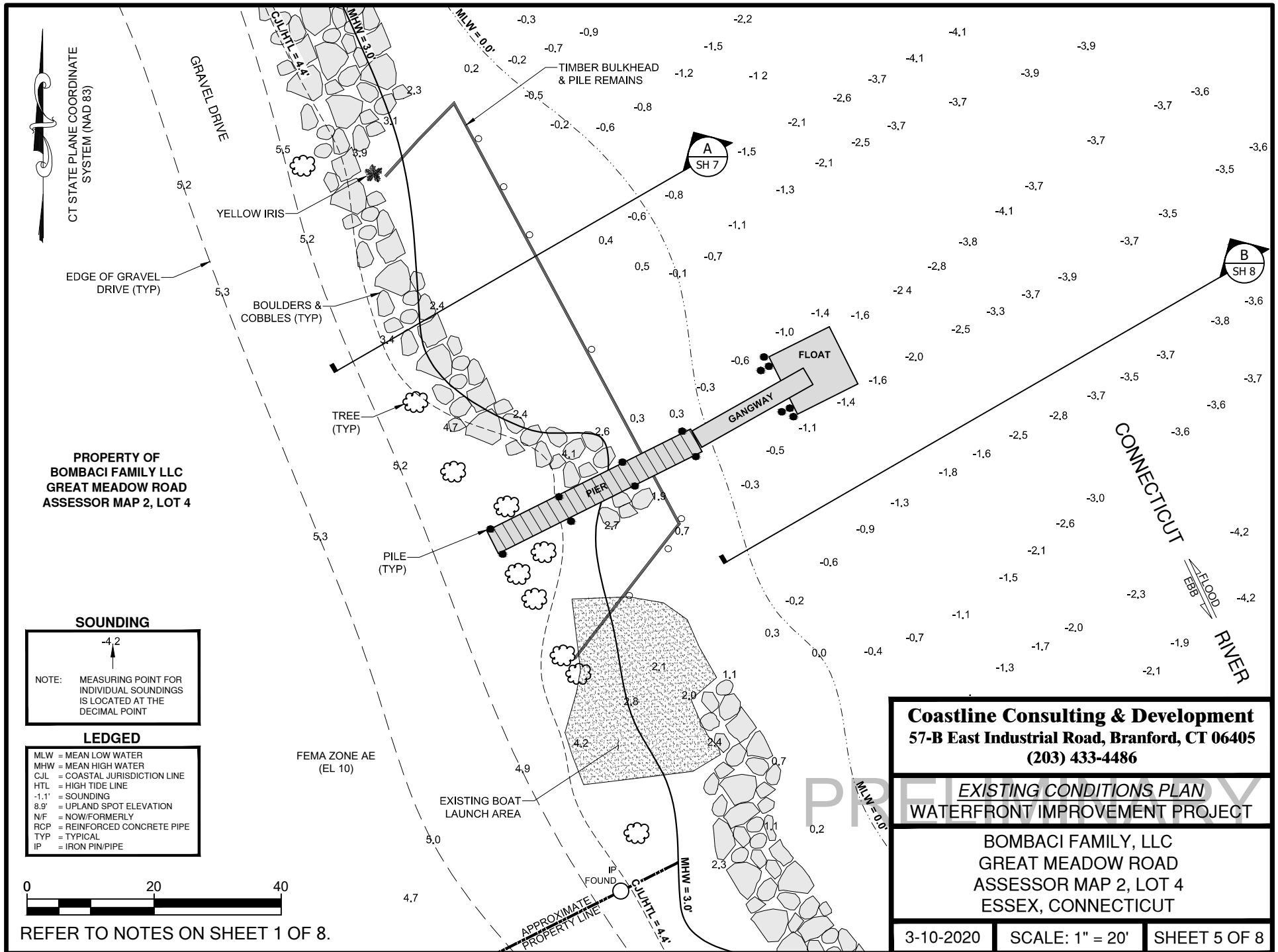
NOTE: MEASURING POINT FOR INDIVIDUAL SOUNDINGS IS LOCATED AT THE DECIMAL POINT

LEDGED

MLW = MEAN LOW WATER
MHW = MEAN HIGH WATER
CJL = COASTAL JURISDICTION LINE
HTL = HIGH TIDE LINE
-1.1' = SOUNDING
8.9' = UPLAND SPOT ELEVATION
N/F = NOW/FORMERLY
RCP = REINFORCED CONCRETE PIPE
TYP = TYPICAL
IP = IRON PIN/PIPE



REFER TO NOTES ON SHEET 1 OF 8.

