

IN THE MATTER OF

:

*APPLICATION NO.
201810312-SDF*

GLEYSTEN, NICHOLAS

:

OCTOBER 7, 2019

PROPOSED FINAL DECISION


The Applicant Nicholas Gleysteen has applied to the Department of Energy and Environmental Protection for a permit to undertake regulated activities at Andrews Island in Stonington. The activities will include the extension of a fixed pier, the removal and relocation of related dock structures, and the installation of a boat lift to enhance use of the docking facilities and improve general and emergency access to the Island.

Following review by Staff of the Land & Water Resources Division of the Department's Bureau of Water Protection & Land Reuse, the Department issued a Notice of Tentative Determination to approve the application, and a petition for hearing was filed. The parties in this matter are the Applicant and the Department; no petitions to intervene were filed.

An evening hearing was held at the VFW Post 3263 in Mystic on August 5, 2019, at which the parties presented information and the public made comments for the record. All public comments supported the activities to be undertaken pursuant to the permit. The evidentiary hearing, at which the parties presented testimony and documentary evidence, was held at the Department's offices in Hartford on August 6, 2019.

The parties have submitted the attached Agreed Draft Decision (ADD) for my consideration. The ADD includes detailed findings of fact concerning the proposed regulated activity and summarizes the relevant testimony presented at the evidentiary hearing. The parties have also included proposed conclusions of law that support a determination that the activities to be conducted under the permit will comply with the relevant statutes, regulations, and policies.

The substantial evidence in the record supports the proposed findings of fact and conclusions of law set out in the ADD and I adopt it as my decision. The Draft Permit, attached as DEEP Ex. 14, should be finalized and issued to the Applicant.



Janice B. Deshais, Hearing Officer

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CONNECTICUT DEPARTMENT OF ENERGY
AND ENVIRONMENTAL PROTECTION
OFFICE OF ADJUDICATIONS

IN THE MATTER OF : APPLICATION NO.
: 201810312-SDF
: GLEYSTEN, NICHOLAS :
: SEPTEMBER 25, 2019

AGREED DRAFT DECISION

MODIFICATION AND EXTENSION OF FIXED PIER, REMOVAL AND
RELOCATION OF RELATED DOCK FACILITIES AND STRUCTURES, AND
INSTALLATION OF A BOAT LIFT

1. Introduction: On August 15, 2018, Nicholas Gleysteen, the trustee of the trust which owns Andrews Island in Fishers Island Sound (the "Applicant"), submitted an application to undertake regulated activities in the tidal, coastal and navigable waters of the State waterward of the coastal jurisdiction line ("CJL"), for the following:

- a. A 53 foot extension of the main fixed pier extending from the west shore of Andrews Island (the "Island");
- b. Removal and replacement of the L-shaped structures and associated piles currently attached to the north face of the fixed pier. The L-shaped structures essentially will be replaced and rebuilt at the west end of the extension of the fixed pier to provide slip spaces similar to those that currently exist at the west end of the existing fixed pier;
- c. Removal of a platform attached to the south face of the existing fixed pier;
- d. Construction of a new batter-braced, pile-supported boat lift on the south side of the extension of the fixed pier; and
- e. Relocation of a davit and a dock box.

The precise details of the proposed work are set forth in the final permit application submitted to the Department, *DEEP- 6*, and in the Draft License prepared by DEEP staff, *DEEP- 13*. There are two principal purposes of the regulated activity:

- a) to provide adequate depth of water for vessels using the docking facilities, particularly those delivering or removing large supplies related to the household and other structures on the island, as well as access for people and equipment necessary to deal with emergencies on the Island such as medical events and fires; and
- b) to raise certain vessels out of the water at certain times to minimize damage to the vessels, the docking structures and the seabed in the area.

This application seeks a permit to undertake said regulated activities under the provisions of the Structures, Dredging and Fill provisions of the Connecticut General Statutes ("General Statutes") sections 22a-359 through 363f, and in accordance with the Connecticut Coastal Management Act, sections 22a-90 through 22a-112 of the General Statutes.

2. Parties: The parties to the proceeding are: the Applicant and staff from the Land & Water Resources Division ("LWRD") of the Department of Energy & Environmental Protection ("DEEP").

3. Exhibits: The parties have agreed to the admission of all the exhibits listed on the parties' Prehearing Submissions, comprising staff exhibits DEEP-1 through DEEP-19, and the Applicant's exhibits APP-1 through APP-6, and APP- 8 through APP- 35. Following the evidentiary hearing in this matter, the Applicant withdrew APP-7 and APP-8, which previously were admitted into the record, because they were not necessary to the adjudication of the issues raised by this application.

FINDINGS OF FACT

Background:

1. Site Ownership, Use, Location and Character: The site of the proposed activity (the "Project") is the Island, located in Fishers Island Sound east of Masons Island and west of Latimer Point in the town of Stonington, Connecticut. *APP- 11, App- 22, & APP- 23*. The Island is owned by a trust of which the Applicant is the trustee. It previously was owned by the Applicant's brother and his wife, Peter and Renate Gleysteen (the "Gleysteens"), before they placed it into the trust, the sole beneficiaries of which are their children. *Testimony of Peter Gleysteen*. The Gleysteens maintain a residence and other structures on the Island. *Testimony of P. Gleysteen*. They also own a residence at 25 Chippechaug Trail, which is located on the east side of Masons Island. *Testimony of P. Gleysteen*.

Four existing docks provide access to and egress from the Island:

- a) One extending from the South Shore of Mystic, Connecticut in the vicinity of the east end of the causeway leading to the north end of Mason's Island (the "North dock");
- b) One extending from the Chippechaug Trail property (the "Chippechaug Trail dock");
- c) One extending from the southeast side of the Island (the "East dock"); and
- d) The dock structures currently extending from the west side of the Island, the site of the Project (the "West dock"). *Testimony of P. Gleysteen; APP-1 (relating to the North dock), App- 2 (relating to the North dock and the West dock); DEEP-8 (relating to the West and East docks), DEEP- 9 (relating to the West dock); DEEP-10 (relating to the East dock); APP- 9 through APP- 9 H; App-10 through APP-10H, APP- 11, App-20 through App-20F, App- 22 through APP- 23, and APP-31.*

