



**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): **202505542**

Applicant Name (same name used on Part III of the LWRD Transmittal Form): **Kathryn Joyce Conroy Trust**

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: **40 Bluff Road**

City/Town: **Gales Ferry** State: **CT**

Zip Code: **06335**

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: **Thames 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 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>
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**There are NO previous
state permits or
certificates issued by
DEEP or USACE**

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 = 2.30

MHW = 1.10

MLW = -1.70

HTL = 2.30

*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	
<input type="checkbox"/> Beaches/Dunes below HTL below CJL	n/a	n/a	n/a	There would be no adverse impacts to this resource because it does not exist on or adjacent to the project site.
<input checked="" type="checkbox"/> Tidal Wetlands	29.5	29.5	n/a	Minor/temporary impacts may occur to this resource from construction activities that are approximately equal to the surface area of the proposed elevated access structure spanning this resource [pier over tidal wetlands = 29.5 SF]. Minor/permanent impacts may occur to this resource from the existence of the proposed structure, including indirect impacts from shading of the substrate and direct impacts from support piles extending into the substrate.
<input type="checkbox"/> Nearshore waters	n/a	n/a	n/a	The project site is located on the Thames River, which, as a waterbody that is measurably diluted by freshwater, is classified as an estuarine embayment. Therefore, because it is not located in the open water of Long Island Sound, nearshore waters are not on or adjacent to the project site. This means that the proposed activities would not have adverse impacts to this resource.
Resource Type	Describe Impacts (temporary and permanent)			
<input checked="" type="checkbox"/> Benthic Habitat	Construction activities may result in minor and temporary impacts to the riverine bottom below MLW due to the use of a barge and/or small boats. Minor permanent impacts may result from the proposed site improvements, including direct impacts from restraint and support piles extending into the substrate and indirect impacts from shading of the substrate by the elevated structures.			
<input type="checkbox"/> Intertidal Flats	There would be no adverse impacts to this resource because it does not exist on or adjacent to the project site.			
<input type="checkbox"/> Submerged Aquatic Vegetation (SAV)	There would be no adverse impacts to this resource because it does not exist on or adjacent to the project site.			
<input checked="" type="checkbox"/> Rocky Shorefront	Construction activities may result in minor and temporary impacts to this resource from the use of a barge and/or small boats. Minor permanent impacts may result from the proposed site improvements, including direct impacts from support piles extending into the resource and indirect impacts from shading of the resource by the elevated structure.			
<input checked="" type="checkbox"/> Finfish	Construction activities may result in minor and temporary impacts to fisheries and associated habitat from the use of a barge and/or small boats. Minor permanent impacts may result from the proposed site improvements, including direct impacts from support elements extending into the bottom			

	habitat and indirect impacts from shading of the water column and bottom habitat by the elevated structures.
<input checked="" type="checkbox"/> Wildlife	Construction activities may result in minor and temporary impacts to wildlife and associated habitat from the use of a barge and/or small boats. Minor permanent impacts may result from the proposed site improvements, including direct impacts from support elements extending into the bottom habitat and indirect impacts from shading of the water column and bottom habitat by the elevated structures.
<input checked="" type="checkbox"/> Shellfish Areas	Construction activities may result in minor and temporary impacts to shellfish area from the use of a barge and/or small boats. Minor permanent impacts may result from the proposed site improvements, including direct impacts from support elements extending into the bottom habitat and indirect impacts from shading of the water column and bottom habitat by the elevated structures.
<input type="checkbox"/> Coastal Hazard Area	There would be no adverse impacts to this category because the proposed activity would not significantly alter the shoreline configuration or bathymetry and would not result in an enclosed building/structure that is attached to a habitable dwelling.
<input type="checkbox"/> Bluffs/Escarpments	There would be no adverse impacts to this resource because it does not exist on or adjacent to the project site.
<input type="checkbox"/> Islands	There would be no adverse impacts to this resource because it does not exist on or directly adjacent to the project site.
<input type="checkbox"/> Coastal Flooding	There would be no adverse impacts to this category because the proposed activity would not significantly alter the shoreline configuration or bathymetry, such as that from tide gates, fill, and seawall height increases.
<input type="checkbox"/> Water Circulation Patterns	There would be no adverse impacts to this category because the proposed activity would not significantly alter the patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours, such as those created by groins, abutments, and jetties.
<input type="checkbox"/> Drainage Patterns	There would be no adverse impacts to this category because the proposed activity would not significantly alter groundwater flow and recharge and volume of runoff, such as that from additions/modifications to impervious surfaces, outfalls, and stormwater modifications.
<input type="checkbox"/> Visual Quality	There would be no adverse impacts to this category because the proposed activity would not significantly alter natural features of vistas and viewpoints of statewide scenic significance, such as from scenic overlooks or public parks. In addition, no new adverse impacts would occur to visual quality in general from the proposed dock because there are existing residential docks in the vicinity. Therefore, the project would create a visual atmosphere congruent with the existing/historical use of the shoreline.
<input type="checkbox"/> Water Quality	There would be no adverse impacts to this category because the proposed activity would not significantly introduce suspended solids, nutrients, toxins, heavy metals, or pathogens, or significantly alter temperature, pH, dissolved oxygen, or salinity, such as that from erosion controls, water handling, and stormwater treatment.

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.**

Other than one (1) derelict wooden post that is earmarked for removal, there are no existing structures within state regulatory jurisdiction at the project site.

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.

Description of Proposed Regulated Work and Activities

The applicant is seeking authorization to construct a residential dock system on the eastern shore of the Thames River to provide safe, private access for recreational boating. At present, the property has no feasible means of accessing the river, despite several other residential docks existing in the immediate area. The proposed dock would be accessed via a new riverside stairway currently under review with the Town of Ledyard. The shoreline is characterized by a steep, vegetated slope with some high marsh tidal wetland species at the base and a narrow band of *Spartina alterniflora* fringing the southern end. The toe of the slope transitions to a rocky intertidal zone with no submerged aquatic vegetation (SAV) in the vicinity. The site is exposed to approximately 0.60 miles of unimpeded fetch from the north, 0.5 miles across the river from the west, and 2.4 miles from the south. To provide safe and reasonable water access while limiting encroachment into the river, the dock has been sited and designed to minimize wetland impacts and remain consistent with adjacent residential waterfront facilities. In order to establish functional access to the watercourse, the owner proposes to exercise the property's inherent access/use rights by constructing a dock configuration extending from the base of the slope (as an extension of the new access stairway) into the river.

The proposed regulated work and activities are as follows and shown on the Project Plans (Attachment 14):

1. **Remove** a derelict wooden post
2. **Construct** a residential dock system consisting of the following:
 - a. an approximately 4' x 26'-6" wooden pier supported by six (6) 12 inch wooden piles
 - b. a 3' x 34' aluminum gangway extending from the waterward end of the pier identified in item # 2.a
 - c. an 8' x 20' floating dock restrained by four (4) 12 inch wooden piles
 - d. two (2) wooden tie-off piles with tide slides

Additional Project Information

The proposed regulatory work and activities were presented informally to CT-DEEP staff who responded that the Department would be able to move forward with the design if a no objection letter was obtained from the owner of the shellfish bed (see Attachment 43).

Proposed unregulated/upland work (above CJL/HTL) shown on the project plans includes a new riverside access stairway that is being regulated by the Town of Ledyard.

- 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 containment facility details (See [Reference for Coastal/Tidal Dredging](#)).

The proposed construction activities would be conducted using a floating barge and/or small work-boat, and various hand-held tools.

The barge would be positioned during a period of high water and secured using its two spuds, which act as temporary float restraint piles. These spuds stabilize the barge, allowing it to rise and fall with the tide and wave action, while acknowledging that the barge may rest on the bottom during low water. After evaluating water depths and access to the work area, it is evident that minimizing mobilization would significantly reduce environmental impacts. To achieve this, the barge would be moved to the work area once, drop its spuds, and remain in place until all piles are driven. Once the work is complete, the spuds would be retracted, and the barge would be navigated off-site during high water. The barge would not remain grounded for more than three (3) days and would stay in place throughout all tidal cycles during the project. This approach prevents repeated disturbances to the site and protects sensitive coastal resources, ensuring the work is executed with minimal environmental impact.

Construction material would be transported to the site via barge/boat and kept aboard during the work. The proposed construction activities would be conducted in the following sequence:

1. Mobilize equipment and material
 2. Remove derelict wooden post
 3. Drive support and restraint piles
 4. Install framing, decking, railings, and power/water service lines
 5. Tow floating dock (with gangway lashed to top) into position and secure to piles
 6. Lift gangway into position and secure to pier
 7. Demobilize equipment, excess material, and construction/demolition debris
 8. Dispose construction/demolition debris at an approved 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.
- The proposed work does not involve disturbance of soils such as excavation or site grading, nor significant disturbance of sediment such as dredging. Therefore, it was determined that no erosion, sedimentation, or turbidity control measures are necessary for this project.
- d. Anticipated date of project initiation: **March 2026**
- Indicate the length of time needed to complete the project and identify any anticipated time restrictions: **It would take approximately one month to complete the proposed activity; time restrictions include weather and tides.**

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.

Project Alternatives

In arriving at the conclusion that the proposed activities are the most appropriate solutions to achieve the applicant's goals of private/recreational boating access, other design iterations were considered. The following is a discussion of each consideration and the rationale for either dismissing or accepting it.

1. No Dock

The first alternative considered was a no-action alternative of not constructing a dock. However, this would not satisfy the owner's objective of fulfilling the property's inherent water access/use rights. As a result, this alternative was dismissed from consideration.

2. Fixed Dock only

An alternative configuration considered was a fixed pier extending to approximately mean low water (MLW), without a floating dock or tie-off piles. While such a structure could technically provide water access, it would require boats to be temporarily secured directly to the end of the pier and accessed via ladders or stairs—conditions that are not well-suited to this site.

Due to the site's exposure to wind-driven waves and boat wakes, as well as tidal fluctuations on the Thames River, a fixed-only dock would not provide safe or practical access for most recreational boating. Boarding or disembarking from a vessel tied to a fixed pier under these conditions can be unstable and hazardous, particularly for individuals with limited mobility or when handling boats.

Additionally, without the ability to float with the tide, boats would risk grounding during lower stages of the tide cycle, leading to potential damage and reduced usability. This configuration would also eliminate the ability to safely secure small vessels away from the structure, further limiting functionality.

Given these limitations, this alternative was deemed unsafe and insufficient for practical residential use and was dismissed from further consideration.

3. Pier, Gangway, Floating Dock & Tie-Off Piles (as proposed)

The proposed dock system consists of:

- a 4' x 26'-6" wooden fixed pier supported by six (6) 12" diameter wooden piles
- a 3' x 34' aluminum gangway
- an 8' x 20' floating dock restrained by four (4) 12" diameter wooden piles
- two (2) wooden tie-off piles equipped with tide slides

This design would support mooring and access for a boat and small craft such as kayaks or paddleboards, providing safe and functional residential water access. The configuration reflects a typical residential dock design, with the fixed pier terminating at MLW and a gangway leading to a floating dock located approximately 40 feet waterward of MLW.

The selected 8' x 20' floating dock size is justified based on site-specific conditions, including the broad fetch across the river, frequent exposure to boat wakes from commercial and recreational traffic, and moderate to strong tidal current. A smaller float would offer less surface area for safe boarding and handling of vessels and would be more susceptible to instability under wave action. The 8' width and 20' length provide a stable platform with sufficient buoyancy and deck area to ensure safe boarding and vessel tie-off under a range of conditions.

Importantly, no submerged aquatic vegetation (SAV) is present at the site, eliminating concerns about impacts to this sensitive habitat.

Although the Connecticut Bureau of Aquaculture (CT-BOA) initially submitted a determination indicating that the work would significantly impact a shellfish area, this was addressed through coordination with DEEP staff. A no objection letter was obtained from the Town of Ledyard—the owner of the affected shellfish bed—which is intended to supersede the CT-BOA's determination. This local authorization confirms that the project does not raise concerns from the actual resource owner.

Conclusion

The proposed dock provides a safe, environmentally responsible means of accessing the Thames River while maintaining consistency with regulatory guidance and avoiding significant impacts to shellfish habitat or coastal resources.

Adverse Impacts

The proposed project has been designed to incorporate measures that eliminate or minimize potential adverse impacts, as defined by the Connecticut Coastal Management Act (CCMA), to coastal resources, conditions, events, and processes. However, not all potential impacts could be entirely eliminated from the following areas as identified in Part III, item 12:

1. Tidal Wetlands
2. Rocky Shorefront
3. Benthic, Finfish, Wildlife, and Shellfish Concentration Area

The below sections describe the remaining impacts to these categories and why those impacts should be deemed acceptable by the Land & Water Resources Division.

Tidal Wetlands

Potential impacts to tidal wetlands may result from both the construction activities and the presence of the proposed waterfront improvements at 40 Bluff Road in Gales Ferry. These impacts include both temporary construction-related disturbances and permanent physical alterations. The proposed design and construction approach includes multiple measures to minimize these impacts and remains consistent with the Connecticut Coastal Management Act.