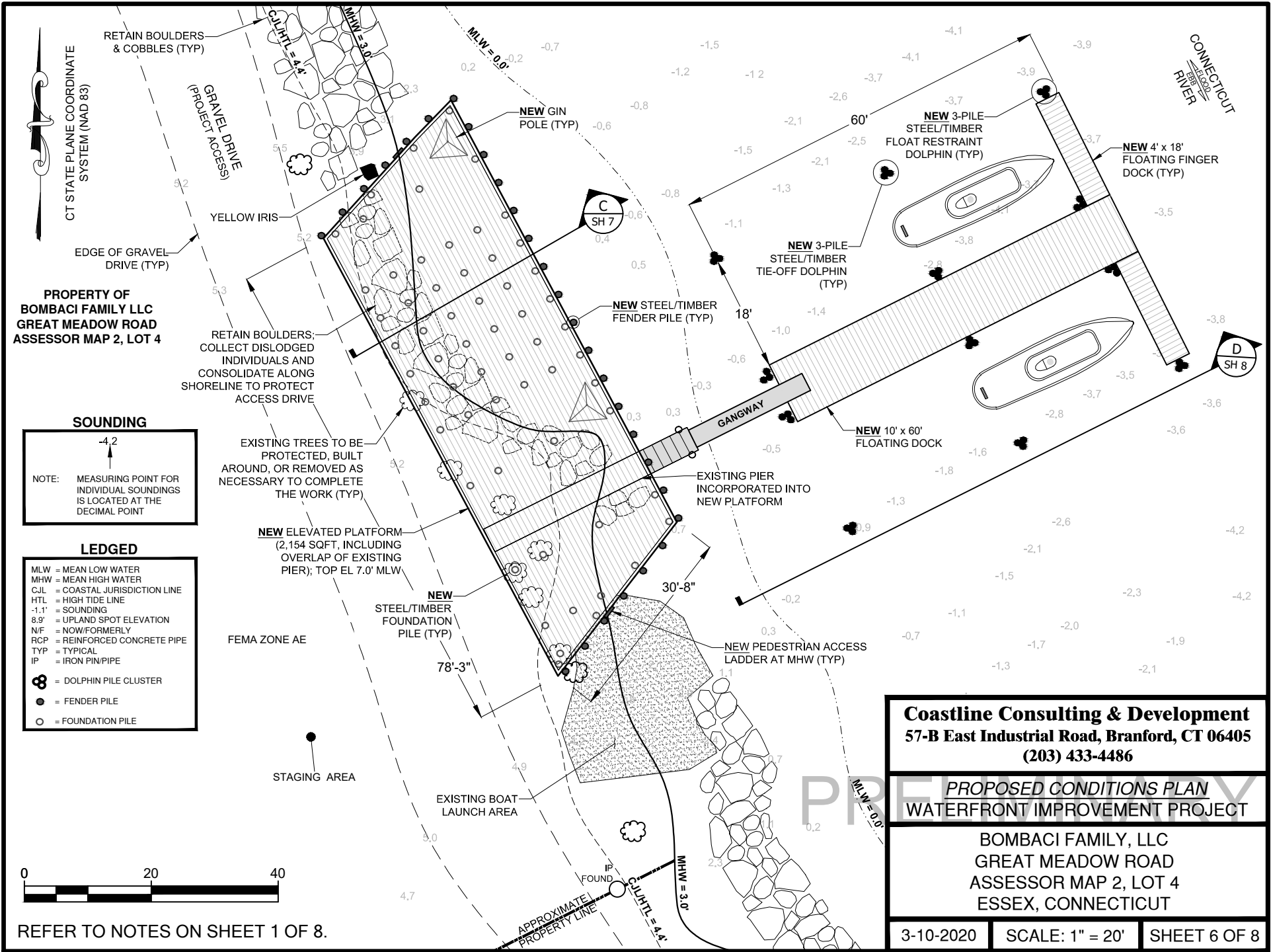


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EXISTING CONDITIONS PLAN
WATERFRONT IMPROVEMENT PROJECT

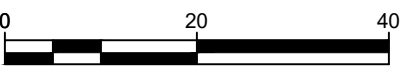
BOMBACI FAMILY, LLC
GREAT MEADOW ROAD
ASSESSOR MAP 2, LOT 4
ESSEX, CONNECTICUT