The North and West docks include six (6) foot-wide fixed piers, which are necessary to permit transportation of heavy equipment and supplies necessary for the safe operation and maintenance of the residence on the Island, and dealing with emergencies such as medical events and fires. *Testimony of P. Gleysteen; Testimony of K. Neilson; APP- 1, APP- 2, APP-9, APP- 10, DEEP-6, DEEP-8, DEEP-9; APP- 25 through APP- 29*¹. Due to very low depths of water during certain phases of the tide cycle, there are times when the North dock cannot be used to access the Island. *Testimony of P. Gleysteen; APP-30*. In certain weather and tide conditions, the West dock cannot be used to access the Island or for emergency egress from it. *Testimony of P. Gleysteen; APP-31*. During a winter storm in January 2000, the Gleysteens were stranded on the Island for three days as a result of the accumulation of frozen seawater on the West dock and the swamping of their vessel tied up to it. *Testimony of P. Gleysteen; APP-31*. For this reason, they applied for and secured permits to improve the East dock so it would be available as an emergency access and egress point in the event that the West dock was not available for those purposes. *Testimony of P. Gleysteen; DEEP-10*. That fixed pier is only four (4) feet wide, however, and therefore cannot be used to transport heavy equipment and other items required to deal with emergencies. Unlike the West dock, it does not have a davit to lift heavy items such as large propane tanks. *Testimony of P. Gleysteen, Testimony of K. Neilson, APP-3, APP-25, DEEP-6, and DEEP-10*.

The sea floor below the slips and adjacent areas of the West dock largely consists of sand and some rocks with limited aquatic vegetation. *Testimony of P. Gleysteen; Testimony of K. Neilson, Testimony of W. Frank Bohlen; APP- 3, APP- 4, APP-5, APP-13, APP- 14, APP-20 through APP-20F, APP-32 through APP-35, DEEP- 3 through DEEP-6, DEEP-13*. The bottom

¹ APP-1, APP-2, APP-9 and APP-10 relate to the North dock. APP-2, APP-9, APP-10, DEEP-6, DEEP-8 and DEEP-9 relate to the West dock. APP- 24 through APP-29 depict some of the large items which need to be transported to and from the island using the West dock.

also is sandy below area in which the extension of the fixed pier will be built and the associated docking facilities will be located. *Testimony of P. Gleysteen; Testimony of K. Neilson, Testimony of W. Frank Bohlen.* The West dock is located in a low energy cove into which sediment, driven by wind, principally from the southwest, waves and the tide, is deposited from two sources, the Mystic River to the north and the sandy bottom nearby. *Testimony of W. Frank Bohlen.* As a result of natural forces, the water depth in the area of the existing slips and the immediate surrounding vicinity is quite shallow during mean low water conditions. *Testimony of P. Gleysteen; Testimony of K. Neilson, Testimony of W. Frank Bohlen; Testimony of F. Guenther, APP- 3, APP- 4, APP-5, APP-13, APP- 14, APP-20 through APP-20F, APP-32 through APP-35, DEEP- 3 through DEEP- 6.* In certain tide, wave and weather conditions, vessels required to utilize the slips for emergency purposes, and for delivering or removing large equipment and supplies, would not be able to do so. *Testimony of P. Gleysteen; Testimony of K. Neilson, Testimony of W. Frank Bohlen.* Furthermore, the significant shoaling which has occurred has made access to the slips difficult, if not impossible, during certain conditions even for the recreational vessels the Gleysteens utilize. *Testimony of P. Gleysteen; Testimony of K. Neilson, DEEP-3, DEEP-4, DEEP-6.* The shoaling in the area of the slips has increased to such an extent that the bottom in some areas is being scoured or altered by the movement of the vessels and the operation of the propellers which are part of the engines attached to the vessels. *Testimony of P. Gleysteen; Testimony of K. Neilson, Testimony of W. Frank Bohlen; Testimony of F. Guenther, APP- 3, APP- 4, APP-5, APP-13 through APP- 15, APP-20 through APP-20F, APP-32 through APP-35, DEEP- 3 through DEEP-6, DEEP-18.* These conditions are not expected to improve over time. *Testimony of W. Frank Bohlen.* The shoaling in the area and the resulting inadequate water depth in certain tide, wave, and weather conditions are the principal justification for the proposed Project. Even in mean low tide conditions, the water

depth near the near the end of the extended fixed pier will be three (3) to four (4) feet. *Testimony of K. Neilson, APP-32 & APP-33.*

2. - Application History: The Department received the initial application on August 16, 2018. *APP-3 and DEEP- 6.* That application included a copy of the notice of the permit application published in the New London Day newspaper on June 23, 2018. *DEEP- 6, Attachment AA.* Department staff issued a notice of insufficiency on October 24, 2018, requesting further information regarding the application. *DEEP-2.* The Applicant's representative, Mr. Nielsen, responded on November 19, 2018 and December 5, 2018. *DEEP- 3 and DEEP-4.* The Applicant submitted a revised, final application. *DEEP-6.* On April 19, 2019, Department staff issued a public notice concerning the application and a tentative decision to approve it. *DEEP-7 and DEEP-13.* On May 1, 2019, Carmen Martocchio, who owns a residence on 27 Chippechaug Trail, Masons Island, Stonington, Connecticut, adjacent to the residence owned by the Gleysteens, submitted a petition to the Department, which he represented was signed by 36 people, requesting that the Commissioner hold a hearing concerning the application. *DEEP-16.* In response to the petition, the Department issued notice that a status conference concerning the application would be held on May 20, 2019 at 10 A. M. in the Russell Room, located on the third floor of the Department's headquarters building at 79 Elm Street in Hartford, Connecticut. The time for the status conference was later changed to 11 A.M. At the status conference, the applicant and Department staff were ordered to submit pre-hearing information on July 10, 2019 and a pre-hearing conference was scheduled on July 17, 2019, at 11 A.M. in the Russell Room, located on the third floor of the Department's headquarters building at 79 Elm Street in Hartford, Connecticut.