Temporary impacts to tidal wetlands would be limited to minor foot traffic associated with layout and staging, as well as pile installation and framing activities conducted entirely from a barge. No machinery would be operated within the tidal wetland area or placed on the ground. This approach would avoid direct substrate disturbance, sediment compaction, and harm to wetland vegetation. Additional construction practices to minimize impacts include:

- All heavy machinery would operate from a barge, avoiding equipment access to the tidal wetland substrate
- Limited foot access would be confined to essential areas, with hand tools used where necessary for minor tasks

Permanent tidal wetland impacts are limited to approximately 29.5 square feet located directly beneath the elevated fixed pier. These impacts are minimized through thoughtful design and construction methods. Key mitigation features include:

- Only support piles and framing cross the tidal wetland area, with no structural elements placed directly on the ground
- The pier is elevated approximately 16 inches above the high marsh vegetation, allowing sunlight penetration and maintaining vegetation viability
- The pier footprint across the tidal wetland has been kept to the absolute minimum necessary for safe and reasonable pedestrian access

Under CGS §22a-93(15)(H), adverse impacts to tidal wetlands are defined as those that result in significant degradation of natural characteristics or functions. Because the proposed improvements have been carefully designed to avoid sensitive resources, minimize direct and indirect impacts, and use best management practices during construction, the limited 29.5 square feet of permanent tidal wetland impact would not meet the statutory definition of adverse. Accordingly, the proposed activities should be deemed acceptable by the Land & Water Resources Division.

Rocky Shorefront

Potential impacts to the rocky shorefront may result from both construction activities and the presence of the proposed elevated fixed pier at 40 Bluff Road in Gales Ferry. These impacts include both temporary and permanent, and have been minimized through thoughtful design and construction practices. The pier spans approximately 106 square feet of cobble shoreline and is intended to provide safe and reasonable access to the waterfront.

Temporary impacts would result from pile installation activities, which would be conducted entirely from a barge. No machinery would be operated on or adjacent to the cobble shoreline. Construction access and staging would be confined to the barge, avoiding trampling, compaction, or displacement of cobble material. To minimize temporary impacts, the following measures would be implemented:

- All heavy machinery would operate from a barge, with no equipment placed on the rocky shorefront
- Foot traffic and construction activity would be limited to only what is necessary for layout and safe pile installation

Permanent impacts to the rocky shorefront consist of a limited number of pier support piles that would extend into the cobble substrate. The overall area of overlap is approximately 106 square feet, and the design has been carefully refined to minimize the number of piles within the resource while maintaining safe pedestrian access. Specific mitigation measures include:

- The pier would be elevated above the cobble shoreline to allow for light penetration and to maintain natural drainage and surface processes
- Pile locations would be selected to avoid unnecessary disturbance to the cobble substrate
- The footprint of structural elements across the rocky shorefront would be minimized to only what is necessary for safe and functional access

Under CGS §22a-93(15)(H), adverse impacts to rocky shorefront occur when there is a significant alteration of their natural characteristics or function. Because the proposed improvements have been designed to avoid unnecessary disturbance and maintain the natural function of the cobble shoreline while ensuring safe access, the limited impacts described above would not meet the statutory definition of adverse. Accordingly, the proposed activity should be deemed acceptable by the Land & Water Resources Division.

Benthic Habitat, Finfish, & Wildlife

Potential impacts to benthic habitat, finfish, and wildlife may result from both construction activities and the presence of the proposed site improvements at 40 Bluff Road in Gales Ferry. These impacts include both temporary and permanent, and have been minimized through the use of thoughtful design and best construction practices.

Temporary impacts would result from pile installation and dock construction activities conducted entirely from a barge, as well as limited work vessel movement. No equipment would enter intertidal or subtidal areas, and all machinery would remain on a floating platform during in-water work.

The barge would be positioned during a period of high water and secured using its two spuds, which act as temporary float restraint piles. These spuds stabilize the barge, allowing it to rise and fall with the tide and wave action, while acknowledging that the barge may rest on the bottom during low water. After evaluating water depths and access to the work area, it is evident that minimizing mobilization would significantly reduce environmental impacts. To achieve this, the barge would be moved to the work area once, drop its spuds, and remain in place until all piles are driven. Once the work is complete, the spuds would be retracted, and the barge would be navigated off-site during high water. The barge would not remain grounded for more than three (3) days and would stay in place throughout all tidal cycles during the project. This approach prevents repeated disturbances to the site and protects sensitive coastal resources, ensuring the work is executed with minimal environmental impact.

Additional construction practices to minimize impacts include:

- Prohibiting the use of machinery in intertidal and subtidal areas to prevent sediment compaction and disruption of benthic communities

- Limiting foot traffic to periods of low water to reduce sediment suspension
- Restricting barge and work vessel operations to high water periods during arrival and departure to avoid unnecessary bottom disturbance

Permanent impacts would include:

- Direct impacts from support and restraint piles that extend into the benthic substrate
- Indirect impacts from shading of the water column and substrate beneath the elevated pier, gangway, and floating dock

These impacts would be minimized through the following measures:

- Limiting the overall footprint of the proposed structures to the minimum necessary for safe and functional private access
- Using the smallest and fewest piles needed to adequately support the dock and its appurtenances
- Elevating the pier to allow light penetration and preserve habitat function beneath the structure

A review of the Natural Diversity Data Base (NDDDB Determination #202304310) confirmed that several State-listed and Federally-listed species—including peregrine falcon (*Falco peregrinus*), shortnose sturgeon (*Acipenser brevirostrum*), Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*), and blueback herring (*Alosa aestivalis*)—have been documented in the general vicinity of the project. However, the project site is not within 660 feet of known peregrine falcon nest sites, and the NDDDB letter does not impose any seasonal work restrictions. CT DEEP Fisheries has further determined that the proposed work will not significantly impact any fisheries or associated habitat.

Although the Connecticut Bureau of Aquaculture (CT-BOA) initially submitted a determination indicating that the work would significantly impact a shellfish area, this was addressed through coordination with DEEP staff. A no objection letter was obtained from the Town of Ledyard—the owner of the affected shellfish bed—which is intended to supersede the CT-BOA's determination. This local authorization confirms that the project does not raise concerns from the actual resource owner.

According to the Connecticut Coastal Management Act [CGS §22a-93(15)(G)], adverse impacts to benthic habitat, finfish, and wildlife occur when there is significant alteration of species composition, migration, distribution, breeding, or other population characteristics, as well as substantial changes to habitat components. Because the proposed work incorporates reasonable measures to avoid and minimize such impacts—including barge-based construction with limited mobilization, avoidance of sensitive habitat, and a reduced structural footprint—the remaining effects would be minor and do not meet the statutory definition of adverse. Therefore, the proposed activity should be deemed acceptable by the Land & Water Resources Division.

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:
- 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.

Based on the Town of Ledyard Zoning Regulations, docks are reasonably considered exempt from Coastal Site Plan Review as structures incidental to the enjoyment of residential property. While not listed by name, they fall within the scope of minor residential structures that do not substantially alter coastal resources.

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

Boat traffic in this portion of the Thames River generally remains in deeper mid-channel waters due to the shallow conditions along the eastern shoreline. The proposed dock would extend approximately 59.5 feet waterward of Mean High Water (MHW), but remains well outside of any federal or local navigation channels. The federal navigation channel is located approximately 1,500 feet to the west, near the opposite shoreline, ensuring ample separation for vessel passage.

The proposed dock is centered on the property and maintains appropriate spacing from neighboring structures. The nearest adjacent dock is located approximately 28.5 feet to the north and runs very close to the shared property line, whereas the proposed dock maintains a more central and balanced alignment. This helps to preserve lateral access along the shore for small craft and avoids conflicts with neighboring infrastructure.

Given the significant distance to the navigation channel, limited traffic near shore, and careful

alignment with surrounding development, the proposed dock would not pose a hazard to navigation or interfere with established boating patterns. Accordingly, the project is not expected to result in any adverse impacts to navigation in the area.

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

Public Access to Public Trust Lands

The site is privately owned and there is no established or historic public access to the shoreline or public trust lands at this location. As such, the project would not restrict or eliminate any existing public access opportunities.

Private Encroachment into and Occupation of Public Trust Lands

The proposed dock would extend approximately 59.5 feet waterward of Mean High Water (MHW) to reach navigable water depths, with two tie-off piles extending an additional 18.5 feet for vessel mooring. In total, the project would occupy approximately 838 square feet of public trust lands, an area that is consistent with similar residential dock structures typically authorized by CT-DEEP. The extent of encroachment is the minimum necessary to support safe recreational boating use and does not constitute an unreasonable or inconsistent private use of public trust resources.

Public Access along Public Trust Lands

The shoreline below MHW is rocky but generally walkable, and there is a visible route along the flatter ground beneath the proposed structure. The lowest structural components of the pier are set five (5) feet above MHW, and even more above the underlying terrain in this area, maintaining sufficient clearance to allow pedestrian passage beneath the pier. Given these conditions, the project would not impede lateral access along the shoreline or adversely affect public use of public trust lands.

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
<input checked="" type="checkbox"/> 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)
<input checked="" type="checkbox"/> 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 #: **202505431**
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-UAGxmselectH9Zj4UdH1ug&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 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.

1

Public Notice of Application / Certification of Notice Form



Connecticut Department of
Energy & Environmental Protection

**Certification of Notice Form -
Notice of Application**

DEEP USE ONLY

Division

Application No.

I, David R. Provencher, agent, certify that
(Name of Applicant)

the attached notice represents a true copy of the notice that appeared in The Day
(Name of Newspaper)
on 24 July 2025
(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.

Fred Allyn, III

Mayor

Name of Official

Title of Official

741 Colonel Ledyard Highway

Address

Ledyard

CT

06339-1511

City/Town

State

Zip Code

David R. Provencher

24 July 2025

Signature of Applicant

Date

David R. Provencher

Agent

Name of Applicant (print or type)

Title (if applicable)

PUBLISHER'S CERTIFICATE

State of Connecticut
County of New London,

Personally appeared before the undersigned, a Notary Public within and for said County and State, Kelly Johnson, Legal Advertising Clerk, of The Day Publishing Company Classifieds dept, a newspaper published at New London, County of New London, state of Connecticut who being duly sworn, states on oath, that the Order of Notice in the case of

Notice of Permit Application Town(s): Gales Ferry (Ledyard)

A true copy of which is hereunto annexed, was published in said newspaper in its issue(s) of

07/24/25

Cust: Shore Design, LLC

Ad #: d01101562

Kelly Johnson

Subscribed and sworn to me

This Thursday, July 24, 2025

Maryelle Solarsky
Notary Public

My commission expires 5/31/29

d01101562

Notice of Permit Application

Town(s): Gales Ferry (Ledyard)

Notice is hereby given that Kathryn Joyce Conroy, Trustee (the "applicant") of 40 Bluff Road, Gales Ferry will submit to the Department of Energy & Environmental Protection an application under Connecticut General Statutes Sections 22a-32 and 22a-361.

Specifically, the applicant proposes to construct a dock for access to the Thames River. The proposed activity will take place at 40 Bluff Road, Gales Ferry. The proposed activity will potentially affect coastal resources.

Interested persons may obtain copies of the application from Shore Design, PLLC; hello@shoredesignpllc.com; 203-889-6183.

The application will be available for inspection at 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 a review of the application.

3

Adjacent Parcel Notification

Owner Name	Owner Address	Owner City	Owner State	Owner Zip
41N 72W BLUFF LLC	58 HUNTINGTON ST	NEW LONDON	CT	06320
CLIFFORD PETER B	13 RIDGE RD	GALES FERRY	CT	06335
EDWARDS DEBORAH KAY	30 BLUFF RD WEST	GALES FERRY	CT	06335
HARVEY ROBIN	24 BLUFF RD WEST	GALES FERRY	CT	06335
HOLLAND MICHAEL P	34 BLUFF RD	GALES FERRY	CT	06335
HUGABONNE JEFFREY R + CARA T	28 BLUFF RD WEST	GALES FERRY	CT	06335
HUMPHREY MATTHEW + PAUL J	11 RIDGE RD	GALES FERRY	CT	06335
JETMORE ELVIRA M A/K/A JETMORE ELVIRA + JOHNSON MA	15 RIDGE RD	GALES FERRY	CT	06335
JOHNSON CHAWN K + CHARLENE M	36 BLUFF RD	GALES FERRY	CT	06335
KHOKHAR BABAR + NEHAL	4 LOMARTA LN	BRANFORD	CT	06405
LEE HYUN BAE + EUN WHA	13-44 143RD PL	WHITESTONE	NY	11357
LOCAS DANIELLE E	38 BLUFF RD	GALES FERRY	CT	06335
MASSELLI GAIL J	26 BLUFF RD WEST	GALES FERRY	CT	06335
MYERS GARY L + MARY S	46 BLUFF ROAD	GALES FERRY	CT	06335
MYERS SCOTT + CONCETTA CITERA	44 BLUFF RD	GALES FERRY	CT	06335
O'TOOLE HOLLY	18 BLUFF RD	GALES FERRY	CT	06335
PATT ROBERT J JR	22 BLUFF RD WEST	GALES FERRY	CT	06335
POLINSKY KAY F REVOCABLE TRUST	10 RIDGE RD	GALES FERRY	CT	06335
PRIMEAUX GERALDINE M + RONALD	P O BOX 571	GALES FERRY	CT	06335
REUBELT MAUREEN D + VINCENT A	14 RIDGE RD	GALES FERRY	CT	06335
RIVERA CARLOS + OLSEN-NIEVES NICOLE	76 NIXON AVE	STATEN ISLAND	NY	10304
SHONTELL SUSAN + RUMERY ELIZABETH	22 BLUFF RD	GALES FERRY	CT	06335
TOIVONEN GAIL M + WILLIAM J	P O BOX 344	GALES FERRY	CT	06335
TOWLE JOHN D + LIN MIN-I	48 BLUFF RD	GALES FERRY	CT	06335

4

Application Copy to Municipality



31 July 2025

VIA CERTIFIED MAIL

Fred Allyn, III, Mayor
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

RE: CT-DEEP Coastal Permit Application
40 Bluff Road, Gales Ferry

To Whom It May Concern:

The owner of the above referenced property has submitted a coastal permit application to the Connecticut DEEP and New England Army Corps of Engineers to construct a dock for access to the Thames River. In accordance with the application requirements, please find enclosed a copy of the application report.