3-10-2020 SCALE: 1" = 20' SHEET 5 OF 8



SOUNDING
 -4.2
 NOTE: MEASURING POINT FOR INDIVIDUAL SOUNDINGS IS LOCATED AT THE DECIMAL POINT

LEDGED
 MLW = MEAN LOW WATER
 MHW = MEAN HIGH WATER
 CJL = COASTAL JURISDICTION LINE
 HTL = HIGH TIDE LINE
 -1.1' = SOUNDING
 8.9' = UPLAND SPOT ELEVATION
 N/F = NOW/FORMERLY
 RCP = REINFORCED CONCRETE PIPE
 TYP = TYPICAL
 IP = IRON PIN/PIPE
 [Symbol] = DOLPHIN PILE CLUSTER
 [Symbol] = FENDER PILE
 [Symbol] = FOUNDATION PILE



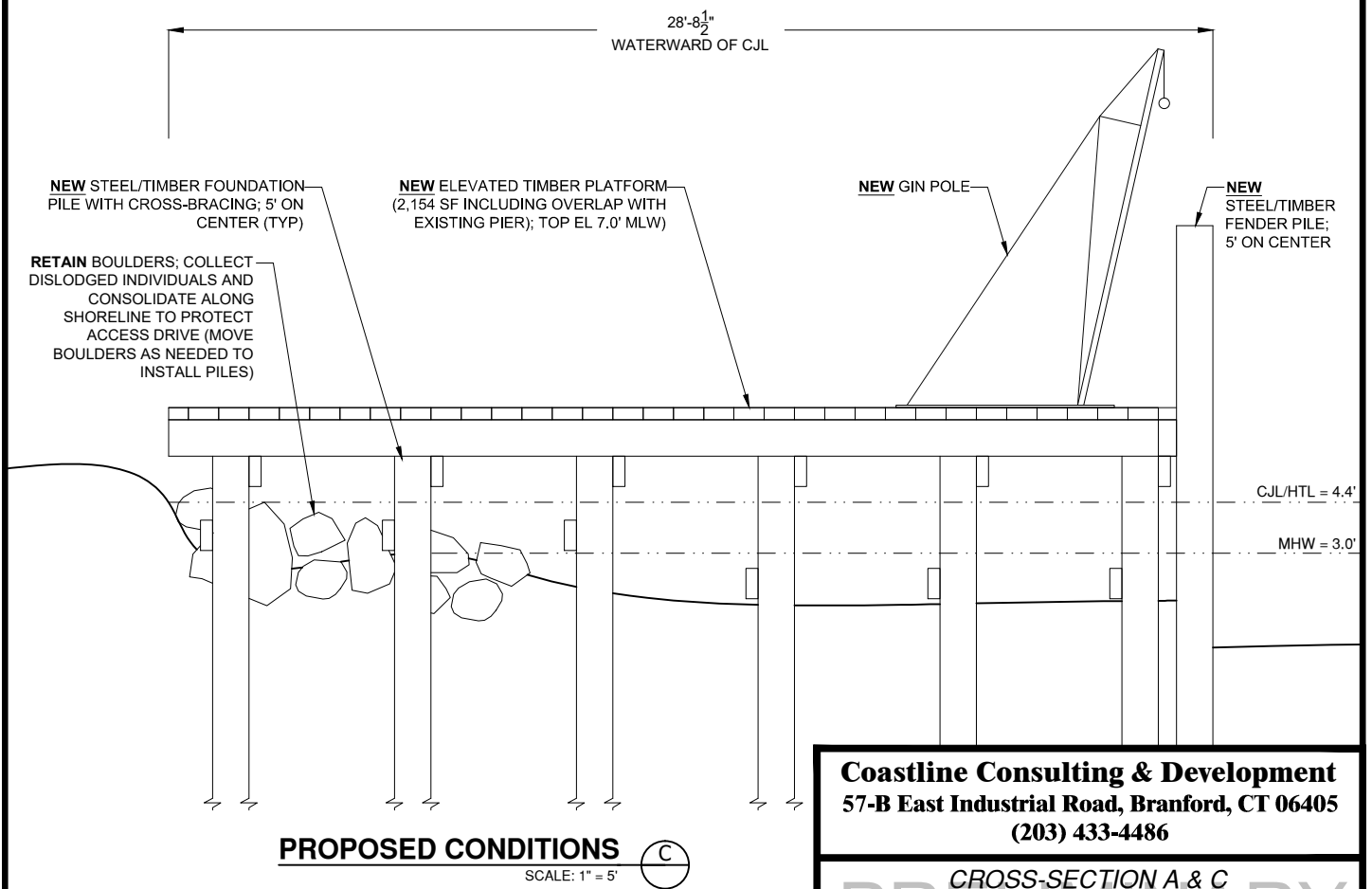
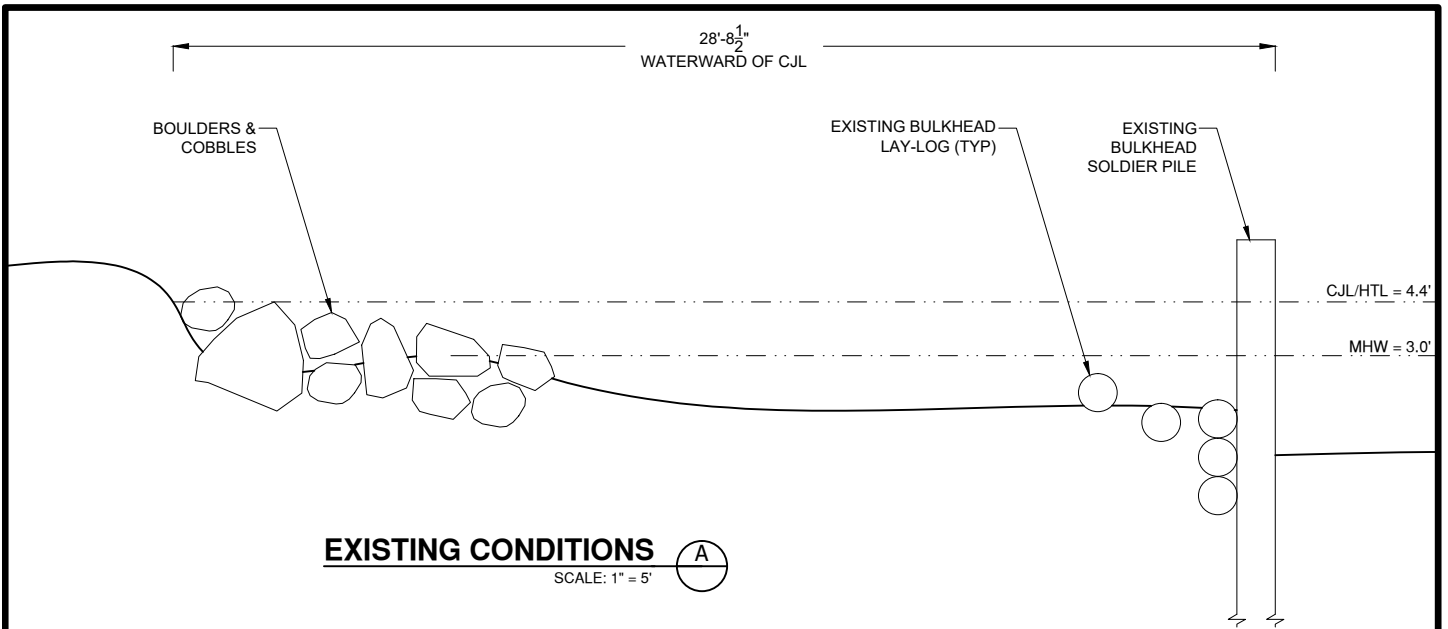
REFER TO NOTES ON SHEET 1 OF 8.