On July 3, 2019, the Department issued notice of a site inspection to be held at 2 P.M. on August 5, 2019, and a public hearing concerning the application to be held that day at 6:30 P. M.

at the VFW Post 3263, located at 60 Stonington Road, in Mystic, Connecticut. *DEEP-1*. The site inspection took place as scheduled. In attendance were Peter Gleysteen, Thomas Riley, counsel for the Applicant, Keith Neilson, one of the Applicant's expert witnesses and the Project engineer, Micheal Grzywinski, Brian Golembiewski, both members of the Department's staff, and interested members of the public. The public hearing was held at the VFW Post at 6:30 P. M that day. Mr. Riley made an opening statement on behalf of the Applicant and Peter Gleysteen, Keith Neilson and Micheal Grzywinski (*DEEP's* expert witness) testified concerning the application. Mr. Nielsen and Mr. Grzywinski both testified that the application was consistent with all applicable requirements. Members of the public spoke in favor of the application. Mr. Martocchio, his wife and his son were in attendance but elected not to speak. Mr. Martocchio had submitted a written comment on July 16, 2019. The Hearing Officer left the record open for public comment until August 9, 2018, to receive written comments regarding the application. One person who attended the public comment hearing submitted a written comment supporting the application. On August 6, 2019, the Department held a public hearing for the receipt of evidence from the parties at the Ensign Room, located on the fifth floor of the Department's headquarters building at 79 Elm Street in Hartford, Connecticut. The Martocchios did not attend the hearing.

3. Project Description: The Project consists of the removal of an existing timber platform, construction of a fixed pier extension, removal and relocation of an existing pier, ramp, floating dock and tie-off piles, and the construction of an electric pile-mounted boat lift and new tie-off piles for private recreational boating use. *DEEP-7*. The existing structure provides access for a residence located on the Island. *DEEP- 7*. A more detailed description of the elements of the Project is contained in *APP- 6* and *DEEP-14*.

4. Compliance and Enforcement History: The Department issued permits for dock facilities at this site in 1979 (TWSD-79-103) (*DEEP-8*), 1983 (TWSD-82-244) (*DEEP-6, p. 10a*), and 1999 (199805160) (*APP-2*), and certificates of permission in 2000 (COP 2000-046-SG) (*DEEP-9*) and 2003 (Certificate of Permission 20002668-SG). *DEEP-6, p. 10a*. There have been no enforcement issues. *DEEP-7*.

5. Tidal Wetland Vegetation: Tidal wetland vegetation has colonized the easterly face of the Island and in the vicinity of Dodge's Island to the south, at and above the mean high-water line. But there are no tidal wetlands at the proposed project site. *DEEP-6, p. 7 and Attachment M, APP-12*. The Project will not adversely affect tidal wetlands. *DEEP-7*.

6. Shellfish: The town of Stonington Shellfish Commission initially expressed concerns about the effect the structures might have on the shell fishing public, and requested that certain conditions be placed upon approval of the Project to minimize any such impact, including a requirement that the float be removed from November 1 through April 30 each year. *DEEP-6, Attachment D*. In a revised consultation form, dated April 8, 2019, the Commission removed the previous recommendation for seasonal removal of the ramp and floating dock because the existing structures is used to access the Gleysteens' residence on the Island year-round. *DEEP-7, DEEP-11*. The Department's staff has concluded that the project will not significantly impact any shellfish area. *DEEP-7*. The State Department of Agriculture/Bureau of Aquaculture has reached the same conclusion, and recommended no permit conditions to address shellfish concerns. *DEEP-6, Attachment F, DEEP-7*.

7. Connecticut Endangered, Threatened and Special Concern Species: The Department determined that there are records of American Oystercatchers (*Haematopus palliatus*) in proximity to the Project site. *DEEP-7*. A member of the Department's Wildlife Division-Bureau

of Natural Resources recommended that no work be performed between April 15th and August 30th, the bird's peak feeding and nesting times. *DEEP-6, pp. 4 & 8 and Attachment M, Deep-7*. The draft license prepared by staff includes that condition. *DEEP- 14, p. 2*.

8. Intertidal Flats: There are no intertidal flats in the vicinity of the Project. *DEEP-6, p. 5, DEEP-7*.

9. Finfish: the Project will not adversely impact existing finfish populations in the vicinity. *DEEP-6, Attachment M, DEEP-7*.

10. Navigation Impacts: There are no adverse impacts on public navigation. *DEEP-6, p.7, Attachment E, p.2 and Attachment M, p. 2*.

11. Bluffs/Escarpments: There are none at the site. *DEEP-7*.

12. Coastal Hazard Area: The Project is located in a FEMA flood zone subject to exceptional water surface elevations during storm flooding conditions, but otherwise within two (2) to three (3) feet of normal high tide. There will be no adverse impacts. *DEEP- 6, p. 5 and Attachment M, DEEP-7*.

13. Islands: There are none at the site. *DEEP-7*.

14. Rocky Shorefront: There will be no adverse impacts on this resource. *DEEP-6, p. 5, DEEP-7*.

15. Coastal Waters: The project is situated in coastal waters, but it will not adversely affect them. *DEEP-7*.

16. Developed Shorefront: This resource is not found on the site. The Island contains a residence. *DEEP-7*.

17. Tidal and Freshwater Wetlands: Tidal wetlands are addressed above. See paragraph 5. There are no freshwater wetlands present at the site. *DEEP-7*.

18. Water-Dependent Uses: The Project serves a water dependent use-access by boat to and from the Island. There are no water dependent uses on the Island. *DEEP-6, pp. 5 & 7, and Attachment M, p. 2, DEEP-7.*
19. Wildlife: Wildlife is not expected to be adversely impacted by the proposed work. A seasonal closure period barring work will be imposed to protect nesting of the American oystercatchers. *DEEP- 6, p. 5 and Attachment M, DEEP-7.*
20. Beaches/Dunes: There will be no adverse impact on these resources. *DEEP-6, p. 5, DEEP-7.*
21. Public Trust: Adverse impacts are not expected. *DEEP-6, p. 7 and Attachment M, DEEP-7.*
22. Harbor Management: The location of the Project is not within the jurisdiction of the Mystic Harbor Management Commission, but that Commission has determined that, if it were, it would be consistent with the Mystic Harbor Management Plan and it approved the application. *DEEP-6, Attachment E, DEEP-7.*
23. Army Corps of Engineers: the Army Corps of Engineers has authorized the Project, subject to the issuance of a permit from the Department. *DEEP-1.*
24. Environmental Impacts: Given the terms of the proposed license drafted by the Department's staff, the Project will cause no adverse environmental impacts. The Project will not increase coastal flooding in the immediate vicinity of the property, will not adversely impact or alter water circulation patterns, alter existing drainage located on the property, significantly alter shore erosion or accretion, cause any lasting impacts on water quality, or significantly impact the visual quality of the surrounding area. *DEEP-7, DEEP-18.* The numerous photographs and video recordings introduced into the record readily demonstrate that the visual impact of the structures

which are components of the Project will not be materially different than the impact of the existing structures, particularly when viewed from Mason's Island. *APP-9 through APP-9H, APP-10 through APP-10H, APP-11, APP-20 through APP-20F, APP-23.*