Please contact us if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Provencher".

David R. Provencher, AIA
President + Project Architect

Enclosure

📍 8 Potter Hill Drive, Guilford, CT 06437

✉ david@shoredesignpllc.com

📞 203-889-6183

🌐 shoredesignpllc.com



31 July 2025

VIA CERTIFIED MAIL

Conservation Commission
741 Colonel Ledyard Highway
Ledyard, CT 06339-1511

RE: **CT-DEEP Coastal Permit Application**
40 Bluff Road, Gales Ferry

To Whom It May Concern:

The owner of the above referenced property has submitted a coastal permit application to the Connecticut DEEP and New England Army Corps of Engineers to construct a dock for access to the Thames River. In accordance with the application requirements, please find enclosed a copy of the application report.

Please contact us if you have any questions. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "David R. Provencher".

David R. Provencher, AIA
President + Project Architect

Enclosure

📍 8 Potter Hill Drive, Guilford, CT 06437

✉ david@shoredesignpllc.com

📞 203-889-6183

🌐 shoredesignpllc.com

7

Executive Summary

Attachment 7

EXECUTIVE SUMMARY for 40 Bluff Road, Gales Ferry - New Dock Project

The proposed activity at 40 Bluff Road involves the construction of a shoreline dock system to provide private recreational boating access to the Thames River and adjoining water bodies. The structure would consist of a pier, hinged gangway, floating dock, and tie-off piles. The pier would be a pile-supported, elevated walkway that provides access from the upland, over the shoreline, and to the water; the gangway is a variable sloped ramp that would extend from the waterward terminus of the pier and provide access to the dock; the dock is a floating platform supported by water and restrained by anchor piles; individual tie-off piles located near the dock would provide additional anchor points to secure a boat.

To document the existing site features, design the proposed project, and prepare a comprehensive permit application, the Shore Design, PLLC team conducted a land/water survey, evaluated the site conditions and coastal resources, discussed project goals with the owner/applicant, prepared design iterations, and consulted with a marine contractor and various agencies/commissions.

The following is a list of application Attachments that are applicable to the project.

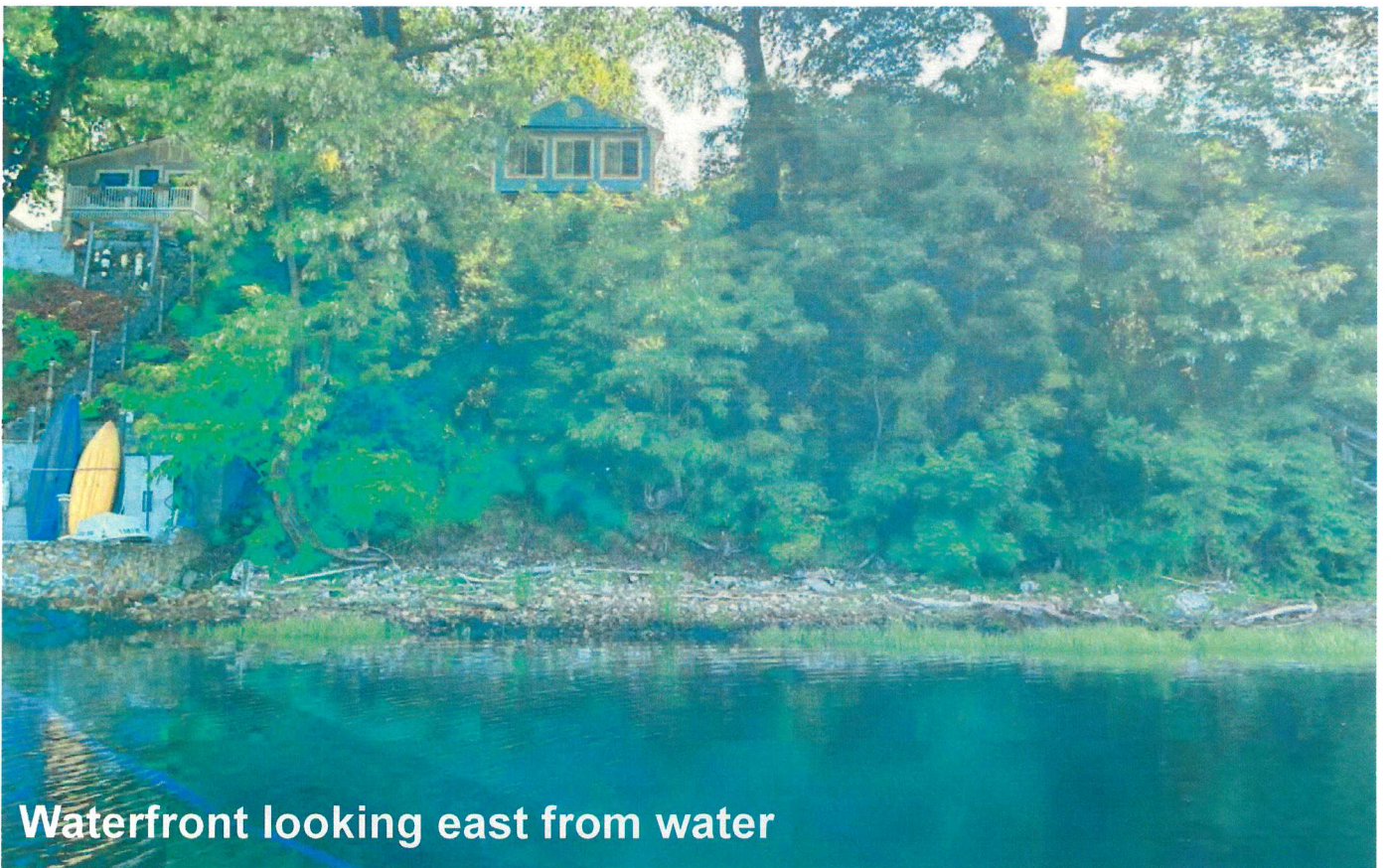
List of Attachments

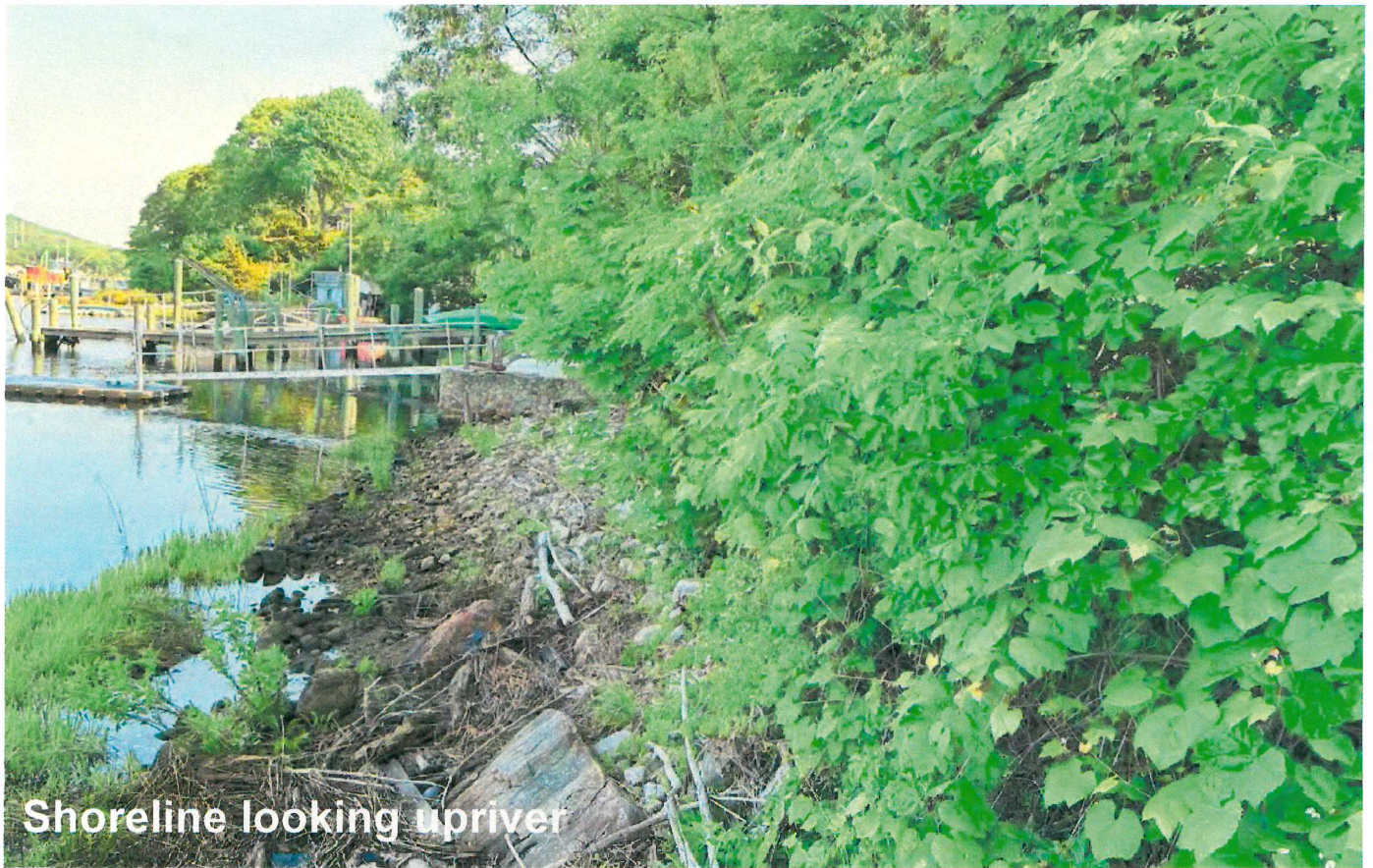
Attachment 1: Public Notice of Application
Attachment 3: Adjacent Parcel Notification
Attachment 4: Application Copy to Municipality
Attachment 7: Executive Summary
Attachment 10: Photographs showing existing conditions of the site
Attachment 14: Project Plans
Attachment 20: Natural Diversity Database (NDDDB)
Attachment 21: DEEP Wildlife Division - Osprey Consultation
Attachment 23: Fisheries Consultation Form
Attachment 24: Department of Agriculture/Bureau of Aquaculture Consultation
Attachment 41: Applicant Compliance Information Form
Attachment 42: Applicant Background Information Form
Attachment 43: Other Information