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PROPOSED CONDITIONS PLAN
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
 GREAT MEADOW ROAD
 ASSESSOR MAP 2, LOT 4
 ESSEX, CONNECTICUT

3-10-2020 SCALE: 1" = 20' SHEET 6 OF 8



REFER TO NOTES ON SHEET 1 OF 8.

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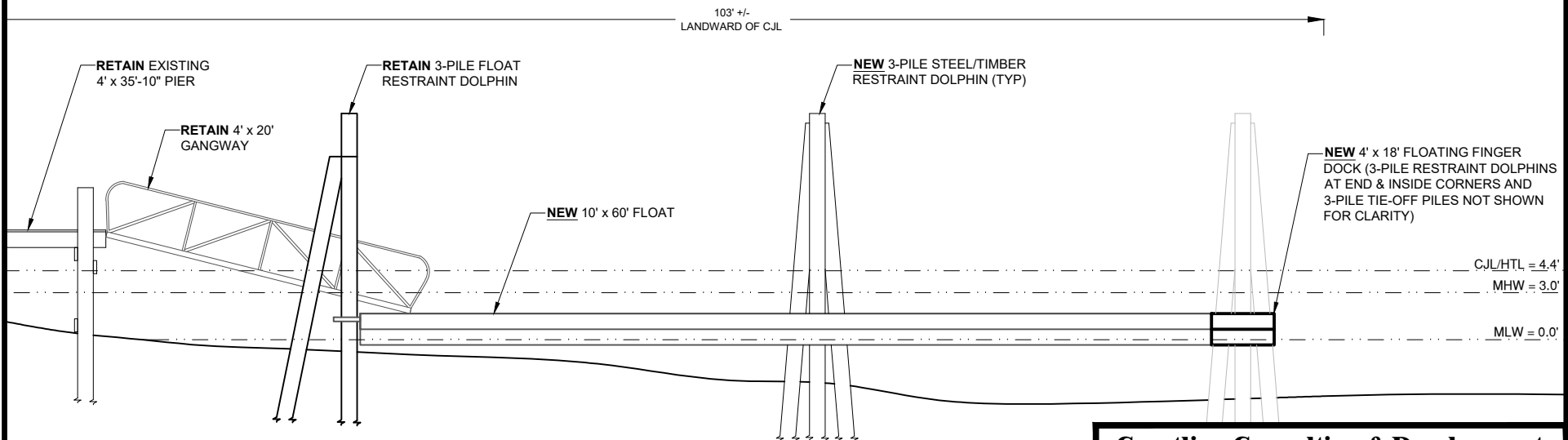
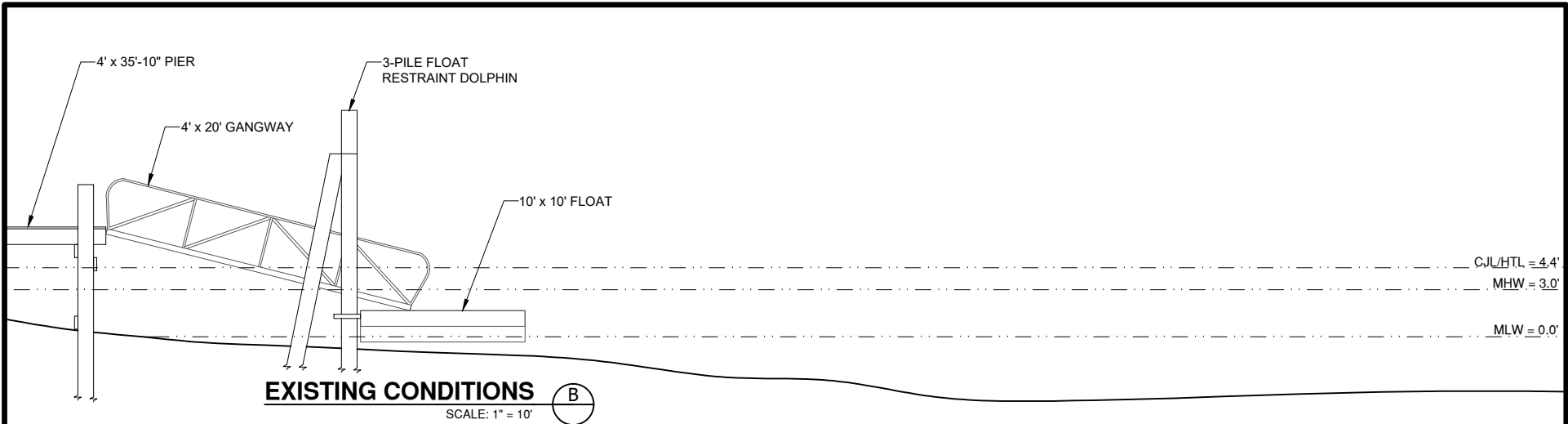
CROSS-SECTION A & C
 WATERFORT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
 GREAT MEADOW ROAD
 ASSESSOR MAP 2, LOT 4
 ESSEX, CONNECTICUT

3-10-2020

SCALE: 1" = 5'

SHEET 7 OF 8



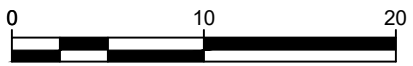
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CROSS-SECTION B & D
WATERFRONT IMPROVEMENT PROJECT

BOMBACI FAMILY, LLC
 GREAT MEADOW ROAD
 ASSESSOR MAP 2, LOT 4
 ESSEX, CONNECTICUT

3-10-2020 SCALE: 1" = 10' SHEET 8 OF 8

REFER TO NOTES ON SHEET 1 OF 8.