25. Alternatives: The Applicant's engineering consultants considered many alternatives to the proposed formulation of the Project, which were discussed with the Department's staff and analyzed by it. These alternatives considered different characteristics of the site and dock facilities, including location of the facility, orientation, configuration, tie-off piles and accessories, (including boat lifts), fixed pier versus floating docks, and pedestrian access along the shoreline, and making no change. *DEEP-3, DEEP-4, DEEP-6, pp. 7a-7c.* These alternatives were evaluated in light of several key considerations:

- a) The water depth in and around the existing slips and other docking facilities which is inadequate to:
 - i. permit appropriate access for vessels, particularly those required to deliver and remove from the Island heavy equipment and other materials required to maintain and use the residence on the Island; and
 - ii. ensure access to and egress from the Island by boat in the event of emergencies such as medical events;
- b) dredging is not permissible to provide additional adequate water depth;
- c) if left unaddressed, the shoaling in the area will not be reduced or altered in any meaningful way by natural forces;
- d) vessels berthed in slips should be berthed whenever possible with the bow facing to the West and the engine facing toward the Island to avoid swamping of the vessel in strong wind and wave conditions; and

e) vessels berthed on the south of the fixed pier should be raised out of the water in certain periods of the tidal cycle and in certain weather conditions to avoid unnecessary damage to the vessels and wear and tear on the structures, including associated piles.

Testimony of K. Neilson.

After balancing all of the relevant concerns, the proposed elements of the Project represent the least intrusive and most environmentally sensitive of the alternatives considered which would accomplish the fundamental purpose to be served by the Project. Conditions required to minimize or avoid altogether the limited environmental impact of the Project, such as the seasonal restriction on work designed to avoid adverse impact on the American oystercatchers found in the area, have been included in the proposed terms of the permit.

CONCLUSIONS

1. Environmental Impacts and Consistency with Applicable Standards, Goals and Policies: As noted above, the Project will provide the Applicant with necessary and appropriate access to the Island by boat for recreational boating, provisioning of the residence on the island, including delivery and removal of heavy equipment and other necessary items, and adequate access to and egress from the Island in the event of emergencies. The record supports a finding that the potential environmental impacts from the proposed project are quite limited and have been sufficiently minimized. Further, the record supports a finding that the proposed project is consistent with the following policies regarding coastal resources and coastal management:

a. Section 22a-92(a)(1) of the General Statutes, which requires that the development, preservation or use of the land and water resources of the coastal area proceed in a manner consistent with the capability of the land and water resources to support development,

preservation or use without significantly disrupting either the natural environment or sound economic growth;

b. Section 22a-92(a)(2) of the General Statutes, which requires the preservation and enhancement of coastal resources;

c. Sections 22a-92(a)(3) and 22a-92(b)(1)(A) of the General Statutes, which require the Department to give high priority and preference to uses and facilities which are dependent upon proximity to the water immediately adjacent to marine and tidal waters

d. Section 22a-92(b)(1)(D) of the General Statutes, which requires that structures in coastal waters be designed, constructed and maintained to minimize adverse impacts to coastal resources, circulation and sedimentation patterns, water quality, and flooding and erosion, to reduce to the maximum extent practicable the use of fill, and to reduce conflicts with the riparian rights of adjacent landowners;

e. Section 22a-92(b)(2)(F) of the General Statutes, which requires the management of coastal hazard areas so as to insure that development proceeds in such a manner that hazards to life and property are minimized and to promote nonstructural solutions to flood and erosion problems except in those instances where structural alternatives prove unavoidable and necessary to protect existing inhabited structures, infrastructural facilities or water dependent uses;

f. Section 22a-92(c)(2)(A) of the General Statutes, which policies concerning coastal land and other resources within the coastal boundary (in part) are: (A) to manage estuarine embayments so as to insure that coastal uses proceed in a manner that assures sustained biological productivity, the maintenance of healthy marine populations and the maintenance of essential patterns of circulation, drainage and basin configuration;

g. Section 22a-359 of the General Statutes, which establishes the criteria for review of applications seeking permission for dredging and erection of structures and placement of fill in tidal, coastal or navigable waters; which requires the Department to make permit decisions with due regard for indigenous aquatic life, fish and wildlife, the prevention or alleviation of shore erosion and coastal flooding, the use and development of adjoining uplands, the improvement of coastal and inland navigation for all vessels, including small craft for recreational purposes, the use and development of adjacent lands and properties and the interests of the state, including pollution control, water quality, recreational use of public water and management of coastal resources, with proper regard for the rights and interests of all persons concerned; and

h. Section 26-310(a) of the General Statutes, which requires that each state agency, in consultation with the Commissioner, shall conserve endangered and threatened species and their essential habitats, and shall ensure that any action authorized, funded or performed by such agency does not threaten the continued existence of any endangered or threatened species or result in the destruction or adverse modification of habitat designated as essential to such species, unless such agency has been granted an exemption.

Testimony of K. Neilson, Testimony of M. Grzywinski, APP-13, DEEP-6, DEEP-7, and DEEP-18.

2. Consistent with All Applicable Standards: The proposal is consistent with applicable standards, goals and policies of section 22a-359 of the General Statutes.

3. Alternatives to the Proposed Action: There is no feasible or prudent alternative which would have less impact on the coastal resources, while allowing the Applicant to have access by boat to adequate water depth to permit recreational boating to and from the Island, access to and from the residence located on it, the delivery of large equipment, machinery, provisions, and

other items required to use and maintain the residence on the Island, and afford access to and egress from the Island for those residing in or using the residence, as well as emergency first responders.

4. Public Comments and Testimony: All of the public comments received at the public hearing on August 5, 2019 were positive and supported approval of the application. One of the petitioners, Carmen Martocchio submitted a written comment in July 2019 which questioned the accuracy of APP-11, noted that the Gleysteens have another dock on the Island, claimed that other residents were upset by the extension of the fixed pier, contended that it posed a risk of a boating accident, and claimed that several Masons Island residents questioned the need for the project given the second dock on the Island. His concerns regarding APP-11 are unfounded in light of the extensive evidence in the record, including other aerial photographs, and appear to be based upon a misunderstanding of which side of the Island is shown in APP-11. The evidence in the record establishes that the second dock on the east side of the Island is fully permitted by the Department, and adequately justified as an alternative means of access to and egress from the island when the dock facilities on the west side of the Island cannot safely be used due to weather or other conditions. Further, it is not relevant to the consideration of the application in question here. While Mr. Martocchio made representations concerning the opinions of other residents of Latimer Point and Mason's Island, none of these individuals testified or provided comments consistent with his claims. Finally, the record does not support a claim that the Project will increase the risk of a boating accident in the area.