10

Photographs Showing Existing Conditions of the Site



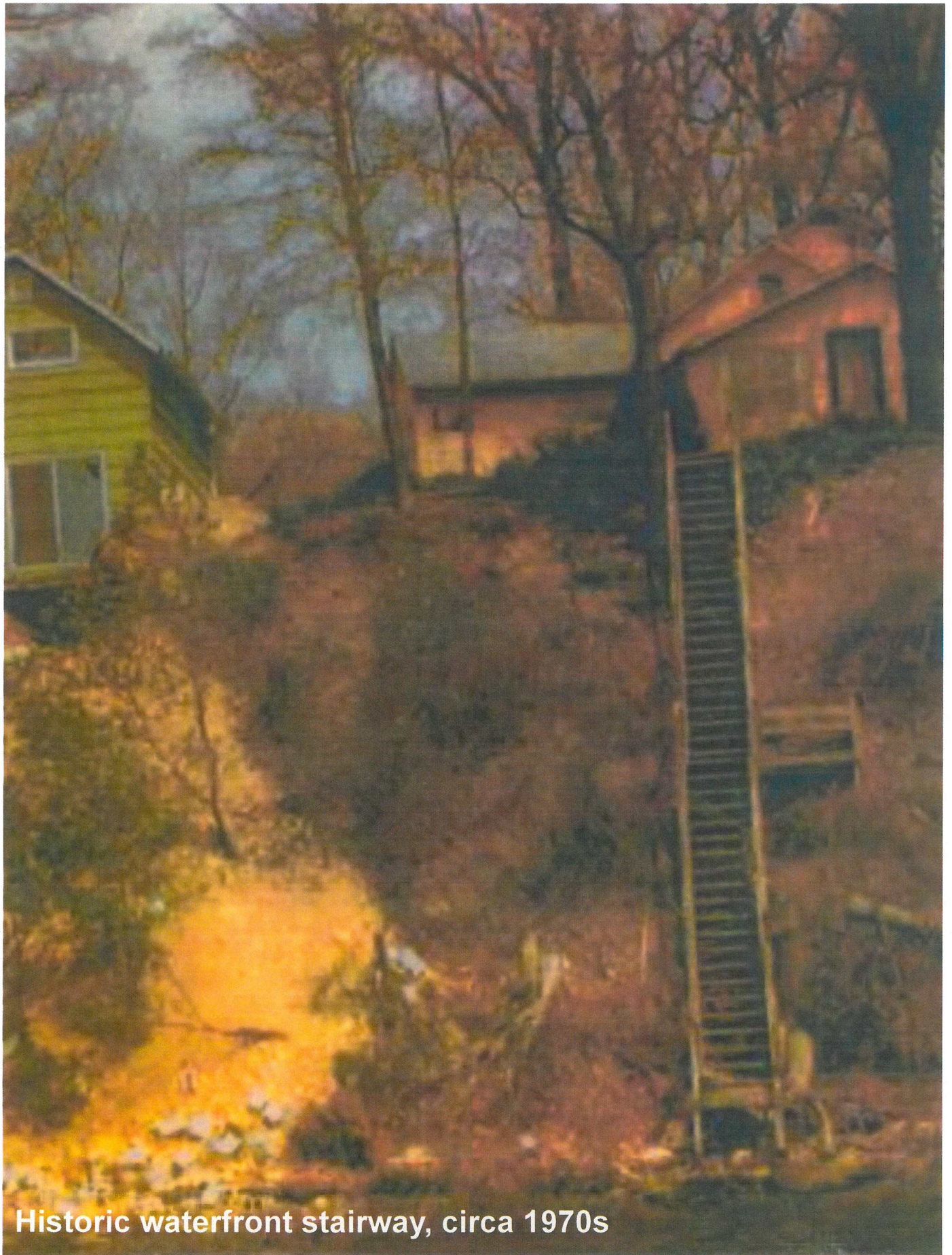




Shoreline looking upriver



Project location looking west



Historic waterfront stairway, circa 1970s

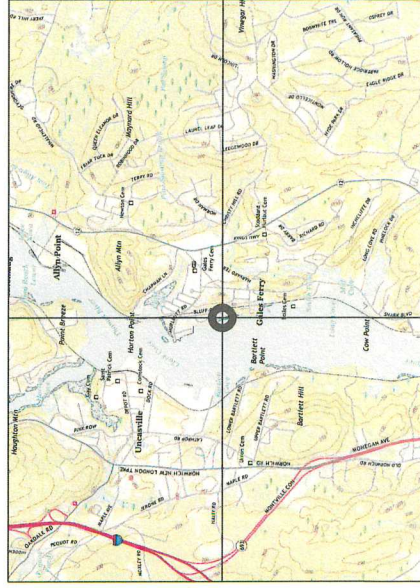
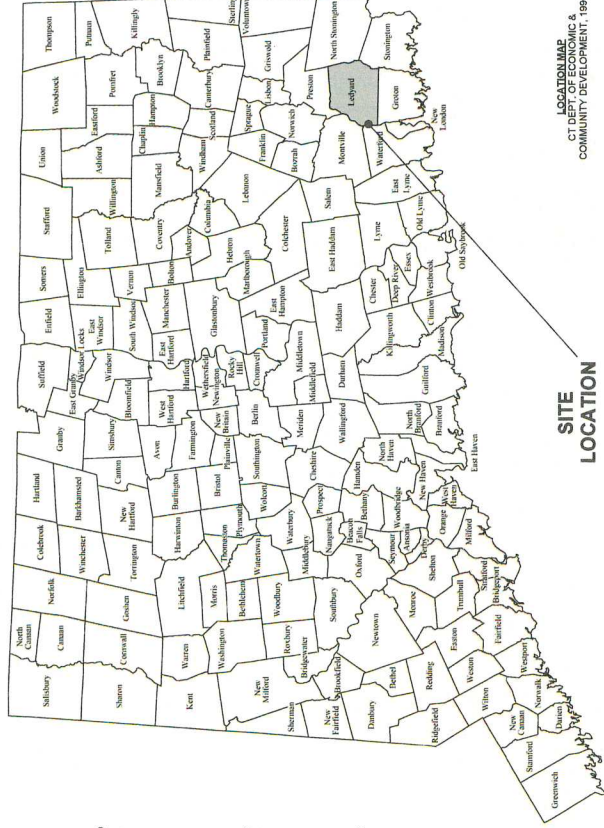
14

Project Plans

**WATERFRONT ACCESS PROJECT
40 BLUFF ROAD
GALES FERRY (LEDYARD), CT**



NUMBER	NAME	ISSUED	REVISED
1 of 4	COVER SHEET	20 JUL 2025	
2 of 4	EXISTING WATERFRONT SITE PLAN	20 JUL 2025	
3 of 4	PROPOSED WATERFRONT SITE PLAN	20 JUL 2025	
4 of 4	SOUTH ELEVATION	20 JUL 2025	



FOR LOCAL/CT-DEEP/USACE PERMITTING & CONCEPT PURPOSES ONLY AND NOT FOR CONSTRUCTION

1 of 4

COVER SHEET

As Indicated

Wheel No.

Waterfront Access

FOR REGULATORY REVIEW

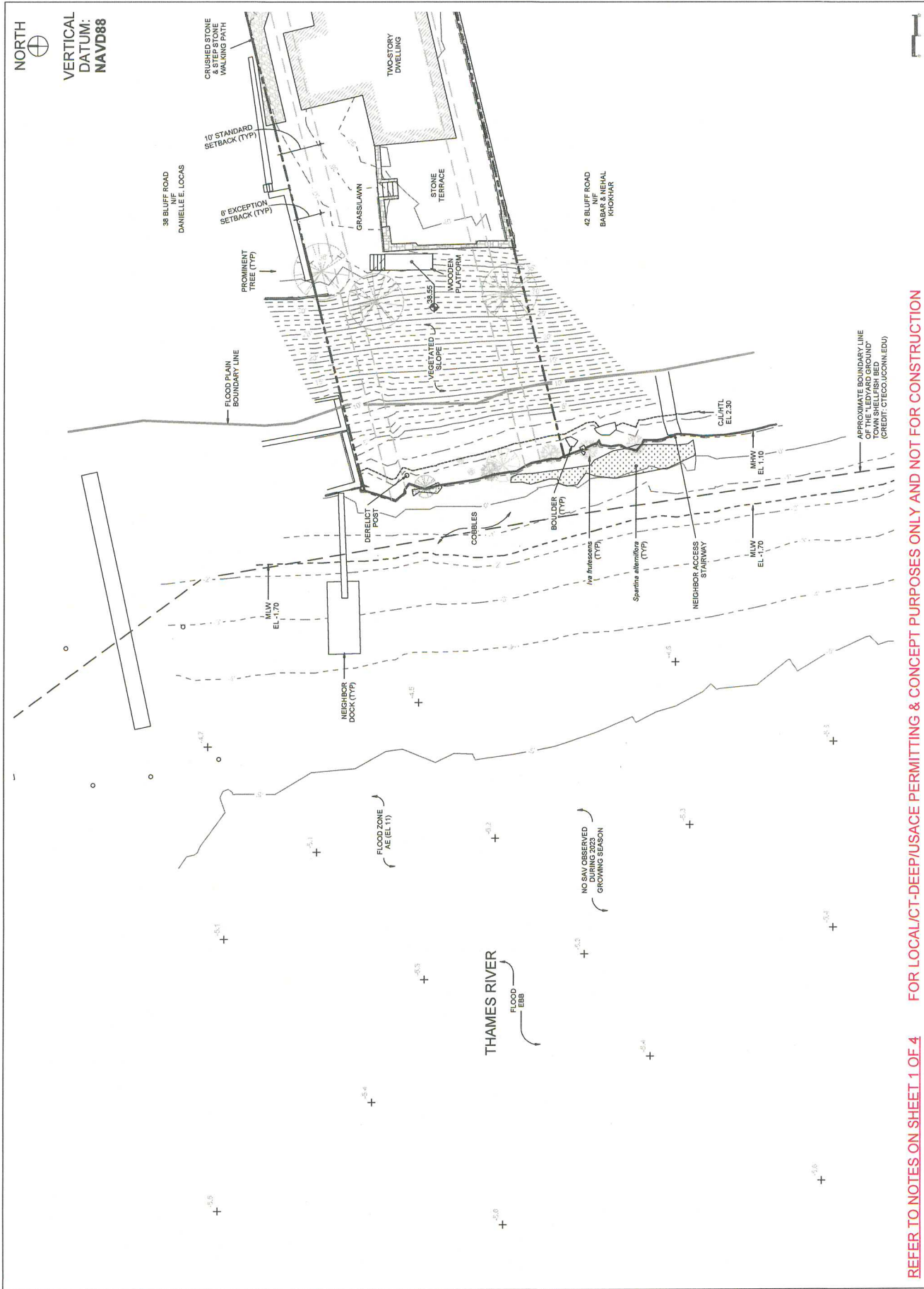
40 Bluff Road
Gales Ferry (Ledyard), CT

**Kathryn Joyce
Conroy Trust**

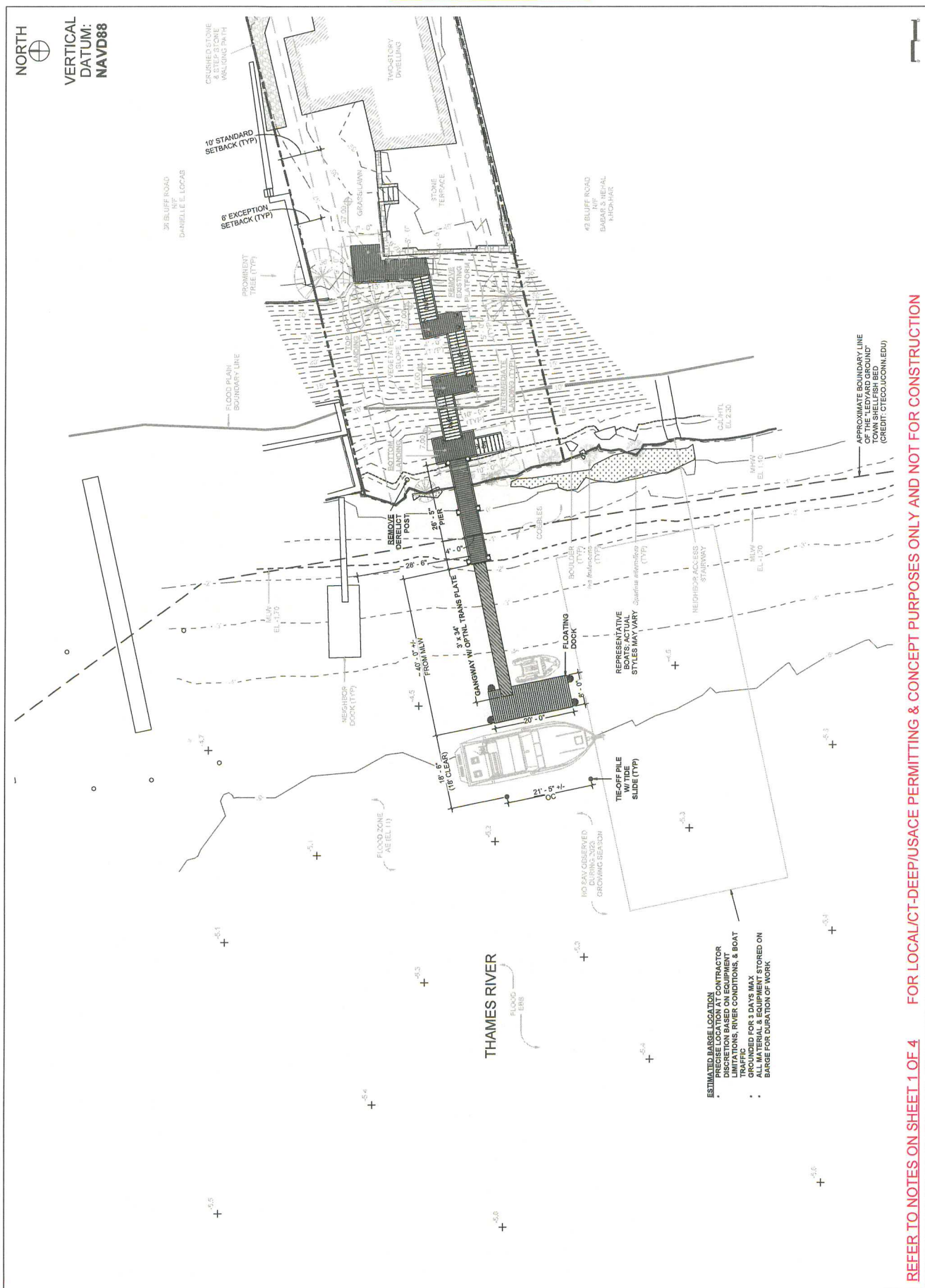
Date:	20 Jul 2025
Project No.	230107
Bayonet	Bayonet

GRID LINE SYMBOL	ELEVATION/SECTION SYMBOL
PROPERTY LINE PER F.M.A.	LEVEL NAME - ELEVATION
CALLOUT DETAIL SYMBOL	PROJECT ELEVATION
	SPOT ELEVATION
	COASTAL JURISDICTION LINE
	FLOOD STILLWATER
	LOCAL EXTREME HIGH WATER
	MEAN HIGH WATER
	MEAN LOW WATER
	NORTH AMERICAN VERTICAL DATUM
	TIDAL WELAND BOUNDARY