PRELIMINARY

BOMBACI CONSTRUCTION, INC.

General and Marine Contractors

P O BOX 220

GLADLYME, CONNECTICUT 06430-0220

TELEPHONE (860) 388-9685
FAX (860) 434-8392

May 4, 2020

David R. Provencher, Project Manager
Coastline Consulting & Development LLC
57-B East Industrial Road
Branford, CT 06405

Dear Mr. Provencher:

Bombaci Construction Co., Inc. has been a marine construction contractor since 1970 and has done numerous projects for the CT DEEP, State of CT, CT Dept. of Transportation, U.S. Coast Guard, and many municipalities and private projects. I have been using the property at Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut for the past 50 years to load and unload our barges, when needed.

Very truly yours,



Edward M. Bombaci, President

From: Joseph Budrow <JBudrow@EssexCT.gov>
To: 'john.natale@ct.gov' <john.natale@ct.gov>; Jacobson, Susan (Susan.Jacobson@ct.gov) <Susan.Jacobson@ct.gov>
Cc: Kenneth Bombaci <jabombaci@aol.com>
Subject: FW: Great Meadows, Essex
Date: Tue, Aug 13, 2019 3:29 pm

Hello Mr. Natale,

I am the Zoning Official in Essex, CT. On July 19, I met with Ed, Ken and Judy Bombaci north of Pettipaug Yacht Club. Torrance Downes (Gateway Commission staff) was also present. Torrance and I were told that the existing dock was sometimes used to load a barge/or boat for dock work elsewhere. I had no issue with this history of use. We were told the proposed platform would be used for shad fishing by residents. There was no talk of increased commercial activity and I do not expect any.

Torrance and I see the proposal as an expansion of the existing dock and in the hands of DEEP. No zoning approval required. The use of the land is zoned residential but the land is vacant and the proposal is not viewed as a nonconformity.

Joe Budrow

From: Joseph Budrow
Sent: Monday, August 12, 2019 2:22 PM
To: 'Jacobson, Susan' <Susan.Jacobson@ct.gov>
Subject: RE: Great Meadows, Essex

Yes. It will simply be expanding the existing dock and the use will not officially change at all.

From: Jacobson, Susan <Susan.Jacobson@ct.gov>
Sent: Wednesday, August 7, 2019 4:39 PM
To: Joseph Budrow <JBudrow@EssexCT.gov>
Cc: Natale, John <John.Natale@ct.gov>
Subject: FW: Great Meadows, Essex

Hi Joe, the town is okay with DEEP calling this working dock a marine commercial use?

Susan Jacobson, Supervising Environmental Analyst

To Whom It May Concern:

I, Amos Swain, am interested in using the old shad fishing dock at Essex Meadows on River Road in Essex, CT when it is rehabilitated. The address is Bombaci Family, LLC, Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut.

Signed:  Date: 5-11-20

Shad Fishing License # 0484

To Whom It May Concern:

I, Rick Mattson, am interested in using the old shad fishing dock at Essex Meadows on River Road in Essex, CT when it is rehabilitated. The address is Bombaci Family LLC, Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut.

Signed:  Date: 5-9-20

Shad Fishing License # 240

To Whom It May Concern:

I, Gary Rutty, am interested in using the old shad fishing dock at Essex Meadows on River Road in Essex, CT when it is rehabilitated. The address is Bombaci Family, LLC, Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut.

Signed: Gary Rutty Date: 5-9-00

Shad Fishing License # 399

To Whom It May Concern:

I, Theodore A Lemelin, am interested in using the old shad fishing dock at Essex Meadows on River Road in Essex, CT when it is rehabilitated. The address is Bombaci Family, LLC, Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut.

Signed:

Theodore A Lemelin

Date:

5-8-20

Shad Fishing License # 69

To Whom It May Concern:

I, Matt Debratz, am interested in using the old shad fishing dock at Essex Meadows on River Road in Essex, CT when it is rehabilitated. The address is Bombaci Family, LLC, Great Meadow Road, Assessor Map 2, Lot 4, Essex, Connecticut.

Signed:  Date: 5-12-20

Shad Fishing License # 36865

If you build it we will come!!
Thanks again Eddy