A second resident of Masons Island who spoke at the public hearing in Mystic submitted a written comment in support of the application after the close of the public hearing. He grew up on Masons Island and keeps a small motor boat at a dock located at the end of Plover Lane on the East shore of Masons Island, across from Andrews Island. In addition, he uses a kayak and a

paddleboard from that dock, and keeps a small sailboat on a mooring about 50 yards east of that dock. He reported that he and his family have been using the dock on Plover Lane for more than 30 years. He reported that he is quite familiar with the area surrounding the dock, the mooring field between Masons Island and Andrews Island, and the water surrounding Andrews Island. Based on his experience as a resident and boater in the area, he concluded that the modifications to the dock on Andrews Island will not impinge to any appreciable extent on either the use of the adjacent waters by boaters or the view of any drivers using the roads leading to or on Masons Island or nearby homeowners. Finally, he concluded that the proposed changes involved in the Project are reasonable.

AGREEMENT

Based on the foregoing, the undersigned hereby agree to the granting of a permit subject to the standard and special conditions stated in the Draft License, DEEP-14.

THE APPLICANT

NICHOLAS GLEYSTEN, TRUSTEE

By: 

Thomas J. Riley, Esq.
His Counsel

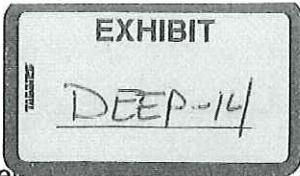
LAND & WATER RESOURCES DIVISION

By: 

Brian P. Thompson, Director
Land & Water Resources Division
Department of Energy &
Environmental Protection



Draft



Bureau of Water Protection and Land Reuse
Land & Water Resources Division

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Affirmative Action/Equal Opportunity Employer

Connecticut Department of Energy and Environmental Protection License*

Structures, Dredging & Fill Permit

Licensee(s): Nicholas Gleysteen, Trustee

Licensee Address(s): 25 Chippechaug Trail
Mystic, CT 06355

License Number(s): 201810312-SDF

Municipality: Town of Stonington

Project Description: Construct a fixed pier extension to an existing fixed pier and relocate an existing fixed pier, ramp and floating dock for private recreational boating use.

Project Address/Location: Andrews Island

Waters: Mystic River

Authorizing CT Statute(s) and/or Federal Law: CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112

Applicable Regulations of CT State Agencies: 22a-426-1 to 9

Agency Contact: Land & Water Resources Division,
Bureau of Water Protection & Land Reuse, 860-424-3019

License Expiration: Five (5) years from the date of issuance of this license.

Project Site Plan Set: One location map and four (4) sheets of plans dated April 13, 2017, Sheets 1 and 3 of 4 revised September 14, 2017.

License Enclosures: Compliance Certification Form, Land Record Filing, LWRD General Conditions, Site Plan Set, Work Commencement Form

*Connecticut's Uniform Administrative Procedure Act defines License to include, "the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . ."

Authorized Activities:

The Licensee is hereby authorized to conduct the following work as described in application # 201810312-SDF and as depicted on any site plan sheets / sets cited herein:

1. remove an existing 13' wide by 17' long fixed pile and timber platform located on the southern side of an existing fixed pier,
2. construct a 6' wide by 53' long fixed pile and timber pier extension with a top of deck elevation of +5.0' MLW and six (6) vertical ships ladders;
3. remove and relocate an existing 6' wide by 20' long fixed pile and timber pier, 3½' wide by 24' long access ramp and an 8' wide by 20' long floating dock secured with four (4) float restraint piles located on the northern side of an existing fixed pier to the location of the fixed pier extension identified above;
4. remove and relocate an existing davit, utilities, dock box and four (4) tie-off piles; and
5. install a batter-braced pile-mounted electric boat lift at the waterward terminus of the fixed pier extension identified above and two (2) new tie-off piles.

Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.

This license is subject to the following Terms and Conditions:

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. The fixed pile and timber platform identified in paragraph 1. of the **Authorized Activities**, above shall be removed in its entirety within one hundred and eighty (180) days following the issuance of this license.
3. The work authorized in paragraphs 2. through 5. of the **Authorized Activities**, above, shall not commence until the structure identified in paragraph 1 of the **Authorized Activities**, above have been removed in its entirety.
4. All work authorized herein is prohibited between April 15th through August 30th, inclusive, of any year in order to protect nesting American oystercatchers in the area unless otherwise authorized in writing by the Commissioner.
5. The Licensee shall seasonally remove the ramp and floating dock authorized herein from November 1st through April 15th, inclusive, of any calendar year unless otherwise authorized in writing by the Commissioner.
6. The Licensee shall construct the timber pier authorized herein with a landward top of deck elevation of +5.0' MLW.
7. The Licensee shall install the pile-mounted boat lift authorized herein on the southern side of the fixed pier extension and shall maintain the lift in optimal condition for the life of the structure.
8. The work authorized herein associated with the removal and driving of piles shall be conducted using water-based equipment during periods of high water. At no time shall the

Licensee allow the barge or equipment to rest on the substrate. Any such barge must move to deeper waters during periods of low water in the area of the proposed activity. It shall not be a defense to this provision for the Licensee to assert that it has no control over the operation of the barge.

9. All waste material generated by the performance of the work authorized herein shall be disposed of by the Licensee at an upland site approved for the disposal of such waste material, as applicable. The Licensee shall ensure that no waste material enters the Mystic River.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

Date

Betsey Wingfield
Deputy Commissioner
Department of Energy & Environmental Protection

General Conditions for Land & Water Resources Division Licenses

1. **Land Record Filing (for *Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses* only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
3. **Work Commencement¹.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to the Commissioner, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
 - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
 - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be

¹ The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means "wetland" as defined by section 22a-29 and "freshwater wetlands and watercourses" means "wetlands" and "watercourses" as defined by section 22a-38.

6. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
 - Unconfined instream work is limited to the period June 1 through September 30.
 - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
 - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
 - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
7. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee's Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee's responsibility to obtain such warnings when flooding is anticipated.
8. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation's ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
9. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and managed in a manner which prevents additional impacts to wetlands and watercourses.
10. **Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing

or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, "pollution" means "pollution" as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation's *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.