FOR REGULATORY REVIEW

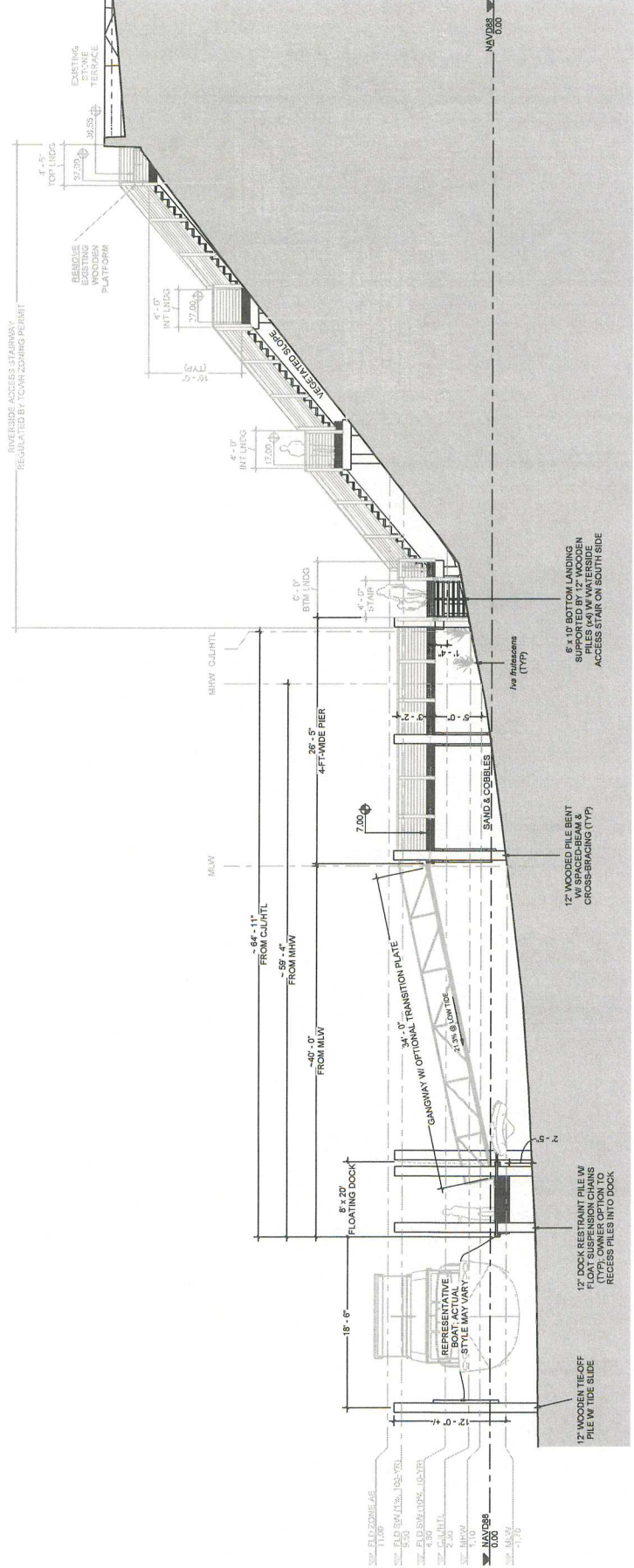


FOR REGULATORY REVIEW



REFER TO NOTES ON SHEET 1 OF 4

VERTICAL
DATUM:
NAVD88



1 SOUTH ELEVATION
3/16" = 1'-0"

REFER TO NOTES ON SHEET 1 OF 4 FOR LOCAL/CT-DEEP/USACE PERMITTING & CONCEPT PURPOSES ONLY AND NOT FOR CONSTRUCTION

Name	29 Jul 2025
Project No.	220107
Revision	
Date	

Waterfront Access
40 Bluff Road
Gales Ferry (Ledyard), CT

FOR REGULATORY REVIEW

**SOUTH
ELEVATION**

Scale: 3/16" = 1'-0"

20

Natural Diversity Database Review



79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Generated by eNDDDB on:
7/21/2025

Kimberlee Provencher
Conroy
19 Farms Village Rd
Simsbury, CT 06070
kim@shoredesignpllc.com

Subject: 40 Bluff Road
Filing # 129802
NDDB – New Determination Number: 202505431
40 Bluff Rd
Gales Ferry

Expiration Date: 7/21/2027

Current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal indicates that populations of the following State Endangered, Threatened, or Special Concern species (RCA Sec. 26-306) have been documented within the project area or in close proximity to the proposed Docks/Piers/Boat Launches and Aquaculture/New Dock, Pier, Associated structures, 40 Bluff Road.

Peregrine falcon (*Falco peregrinus*)
Shortnose sturgeon (*Acipenser brevirostrum*)
Atlantic sturgeon (*Acipenser oxyrinchus oxyrinchus*)
Blueback herring (*Alosa aestivalis*)

In accordance with the project information provided in your request submittal, implementation of the following Best Management Practices will avoid negative impacts to listed species:

Common Name	Peregrine falcon
Scientific Name	<i>Falco peregrinus</i>
Taxa	bird
Status ¹	T
General Ecology	Habitat: cliff faces and under bridges. This falcon nests from April through July and is very susceptible to human disturbance during this time. Peregrine falcons are very territorial during the breeding season and will make their presence known if in close proximity to a nest site. The wildlife division recommends a 660' setback from nests with no public access. To determine if a nest in your area is active this year contact the DEEP Wildlife Biologist coordinating Peregrine falcon monitoring (Brian.hess@ct.gov).
Best Management Practice	Our mapped records indicate your project boundary is within 1/2mile, but farther than 660ft of this sensitive resource.

	We do not anticipate significant negative impacts to this species from your Project Type category selected in this location. Impact from this project can be minimized if you follow any applicable Best Practices and monitoring associated with your project activities and/or permit requirements, minimize impact to and loss of preferred habitat, and include any protection measures included here in the Species General Ecology that relate to your project activities before, during, and after completion.
Common Name	Shortnose sturgeon
Scientific Name	<i>Acipenser brevirostrum</i>
Taxa	fish
Status ¹	FE
General Ecology	This species is both Federally and State listed as Endangered. Contact a DEEP Fisheries Biologist for more information. Do not contact NDDb with questions regarding fish species. The presence of a Federally endangered species, may require consultation with the National Marine Fisheries Service in order to be in compliance with the Federal Endangered Species Act if the proposed project requires federal permits or uses federal funds.
Best Management Practice	We do not anticipate significant negative impacts to this species from your Project Type category selected in this location. Impact from this project can be minimized if you follow any applicable Best Practices and monitoring associated with your project activities and/or permit requirements, minimize impact to and loss of preferred habitat, and include any protection measures included here in the Species General Ecology that relate to your project activities before, during, and after completion.
Common Name	Atlantic sturgeon
Scientific Name	<i>Acipenser oxyrinchus oxyrinchus</i>
Taxa	fish
Status ¹	FE
General Ecology	This species is both Federally and State listed as Endangered. Contact a DEEP Fisheries Biologist for more information. Do not contact NDDb with questions regarding fish species. The presence of a Federally endangered species, may require consultation with the National Marine Fisheries Service in order to be in compliance with the Federal Endangered Species Act if the proposed project requires federal permits or uses federal funds.
Best Management Practice	We do not anticipate significant negative impacts to this species from your Project Type category selected in this location. Impact from this project can be minimized if you follow any applicable Best Practices and monitoring associated with your project activities and/or permit requirements, minimize impact to and loss of preferred habitat, and include any protection measures included here in the Species General Ecology that relate to your project activities before, during, and after completion.
Common Name	Blueback herring
Scientific Name	<i>Alosa aestivalis</i>
Taxa	fish
Status ¹	SC
General Ecology	Contact a DEEP Fisheries Biologist for more information. Do not contact NDDb with questions regarding fish species.
Best Management Practice	DEEP Fisheries Biologists review permit applications submitted to DEEP regulatory programs as well as other aquatic activities to determine whether projects might adversely affect listed species. You do not need to follow up with NDDb regarding fish protection. Please complete the DEEP Fisheries consultation form and submit to: Deep.inland.fisheries@ct.gov for your consultation. https://portal.ct.gov/-/media/DEEP/Permits_and_Licenses/Common_Forms/fisheriesconsultationappdoc.d

¹E = State Endangered, T = State Threatened, SC = State Special Concern, FE = Federally

Endangered, FT = Federally Threatened, NA = Not applicable.

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 NDDDB – 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 modifications or 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.
- If your project involves preparing an Environmental Impact Assessment, this NDDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- 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 7/21/2027.
- If biological surveys have been conducted in accordance with Best Management Practices provided, please forward a copy of the results to the address listed at the end of this letter. Include the Project Name and Determination Number on all correspondence.

The NDDDB – New determination for the 40 Bluff Road at 40 Bluff Rd, Gales Ferry, as described in the submitted information and summarized at the end of this document is valid until 7/21/2027. 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 7/21/2027.

This letter is computer generated and carries no signature. If however, any clarification is needed, or, if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources

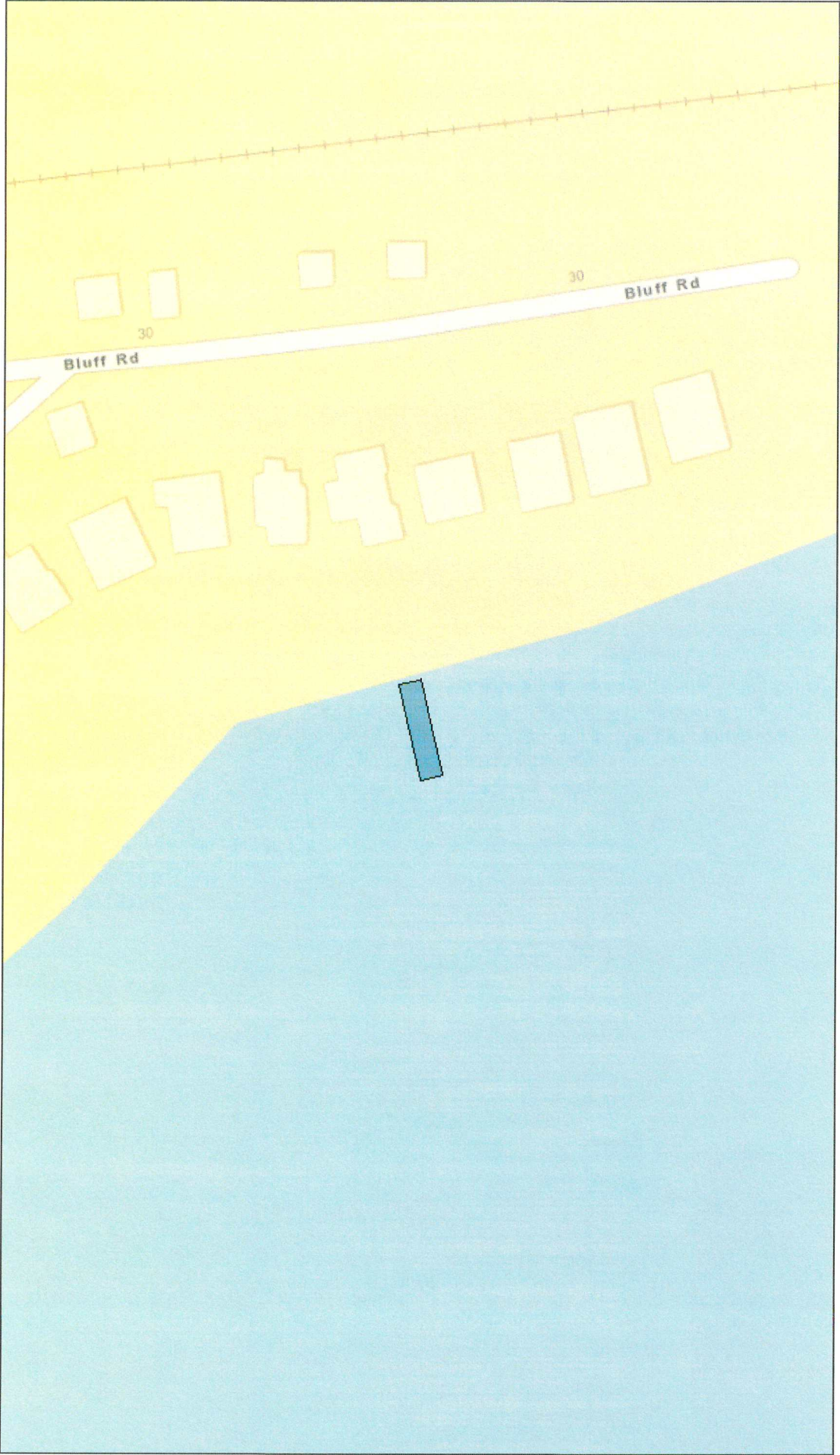
Wildlife Division
Natural Diversity Database, 6th floor
79 Elm Street,
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

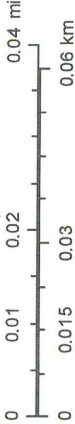
Project involves federal funds or federal permit:	Yes
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Docks/Piers/Boat Launches and Aquaculture
Project Sub-type:	New Dock, Pier, Associated structures
Project Name:	40 Bluff Road
Project Description:	

40 Bluff Road Map



July 21, 2025

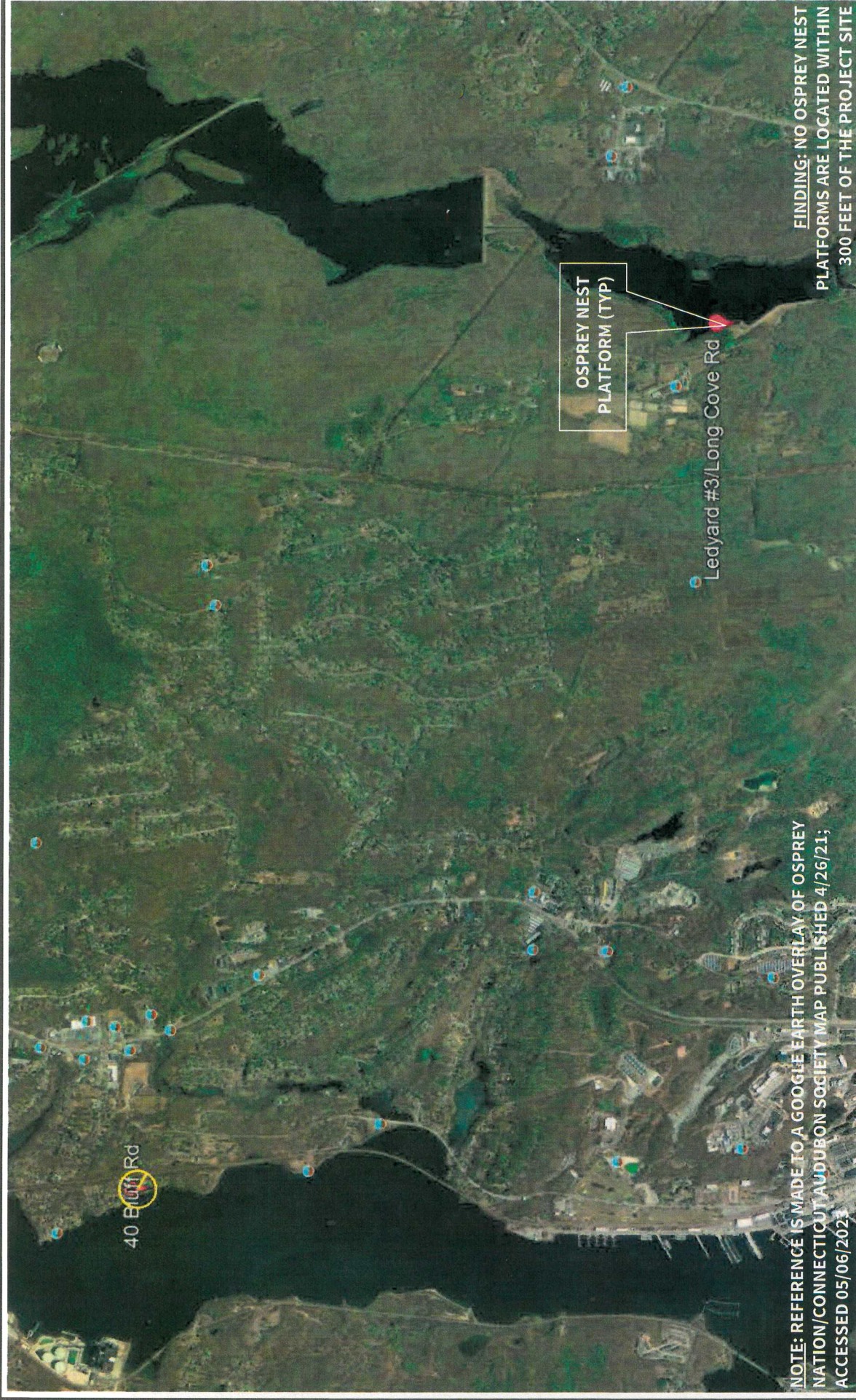
1:1,200



Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), NGCC, (c) OpenStreetMap contributors, and the GIS User Community

21

DEEP Wildlife Division – Osprey Consultation





SHORE DESIGN

PLLC

WATERFRONT LAND USE
PLANNING + DESIGN

Shore Design, PLLC
Guilford, CT
shoredesignpllc.com
hello@shoredesignpllc.com

FOR REGULATORY REVIEW

Project Name	Shoreline Access Stairs and Dock		
Project Address	40 Bluff Road, Gales Ferry		
Project No.	230107	Scale.	1" = 1000'
Date	06 May 2023	Project North	
Sheet No.	1 of 1		

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: Kathryn Conroy
Mailing Address: 40 Bluff Road
City/Town: Gales Ferry State: CT Zip Code: 06335
Business Phone: - Ext.: -
Contact Person: Kathryn Conroy Phone: 860-965-2431 Ext.: -
E-mail Address: kathryn.spirit@hotmail.com

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

Name: Shore Design, PLLC
Mailing Address: 8 Potter Hill Drive
City/Town: Gulfport State: CT Zip Code: 06437
Business Phone: 203-889-6183 Ext.: -
Contact Person: David R. Provencher Phone: 203-889-6183 Ext.: -
E-mail Address: david@shoredesignpllc.com
Service Provided: design and permitting

3. Site Location:

Name of Site: 40 Bluff Road, Gales Ferry
Address of Site or Location Description: 40 Bluff Road
City/Town: Gales Ferry State: CT Zip Code: 06335
Parcel Location/Tax Assessor's Reference: Map 90 Block 270 Lot 40
Name of Stream or Waterbody: Thames River

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

- | | | |
|---|---|---|
| <input type="checkbox"/> new public/fishing access; | <input type="checkbox"/> maintenance dredging | <input type="checkbox"/> work within LIS Blue Plan area |
| <input checked="" type="checkbox"/> new docks and marinas on tidal rivers; | <input type="checkbox"/> beach nourishment | <input type="checkbox"/> Other |
| <input type="checkbox"/> coastal/tidal dredging projects; | <input type="checkbox"/> cofferdam installation | |
| <input type="checkbox"/> activities in inland/non-tidal waterbodies and watercourses; | <input type="checkbox"/> conducting construction activity within a 100-foot buffer of a Cold Water Stream Habitat | |
| <input type="checkbox"/> withdrawal of water from a non-tidal/inland river, stream, pond or lake; | | |
| <input type="checkbox"/> withdrawal of water from a wetland, marsh, swamp, or bog hydrologically connected to a non-tidal/inland river, stream, pond or lake; | | |
| <input type="checkbox"/> 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.

Julia Kendzierski

6. **Project Description:** Provide or attach a brief, but thorough, description of the project including any measures to protect, enhance or restore fish populations:

Construction of a private/residential dock consisting of a 4' x 26'-5" pier, 3' x 34' gangway, 8' x 20' floating dock restrained by four (4) piles, and two (2) tie-off piles.

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: 05/20/25

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: ☐):

"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>05/22/25</u>
Signature of Fisheries Division Staff	Date
Bruce H Williams	Senior Fisheries Biologist
Print Name of Fisheries Division Staff	Title

Department of Agriculture/Bureau of Aquaculture 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: Kathryn Conroy

Mailing Address: 40 Bluff Road

City/Town: Gales Ferry

State: CT

Zip Code: 06335

Business Phone: -

Ext.: -

Contact Person: Kathryn Conroy

Title: Owner

Business Phone: 860-965-2431

Ext.: -

E-mail: kathryn.spirit@hotmail.com

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

Name: Shore Design, PLLC

Title: Agent

Mailing Address: 8 Potter Hill Drive

City/Town: Guilford

State: CT

Zip Code: 06437

Business Phone: 203-889-6183

Ext.: -

Contact Person: David R. Provencher

Title: Project Architect

Business Phone: 203-889-6183

Ext.: -

E-mail: david@shoredesignpllc.com

Service Provided: design and permitting

3. Site Location:

Name of Site: 40 Bluff Road, Gales Ferry

Street Address: 40 Bluff Road

City/Town: Gales Ferry

State: CT

Zip Code: 06335

Tax Assessor's Reference: Map 90

Block 270

Lot 40

Name of Waterbody: Thames River

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

Date of plans: 4 December 2024

Part I: To be completed by APPLICANT (continued)

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

Construction of a private/residential dock consisting of a 4' x 26'-5" pier, 3' x 34' gangway, 8' x 20' floating dock restrained by four (4) piles, and two (2) tie-off piles.

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: ☒):

This is an active shellfish lease where oyster shell is planted annually as this is a natural spawning area for oysters.

The extent of the fixed piles will prevent the cultivation of a large portion of the lease area for seed oysters which will allow silt to accumulate and bury the shell base and smother oysters, a significant impact.

Redesign the project so the dock and fixed piles begin at the end the fixed pier reducing the intrusion and impact to the shellfish parcel enabling shellfish vessels to work.

David H. Carey

Signature of Commission Representative

12/23/2024

Date

Aquaculture Director

Print Name of Commission Representative

Title



TOWN OF LEDYARD CONNECTICUT

Fred B. Allyn III
Mayor

Kristen Chapman
Executive Assistant to the Mayor

741 Colonel Ledyard Highway
Ledyard, CT 06339-1551
Telephone (860) 464-3222
FAX (860) 464-1126

May 20, 2025

Re: 40 Bluff Road, Gales Ferry
Residential Dock Project

To Whom It May Concern:

Following review of the preliminary permit plans dated February 4, 2025, prepared by Shore Design, PLLC, I understand that the owner of the above-referenced property intends to apply to the Connecticut Department of Energy and Environmental Protection (CT-DEEP) and the U.S. Army Corps of Engineers for authorization to construct a residential dock extending into the Thames River and the Town of Ledyard's designated "Ledyard Ground" shellfish bed.

Based on the materials provided, the Town of Ledyard has no objection to the proposed dock construction as shown on the submitted plans.

Sincerely,

Fred B. Allyn III

WATERFRONT ACCESS PROJECT 40 BLUFF ROAD GALES FERRY (LEDYARD), CT



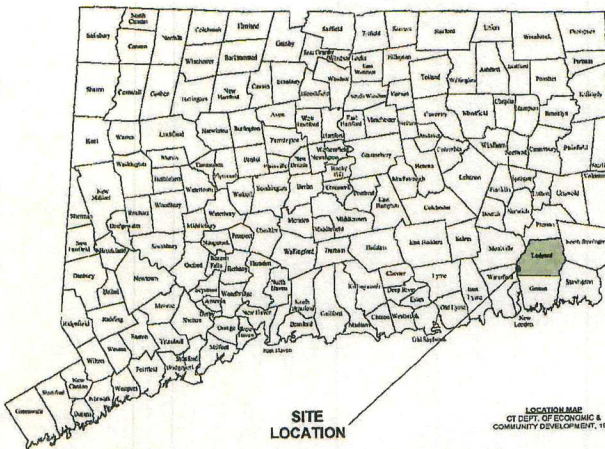
NOTES

1. **PROJECT SCOPE:** WATERFRONT ACCESS STAIRWAY & DOCK.
2. **DRAWING PURPOSE:** THESE DRAWINGS ARE FOR LOCAL/CT-DEEP/USACE PERMITTING AND CONCEPT PURPOSES ONLY AND ARE NOT INTENDED FOR CONSTRUCTION. OWNERS AND/OR CONTRACTOR SHOULD CONSULT WITH THE LOCAL BUILDING OFFICIAL TO DETERMINE IF BUILDING PERMITS AND/OR CONSTRUCTION DRAWINGS ARE REQUIRED.

THESE DRAWINGS HAVE BEEN PREPARED, IN PART, FROM MAPS, RECORD RESEARCH, FIELD OBSERVATIONS, AND OTHER SOURCES OF INFORMATION THAT MAY BE AVAILABLE TO THE ARCHITECT. THE DRAWINGS ARE INTENDED TO ONLY SHOW THE REPORTED LOCATION OF ACTUAL IMPROVEMENTS. WHILE THE ARCHITECT HAS BEEN USABLE TO INDEPENDENTLY CONFIRM THE REPORTED LOCATION OF MANY OF THE ACTUAL IMPROVEMENTS, MUCH OF WHICH ARE CONCEALED BY THE GROUND AND/OR FINISH MATERIALS, WHILE THE INFORMATION IS RELIABLE TO THE BEST OF THE ARCHITECT'S KNOWLEDGE, INFORMATION AND BELIEF, THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR ANY ERRORS OR OMISSIONS THAT MAY HAVE BEEN INCORPORATED INTO THE DRAWING AS A RESULT OF UNKNOWING SITE CONDITIONS. THOSE REFERRING TO THESE DRAWINGS FOR FUTURE DESIGN SERVICES AND/OR CONSTRUCTION WORK MAY DESIRE TO PERFORM ADDITIONAL TESTING TO FURTHER ASCERTAIN THE INFORMATION PROVIDED ON THE DRAWINGS.
3. **PROJECT DATUM:** CONTOURS AND SPOT ELEVATIONS ARE FROM REFERENCE MAPS NOTED HEREON. ELEVATIONS ARE IN FEET AND REFERENCED TO THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD88).
4. **TIDAL ELEVATIONS:** TIDAL ELEVATIONS (MLW, MHW, MHHW, C.A., HTL) NOTED HEREON ARE FROM THE FOLLOWING SOURCES:
a. MEAN LOWER LOW WATER (MLLW) PER NEAREST NOAA TIDAL BENCHMARK SHEET
b. MEAN HIGH WATER (MHW) & C.A. CONNECTICUT ASSOCIATION OF LAND SURVEYORS, RESOURCES FOR TIDE AND NAVIGABLE WATERS IN CONNECTICUT, DATED OCTOBER 15, 2012
c. COASTAL JURISDICTION LINE (CJL) - FACT SHEET, PUBLISHED ONLINE BY THE CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION (CT DEEP), UPDATED SEPTEMBER 3, 2020
d. HIGH TIDE LINE (HTL) RECORDED AS THE SAME ELEVATION AS THE C.A.
5. **FLOOD INFORMATION:** THE PROPERTY LIES WITHIN ZONE AE (EL. 11), SPECIAL FLOOD HAZARD AREA SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD; FEMA FIRM FROM MAP 0811 (EFFECTIVE AUGUST 5, 2012). THE FLOODPLAIN AND/OR FLOODWAY BOUNDARY LINES WERE OBTAINED FROM THE REFERENCE MAP NOTED HEREON, KNOWN TO QUALIFY PERMITTING REQUIREMENTS, AND NOT ATTENDED FOR INSURANCE OR ELEVATION PURPOSES.