11. Work Site Restoration. Upon completion of any authorized work, the Licensee shall restore all areas impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.

12. Inspection. The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.

13. Change of Use. (Applies only if a use is specified within the License "Project Description")

a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.

b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.

14. De Minimis Alteration. The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

15. Extension Request. The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to the Commissioner at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. It shall be the

Commissioner's sole discretion to grant or deny such request.

16. **Compliance Certification.** Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to the Commissioner the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.
17. **Maintenance.** The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.
18. **No Work After License Expiration.** Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.
19. **License Transfer.** The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.
20. **Document Submission.** Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019
21. **Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word "day" as used in the license means calendar day. Any document or action which is required by the license to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.
22. **Certification of Documents.** Any document, including but not limited to any notice, which

is required to be submitted to the Commissioner under the license shall be signed by the Licensee and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."

23. **Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee's representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
24. **Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee's application. Neither the Licensee's representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
25. **Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:
 - a. the provision(s) of the license that has been violated;
 - b. the date and time the violation(s) was first observed and by whom;
 - c. the cause of the violation(s), if known;
 - d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
 - e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
 - f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
 - g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the

Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

26. **Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
27. **Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
28. **Rights.** The license is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.
29. **Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.



Land Record Filing*

To: Town of Stonington Clerk

**Signature and
Date:**

Subject: Andrews Island
License #201810312-SDF

Pursuant to Section 22a-363g of the Connecticut General Statutes, the Commissioner of Energy and Environmental Protection gives notice that a license has been issued to Nicholas Gleysteen, Trustee, 25 Chippechaug Trail, Mystic, CT 06355 to:

1. remove an existing 13' wide by 17' long fixed pile and timber platform located on the southern side of an existing fixed pier,
2. construct a 6' wide by 53' long fixed pile and timber pier extension with a top of deck elevation of +5.0' MLW and six (6) vertical ships ladders;
3. remove and relocate an existing 6' wide by 20' long fixed pile and timber pier, 3½' wide by 24' long access ramp and an 8' wide by 20' long floating dock secured with four (4) float restraint piles located on the northern side of an existing fixed pier to the location of the fixed pier extension identified above;
4. remove and relocate an existing davit, utilities, dock box and four (4) tie-off piles; and
5. install a batter-braced pile-mounted electric boat lift at the waterward terminus of the fixed pier extension identified above and two (2) new tie-off piles.

If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

Return to:

Land & Water Resources Division
State of Connecticut
Department of Energy & Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.



Connecticut Department of

**ENERGY &
ENVIRONMENTAL
PROTECTION**

79 Elm Street • Hartford, CT 06106-5127

www.ct.gov/deep

Affirmative Action/Equal Opportunity Employer

Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

<p>1. Licensee Name: _____ License Number(s): <u>201810312-SDF</u> Site Address: _____</p>	
<p>2. Check one:</p> <p>(a) <input type="checkbox"/> "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form.</p> <p>(b) <input type="checkbox"/> "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".</p>	
<p>3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."</p>	
<p>_____ Signature of Licensee</p>	<p>_____ Date</p>
<p>_____ Name of Licensee (print or type)</p>	
<p>_____ Signature of CT-Licensed Design Professional</p>	<p>_____ Date</p>
<p>_____ Name of CT-Licensed Design Professional (print or type)</p>	
<p>_____ Professional License Number (if applicable)</p>	<p>Affix Stamp Here</p> <div style="border: 1px solid black; width: 150px; height: 100px; margin: 0 auto;"></div>
<ul style="list-style-type: none"> • As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut. • The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance. <p>Submit this completed form to :</p> <p>Regulatory Section Department of Energy and Environmental Protection Land & Water Resources Division 79 Elm Street Hartford, CT 06106-5127</p>	



Work Commencement Form

To: Regulatory Section
Department of Energy and Environmental Protection
Land & Water Resources Division
79 Elm Street
Hartford, CT 06106-5127

Licensee Name: _____

Licensee Address: _____

License No(s): 201810312-SDF

CONTRACTOR(s):

1 Name: _____
Address: _____
Telephone: _____
E-mail: _____

2 Name: _____
Address: _____
Telephone: _____
E-mail: _____

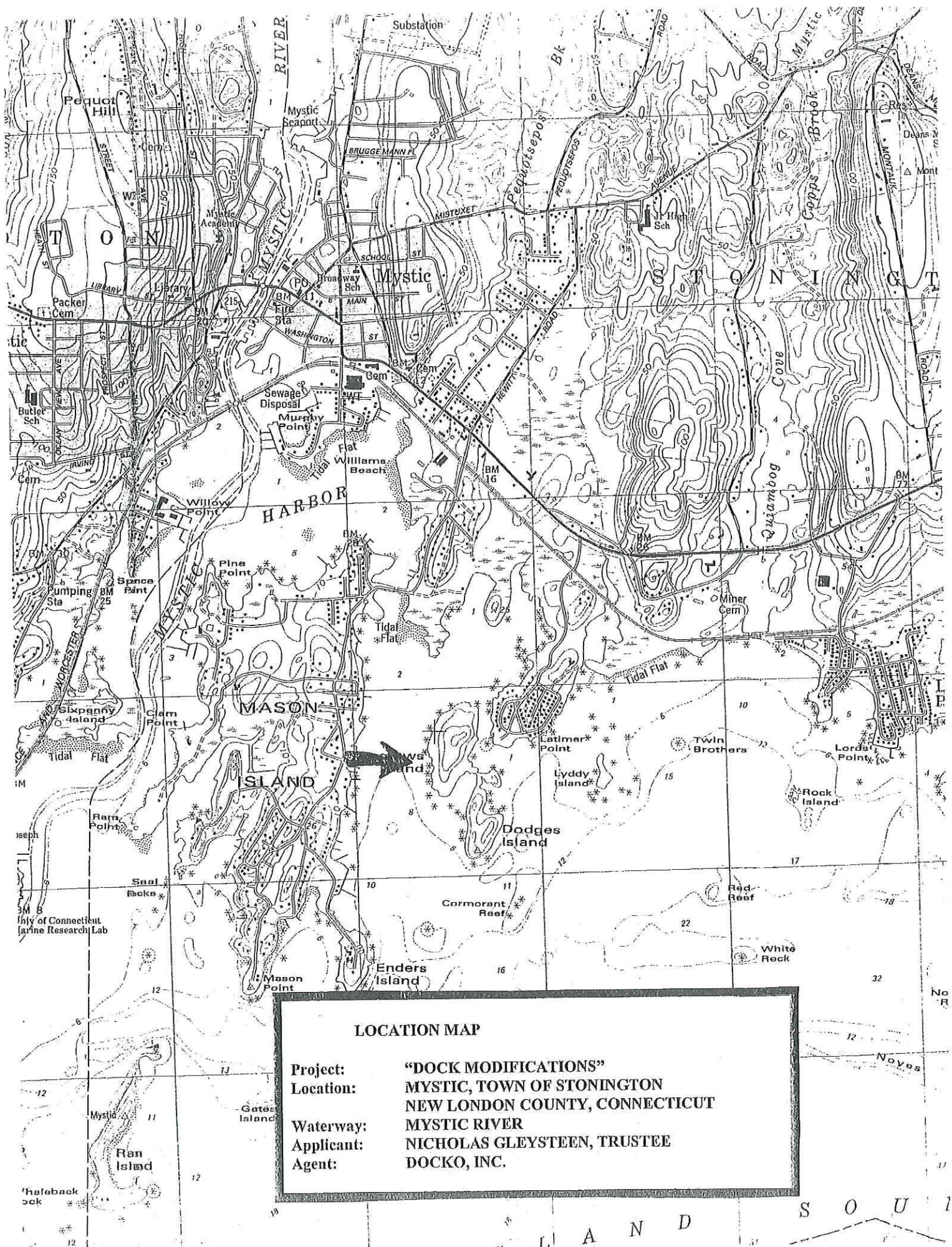
3 Name: _____
Address: _____
Telephone: _____
E-mail: _____