THE FEMA STILLWATER ELEVATIONS NOTED HEREON ARE FROM FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) INSURANCE STUDY NUMBER 99110-0101A NEW LONDON COUNTY, CONNECTICUT, VOLUME 1 OF 4, REVISED AUGUST 5, 2012, PAGE 14, TABLE 10, TRAMES RIVER TRANSECT 41.
6. **REFERENCE:** REFERENCE IS MADE TO THE FOLLOWING MAPS, PLANS, AND SOURCES:
a. **PROPERTY & TOPOGRAPHIC MAP:** 40 BLUFF ROAD, LEDYARD, CT, SCALE 1"=100' DATED NOVEMBER 11, 2014, PREPARED BY RIC THOMPSON LLC, 19 FEPPRUBUSH DR., CLAYTON, CT 06413

SHEET LIST			
NUMBER	NAME	ISSUED	REVISED
1 of 4	COVER SHEET	4 Feb 2025	
2 of 4	EXISTING WATERFRONT SITE PLAN	4 Feb 2025	
3 of 4	PROPOSED WATERFRONT SITE PLAN	4 Feb 2025	
4 of 4	SOUTH ELEVATION	4 Feb 2025	

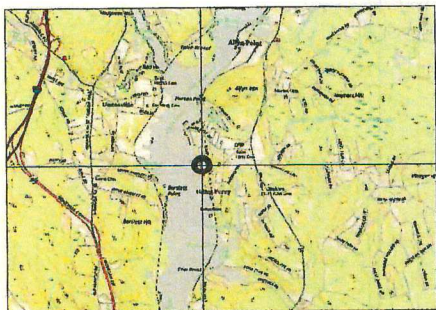


SITE LOCATION

LOCATION MAP
CT DEPT. OF ECONOMIC & COMMUNITY DEVELOPMENT, 1996

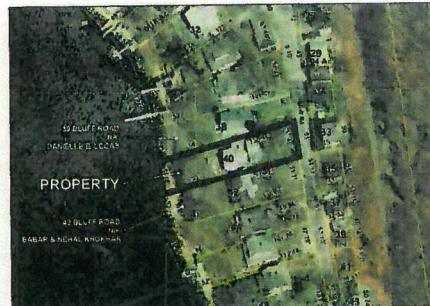
LEGEND

- GRID LINE SYMBOL
- PROPERTY LINE PER REF. MAP
- CALLOUT DETAIL SYMBOL
- ELEVATION/SECTION SYMBOL
- LEVEL NAME + ELEVATION
- PROJECT ELEVATION
- SPOT ELEVATION
- COASTAL JURISDICTION LINE
- FLOOD STILLWATER
- HIGH TIDE LINE
- LOCAL EXTREME HIGH WATER
- MEAN HIGH WATER
- MEAN LOW WATER
- NAVD88
- NATIONAL GEODETIC VERTICAL DATUM OF 1929
- TIDAL WETLAND BOUNDARY



VICINITY MAP

REFERENCE IS MADE TO USGS TOPO MAP, UNCAVILLE QUADRANGLE, CT, 7.5 MIN SERIES, 2021, SCALE 1:24,000



TAX ASSESSOR'S MAP

REFERENCE IS MADE TO LEDYARD, CT GIS INFORMATION ACQUIRED 4/26/2023, SCALE 1" = 60'

FOR LOCAL/CT-DEEP/USACE PERMITTING & CONCEPT PURPOSES ONLY AND NOT FOR CONSTRUCTION

SHORE
DESIGN

Kathryn Joyce
Conroy

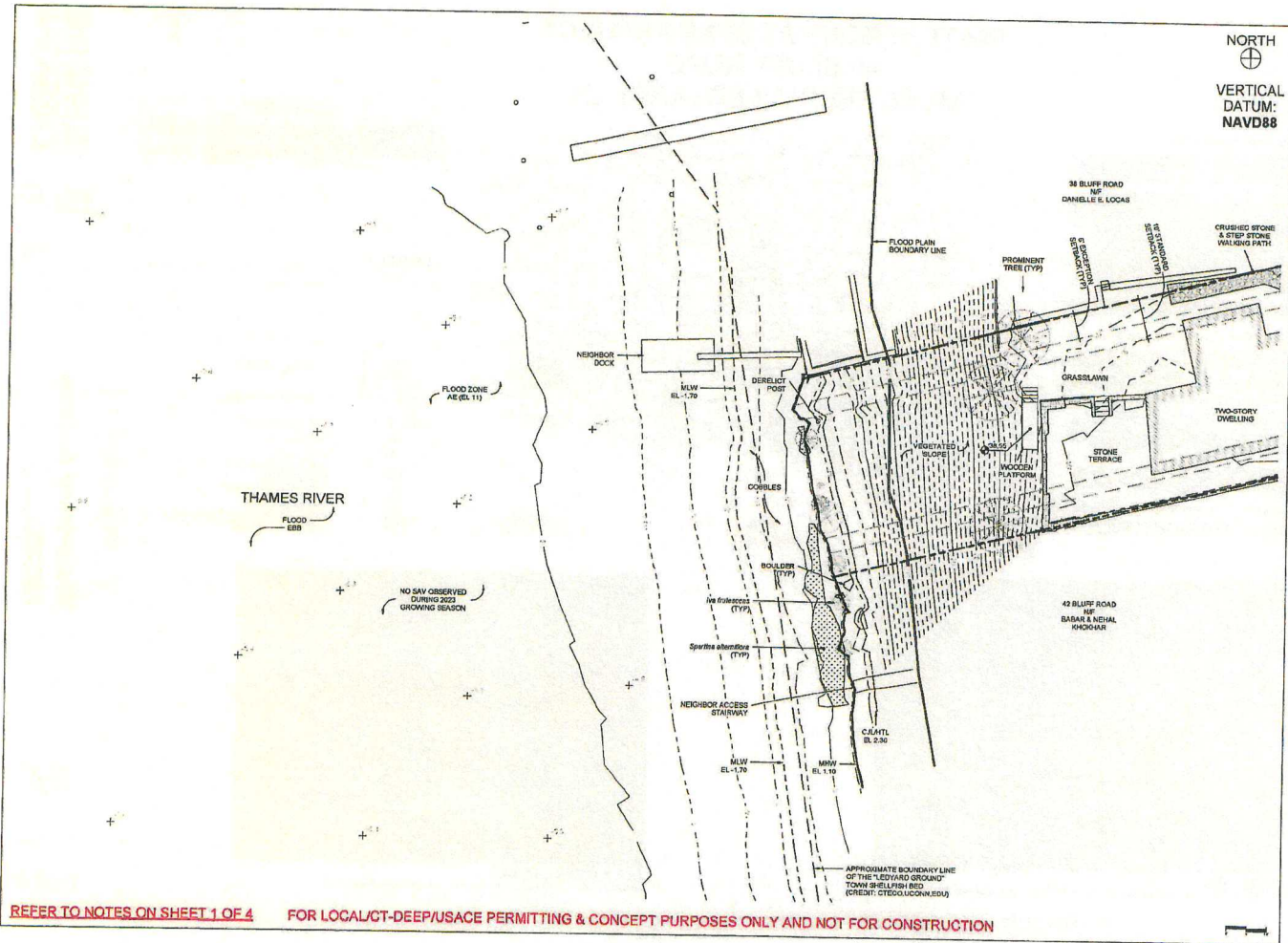
DATE: 4 Feb 2025
PROJECT: Waterfront Access
DRAWN BY: KJC

PRELIMINARY DRAFT

Waterfront Access
40 Bluff Road
(Gales Ferry (Ledyard), CT)

COVER
SHEET

1 of 4



SHORE DESIGN
3774

Kathryn Joyce Conroy

Scale: 1"=100'
Date: 4 Feb 2023
Through: 2024

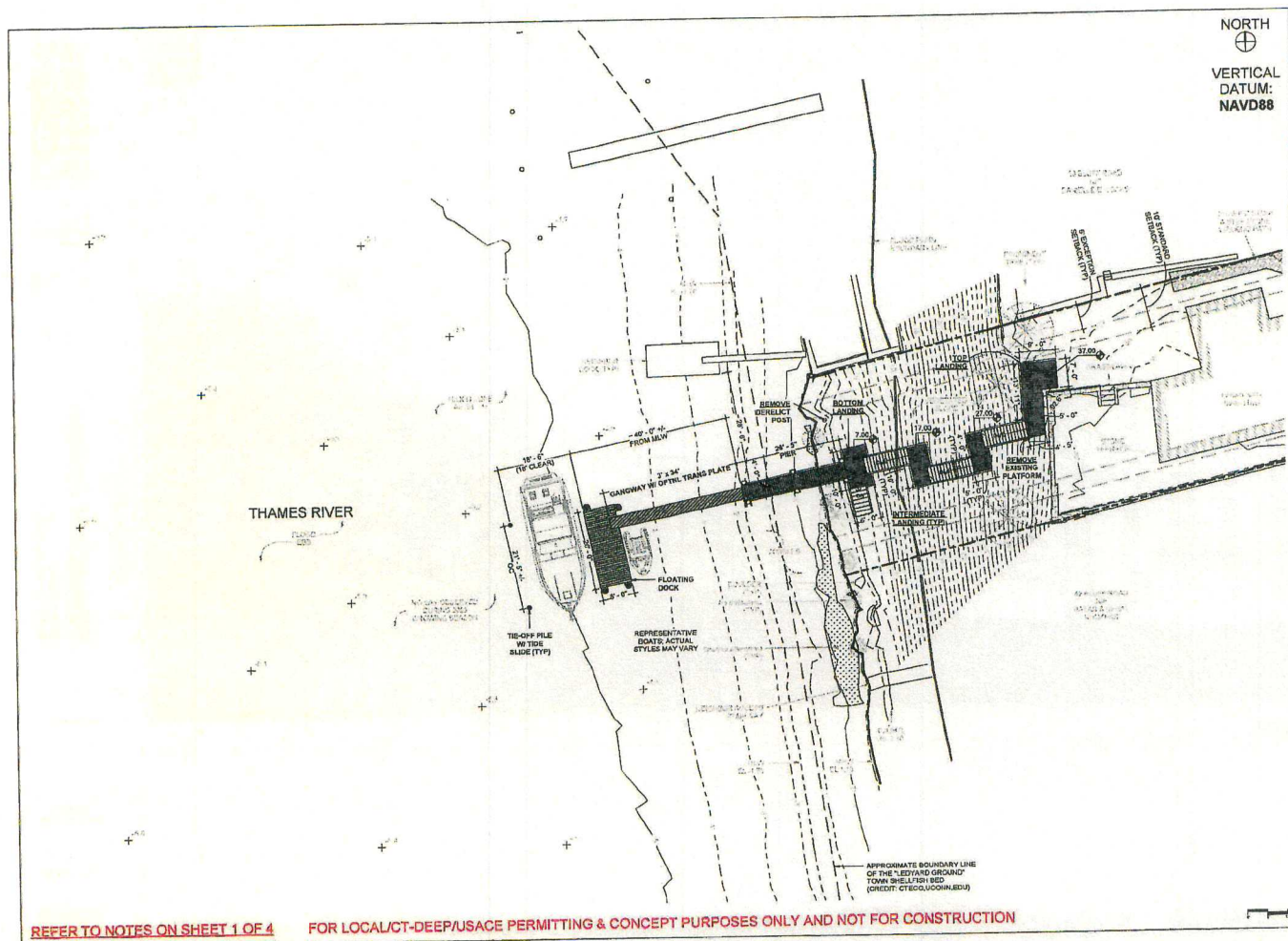
PRELIMINARY DRAFT
Waterfront Access
40 Bluff Road
Gales Ferry (Ledyard), CT

EXISTING WATERFRONT SITE PLAN

Scale: 1"=100'

2 of 4

Sheet 2 of 4



NORTH
VERTICAL
DATUM:
NAVD88



SHORE
DESIGN

Kathryn Joyce Conroy

Date	4 Feb 2003
Est./Ltr.	230483
Hour/Min	00:00

Waterfront Access
40 Bluff Road
Gales Ferry (Ledvard), CT

**PROPOSED
WATERFRONT
SITE PLAN**

Side	Path
------	------

3 of 4

VERTICAL
DATUM:
NAVD88

**SHORE
DESIGN**

Kathryn Joyce
Conroy

DATE: 4/20/2018
PROJECT: 18018
SHEET: 3 of 4

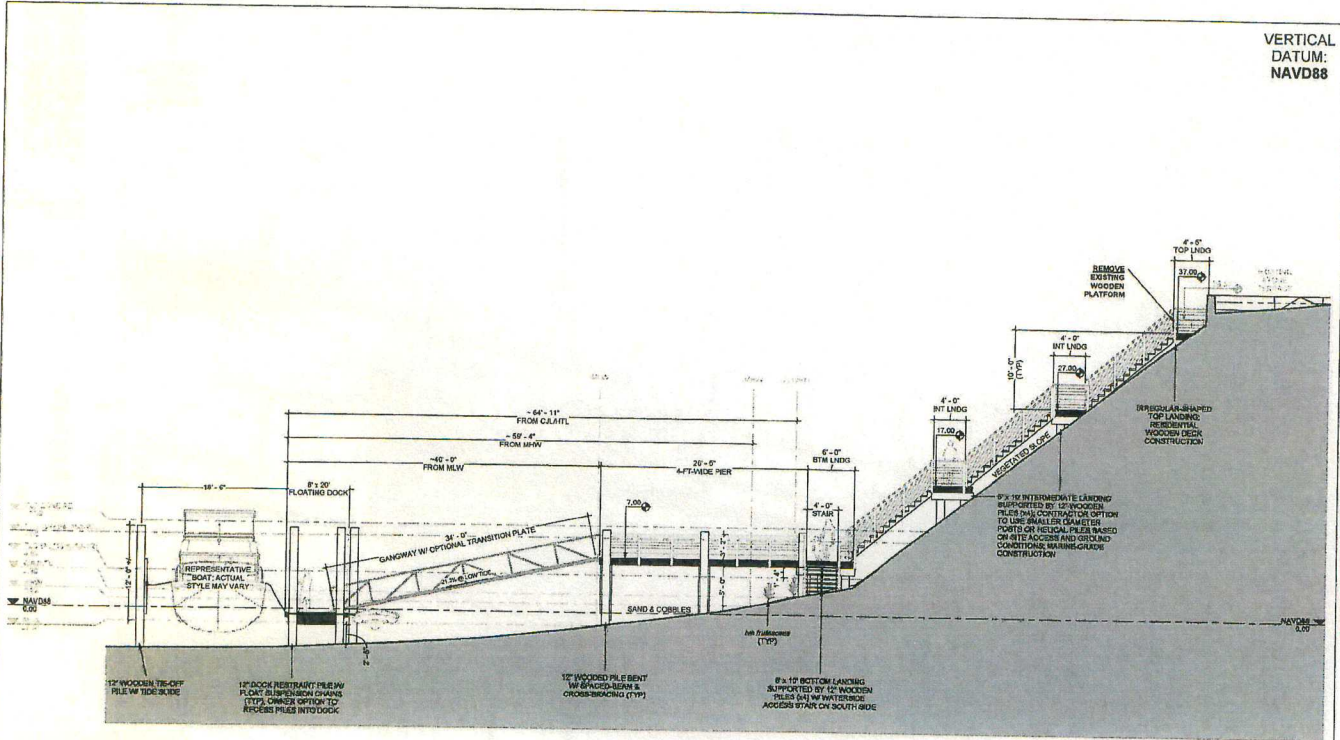
PRELIMINARY DRAFT

Waterfront Access
40 Bluff Road
Gales Ferry (Ledyard), CT

SOUTH
ELEVATION

3/8" = 1'-0"

4 of 4



1 SOUTH ELEVATION
3/8" = 1'-0"

REFER TO NOTES ON SHEET 1 OF 4 FOR LOCAL/CT-DEEP/USACE PERMITTING & CONCEPT PURPOSES ONLY AND NOT FOR CONSTRUCTION

Applicant Compliance Information



**Connecticut Department of
Energy & Environmental Protection**

Applicant Compliance Information

DEEP ONLY

App. No. _____

Co./Ind. No. _____

Applicant Name: Kathryn Joyce Conroy Trust

Mailing Address: 40 Bluff Road

City/Town: Gales Ferry

State: CT

Zip Code: 06335

Business Phone: -

ext.: -

Contact Person: Kathryn Conroy

Phone: 860-965-2431

ext.: -

***E-mail:** kathryn.spirit@hotmail.com

If you answer yes to any of 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 judgement 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 No.	(5) Description of Violation

☐

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

Applicant Background Information



**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. Be sure to include the signatory authority or authorized representative certifying the application.

☐ **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: **Kathryn Joyce Conroy Trust**

Mailing Address: **40 Bluff Road**

City/Town: **Gales Ferry**

State: **CT**

Zip Code: **06335**

Business Phone: **860-965-2431**

ext.: **-**

E-mail: **kathryn.spirit@hotmail.com**

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

Name: **Kathryn Joyce Conroy, Trustee**

Other Information

43

Other Information: CT-DEEP
Pre-application Comments



David Provencher <david@shoredesignpllc.com>

RE: 40 Bluff Road, Gales Ferry (Ledyard)

1 message

Kendzierski, Julia <Julia.Kendzierski@ct.gov>
To: David Provencher <david@shoredesignpllc.com>

Tue, Feb 18, 2025 at 1:32 PM

Hi Dave,

If you are able to get a letter of no objection from the owner of the lease bed, we would be able to move forward with the design as is. If not, we would then need to explore design modifications, like potentially shortening to ramp, until we have some sort of approval from Dave Carey or the lease owner.

Best,

Julia Kendzierski

Environmental Analyst 2

Land and Water Resources Division

Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127

p: 860.424.3645 | Julia.Kendzierski@ct.gov



Connecticut
Department of Energy &
Environmental Protection

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Ensuring a clean, affordable, reliable, and sustainable energy supply.*



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From: David Provencher <david@shoredesignpllc.com>
Sent: Saturday, February 15, 2025 11:37 AM
To: Kendzierski, Julia <Julia.Kendzierski@ct.gov>
Subject: Re: 40 Bluff Road, Gales Ferry (Ledyard)

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 Julia,

Thanks for the update. I look forward to hearing from you.

Best regards,

Dave

David R. Provencher, AIA

President + Project Architect

Shore Design, PLLC

8 Potter Hill Drive

Guilford, CT 06437

203-889-6183

shoredesignpllc.com

david@shoredesignpllc.com

www.linkedin.com/in/davidrprovencher

On Fri, Feb 14, 2025 at 3:36 PM Kendzierski, Julia <Julia.Kendzierski@ct.gov> wrote:

Hi Dave,

I just wanted to let you know that I am still working on an answer for this! Darcy has been out of the office this week so I am hoping once she is back I will be able to provide you with some guidance.

Have a nice weekend,

Julia Kendzierski

Environmental Analyst 2

Land and Water Resources Division

Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127

p: 860.424.3645 | Julia.Kendzierski@ct.gov



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From: David Provencher <david@shoredesignpllc.com>
Sent: Tuesday, February 4, 2025 5:59 PM
To: Kendzierski, Julia <Julia.Kendzierski@ct.gov>
Subject: Re: [40 Bluff Road, Gales Ferry \(Ledyard\)](#)

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 Julia,

Good questions. Here's an updated set of the plans with the approximate boundary line. I've also attached a set of screenshots showing the numerous encroachments into the bed, including several stretches of shoreline. It seems that the overlay of the bed and aerial isn't very accurate, so I'm not sure how much confidence I have in it.

Please let me know what you think.

Thanks!

Best regards,

Dave

David R. Provencher, AIA

President + Project Architect

Shore Design, PLLC

[8 Potter Hill Drive](#)

[Guilford, CT 06437](#)

203-889-6183

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david@shoredesignpllc.com

www.linkedin.com/in/davidrprovencher

On Tue, Feb 4, 2025 at 11:27 AM Kendzierski, Julia <Julia.Kendzierski@ct.gov> wrote:

Hi Dave!

Does the lease area cover the entire riparian area in front of 40 bluff road? Is there any way you could add an approximate outline of it to the plans? There are other permitted docks in the area so I am just trying to visualize how those encroachments would compare to this proposal.

Thanks,

Julia Kendzierski

Environmental Analyst 2

Land and Water Resources Division

Connecticut Department of Energy & Environmental Protection
79 Elm Street, Hartford, CT 06106-5127

p: 860.424.3645 | Julia.Kendzierski@ct.gov



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From: David Provencher <david@shoredesignpllc.com>

Sent: Monday, February 3, 2025 6:11 PM

To: Kendzierski, Julia <Julia.Kendzierski@ct.gov>

Subject: Re: 40 Bluff Road, Gales Ferry (Ledyard)

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 Julia,

The BOA provided comments on this project (please see attached). To assist in your review, we have prepared this response addressing BOA's concerns and providing additional context for your consideration. We appreciate DEEP's role in evaluating coastal projects and balancing environmental protection with reasonable waterfront access.

Shellfish Bed Information

The shellfish bed in question is approximately 432 acres and appears to be within town jurisdiction. To our knowledge, no shellfish beds have been officially designated in this area, and there is no Town of Ledyard shellfish commission overseeing local shellfish resources. Additionally, the bed is classified as a prohibited zone, meaning that shellfish harvesting is not permitted. Given this classification, any concerns regarding potential impacts to shellfish cultivation should be viewed in the appropriate regulatory context.

Addressing Sedimentation Concerns

Scientific research and site-specific data indicate that the presence of piles in this location would not lead to significant silt accumulation or significantly impact seed oyster viability. Several key factors contribute to this conclusion:

- The tidal currents and water flow of the Thames River naturally maintain consistent water depths and facilitate the transport of fine sediments, helping prevent excessive sediment buildup, even in areas with in-water structures such as pilings.
- Research from the USACE highlights that existing sediment management strategies in the Thames River, including natural tidal flow and historical dredging efforts, ensure navigability and minimize unintended sediment deposition.
- A NOAA study found that pile-supported structures, particularly those with minimal bottom coverage like our proposed design, have only localized and negligible effects on sediment transport and deposition.
- Given this scientific evidence and the naturally dynamic nature of the Thames River, there is no indication that the proposed dock piles would cause significant sediment accumulation or smother the shell base.

Dock Coverage vs. Shellfish Bed Size

The total area of the gangway, floating dock, and tie-off piles below MLW is approximately 755 square feet. Compared to the 432-acre shellfish bed (which equates to approximately 18,823,920 square feet), the total dock coverage represents just 0.004% of the total shellfish bed area. This minimal footprint suggests that the proposed dock structure would not have a meaningful impact on the broader shellfish habitat.

Existing Docks in the Vicinity

It is important to note that there are numerous (at least 12) existing residential docks in the immediate vicinity, many of which have more piles below MLW and similar encroachments into the river. These structures have long coexisted with the existing environmental conditions without documented significant impacts on sedimentation or shellfish viability.

Regulatory Considerations for Public Hearing Requirements

Although the DOA/BOA Pre-Submission Consultation form states that a hearing is required if the project will significantly impact any shellfish area, as determined by DOA/BOA, it appears that the governing statute was changed on 10/1/13 to eliminate this triggering mechanism. As a result, BOA's determination of a significant impact does not necessarily mandate a hearing under current law. This statutory change further underscores the importance of DEEP conducting an independent evaluation of the project's compliance with permitting standards rather than relying solely on BOA's interpretation.

Balancing Access and Regulatory Considerations

While we respect the BOA's commitment to shellfish resource protection, we believe it is essential for DEEP to take a broader regulatory view that considers all relevant factors, including:

- The prohibited classification of the shellfish bed, meaning shellfish harvesting is not an authorized activity in this area.
- The insignificant scale of the dock's footprint in relation to the total shellfish bed acreage.
- The absence of designated shellfish beds and lack of a local shellfish commission governing this area.
- The scientific evidence demonstrates that the proposed structure would not cause significant sediment accumulation or harm seed oyster viability.
- The precedent of other docks in the area, which suggests that such structures do not inherently conflict with shellfish viability or river health.
- The removal of the statutory requirement that BOA's determination alone can trigger a mandatory hearing.

Additionally, the suggestion to eliminate piles and pull the dock back to the fixed pier would severely restrict access and result in vessels sitting on the bottom during most tidal conditions, effectively rendering the dock unusable.

Given these considerations, we respectfully request that DEEP evaluate this project based on its overall compliance with permitting standards rather than focusing solely on BOA's concerns. We believe the project represents a well-balanced approach that preserves property access while avoiding significant impacts on coastal resources.

Please let me know what you think and if you need additional information.

Thanks!

Best regards,

Dave

David R. Provencher, AIA

President + Project Architect

Shore Design, PLLC

[8 Potter Hill Drive](#)

[Guilford, CT 06437](#)

203-889-6183

[shoredesignpllc.com](#)

[david@shoredesignpllc.com](#)

[www.linkedin.com/in/davidrprovencher](#)

On Tue, Dec 17, 2024 at 3:25 PM Kendzierski, Julia <Julia.Kendzierski@ct.gov> wrote:

Hi Dave!

I've been having some outlook issues so I apologize if this is a repeat email. This appears to be something that may be approvable under an SDF. Please let me know if you have any other questions!

Best,

Julia

Get [Outlook for iOS](#)

From: David Provencher <david@shoredesignpllc.com>

Sent: Sunday, December 15, 2024 9:55:37 AM

To: Kendzierski, Julia <Julia.Kendzierski@ct.gov>

Subject: 40 Bluff Road, Gales Ferry (Ledyard)

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 Julia,

When you have a moment, can you please review this new dock project and provide pre-application feedback for an SD&F? I've attached plans and photos for your reference.

The overall project involves constructing a water access system consisting of a stairway down the steep slope and a dock composed of an approximately 4' x 26' pier, 3' x 34' gangway, 8' x 20' floating dock, and two tie-off piles. We'll be coordinating with the Town of Ledyard to secure any zoning permits for the stairway.

The bottom of the pier framing is set 5 feet above MHW to satisfy public access and tidal wetland clearance policies. The dock terminates 40 feet from MLW where there is sufficient water under the float to maintain 18 inches of clearance without the need for float stops. However, we've added float suspension chains for winter hoisting/storage.

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

Thanks!

Best regards,

Dave

David R. Provencher, AIA

President + Project Architect

Shore Design, PLLC

[8 Potter Hill Drive](#)

[Guilford, CT 06437](#)

203-889-6183

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david@shoredesignpllc.com

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