Date Contractor(s) received a copy
of the license and approved plans: _____

EXPECTED DATE OF COMMENCEMENT OF WORK: _____

EXPECTED DATE OF COMPLETION OF WORK: _____

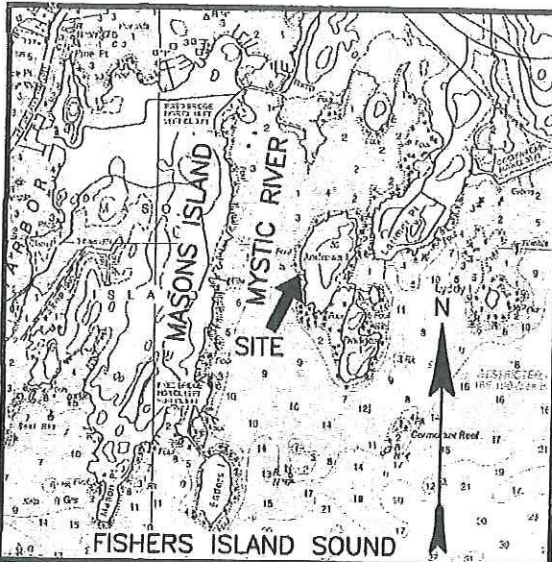
LICENSEE: _____
(Signature) (Date)



LOCATION MAP

Project: "DOCK MODIFICATIONS"
Location: MYSTIC, TOWN OF STONINGTON
 NEW LONDON COUNTY, CONNECTICUT
Waterway: MYSTIC RIVER
Applicant: NICHOLAS GLEYSTEN, TRUSTEE
Agent: DOCKO, INC.

N O R T H
S O U T H
E A S T
W E S T



LOCATION MAP REFERENCE CHART : 13214
 GRAPHIC SCALE IN YARDS

NOTES:

- ELEVATION DATUM IS MEAN LOW WATER (MLW).
- TIDE DATA IS TAKEN FROM 2017 NOAA TIDE TABLES
 REFERENCE : NEW LONDON. C.J.L IS TAKEN FROM THE COASTAL JURISDICTIONAL LINE FACT SHEET : STONINGTON
- PROJECT DESCRIPTION:** REMOVE A 177±SF PILE SUPPORTED PLATFORM INCLUDING A DOCK BOX, BENCH AND LIGHTING, CONSTRUCT A 6-FT WIDE X 53±LF PILE SUPPORTED PIER EXTENSION WITH SIX NEW LADDERS, LIGHTS, EXTENDED/RELOCATED UTILITIES, DAVIT, DOCK BOX AND THREE NEW TIE-OFF PILES. RELOCATE AN 8-FT X 20-FT FLOAT AND A 6-FT X 20±FT PILE SUPPORTED RAMP LANDING INCLUDING THREE ASSOCIATED TIE-OFF PILES, FLOAT RESTRAINT PILES, A HINGED RAMP AND NEW DECK LIGHTS, RETAIN ONE RESTRAINT PILE IN ITS CURRENT LOCATION AS A TIE-OFF PILE, RELOCATE A PIER ASSOCIATED TIE-OFF PILE ALSO INSTALL A BATTER BRACED PILE SUPPORTED BOAT LIFT, ALL WATERWARD OF THE MEAN HIGH WATER AND THE CONNECTICUT COASTAL JURISDICTION LINES.
- PROJECT PURPOSE:**
 THIS IS A PRIVATE DOCK FOR RESIDENTIAL ISLAND ACCESS AND SUPPORT AS WELL AS RECREATIONAL BOATING.
- THESE APPLICATION DRAWINGS REPRESENT A COMPILATION OF SURVEYS FOR ENVIRONMENTAL PERMIT PURPOSES. THEY ARE NOT CONSTRUCTION CONTRACT DOCUMENTS. A TOWN/CITY BUILDING PERMIT MAY BE REQUIRED.

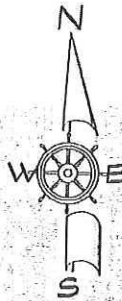
6. ADJOINING PROPERTY OWNERS:

NORTH: ANDREWS ISLAND
 NICHOLAS GLEYSTEN TRUSTEE
 25 CHIPPECHAUG TRAIL
 MYSTIC, CT 06355

SOUTH: DODGE ISLAND
 ANDREA BRANCH
 923 FIFTH AVENUE
 NEW YORK, NY 10021



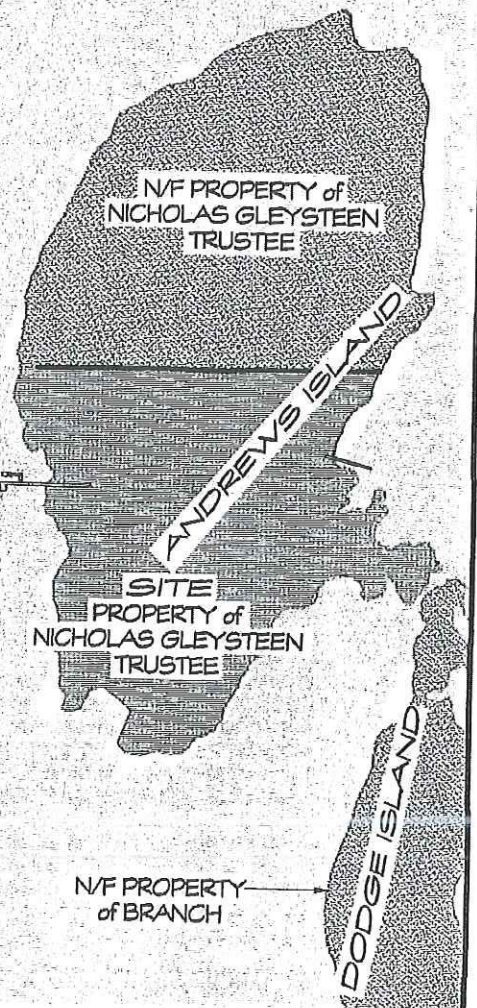
REVISED 8-7-17 DEEP PROJECT DESCRIPTION
 REVISED 9-14-17 N.G. PROJECT DESCRIPTION



MYSTIC RIVER

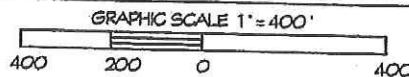
PROJECT: DOCK MODIFICATIONS

MYSTIC RIVER



N/F PROPERTY of BRANCH

OVERALL PLAN



PROJECT: DOCK MODIFICATIONS

LOCATION: ANDREWS ISLAND - TOWN of STONINGTON
 NEW LONDON COUNTY, CONNECTICUT

WATERWAY: MYSTIC RIVER

DATE: APRIL 13, 2017

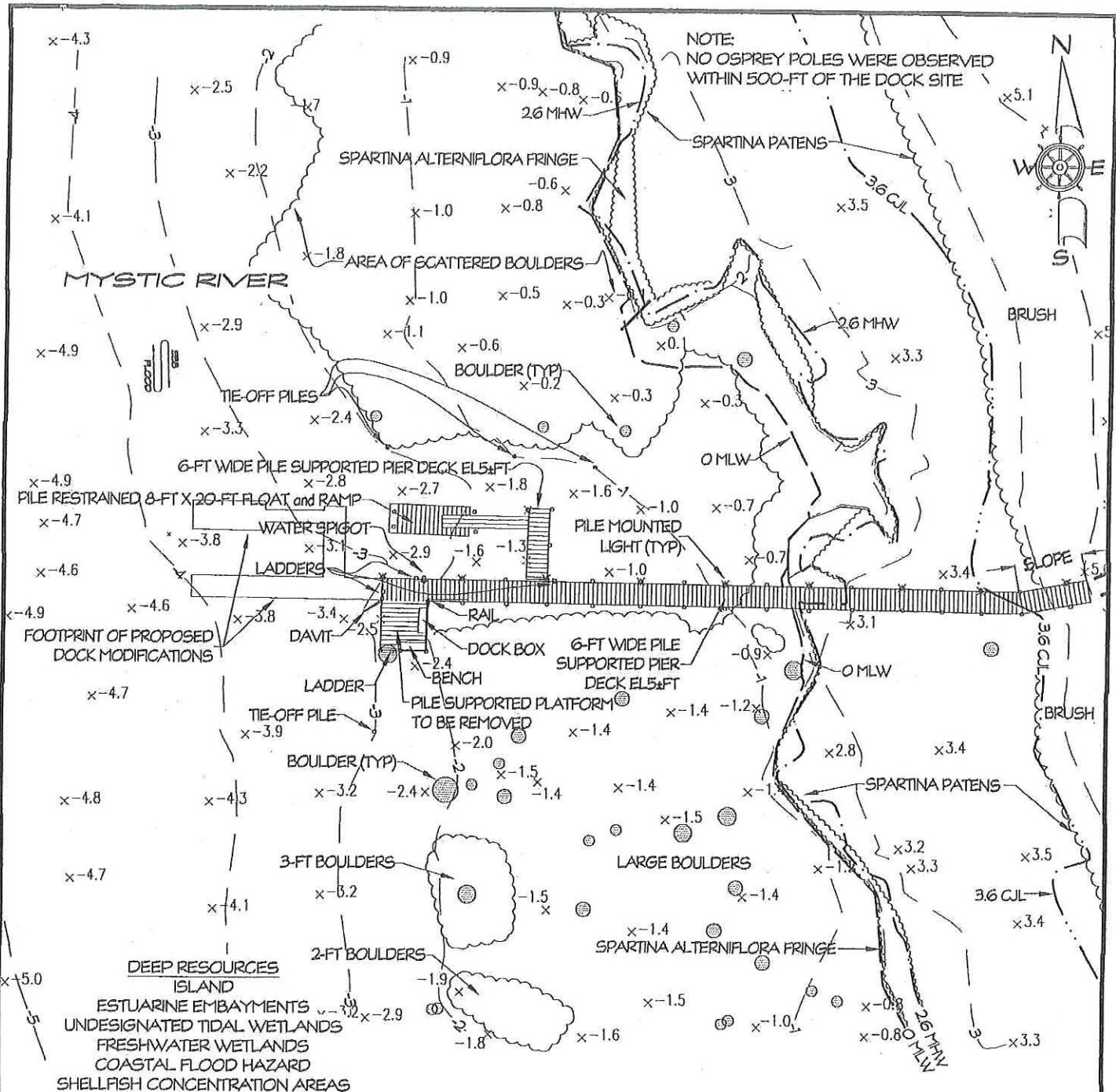
APPLICANT: NICHOLAS GLEYSTEN TRUSTEE

AGENT: SHEET 1 OF 4

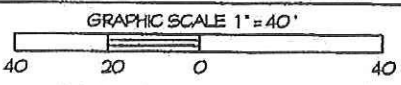
DOCKO, INC.
 Keith B. Nelson, PE
 Mystic, CT 06355
 860 572 8939 FAX 860 572 7569
 EMAIL: office@docko.com



DWG 17-03-2820



EXISTING CONDITIONS



SURVEY by RESOURCE MANAGEMENT & MAPPING
ELEVATIONS ARE BASED ON MEAN LOW WATER (MLW)



PROJECT: DOCK MODIFICATIONS

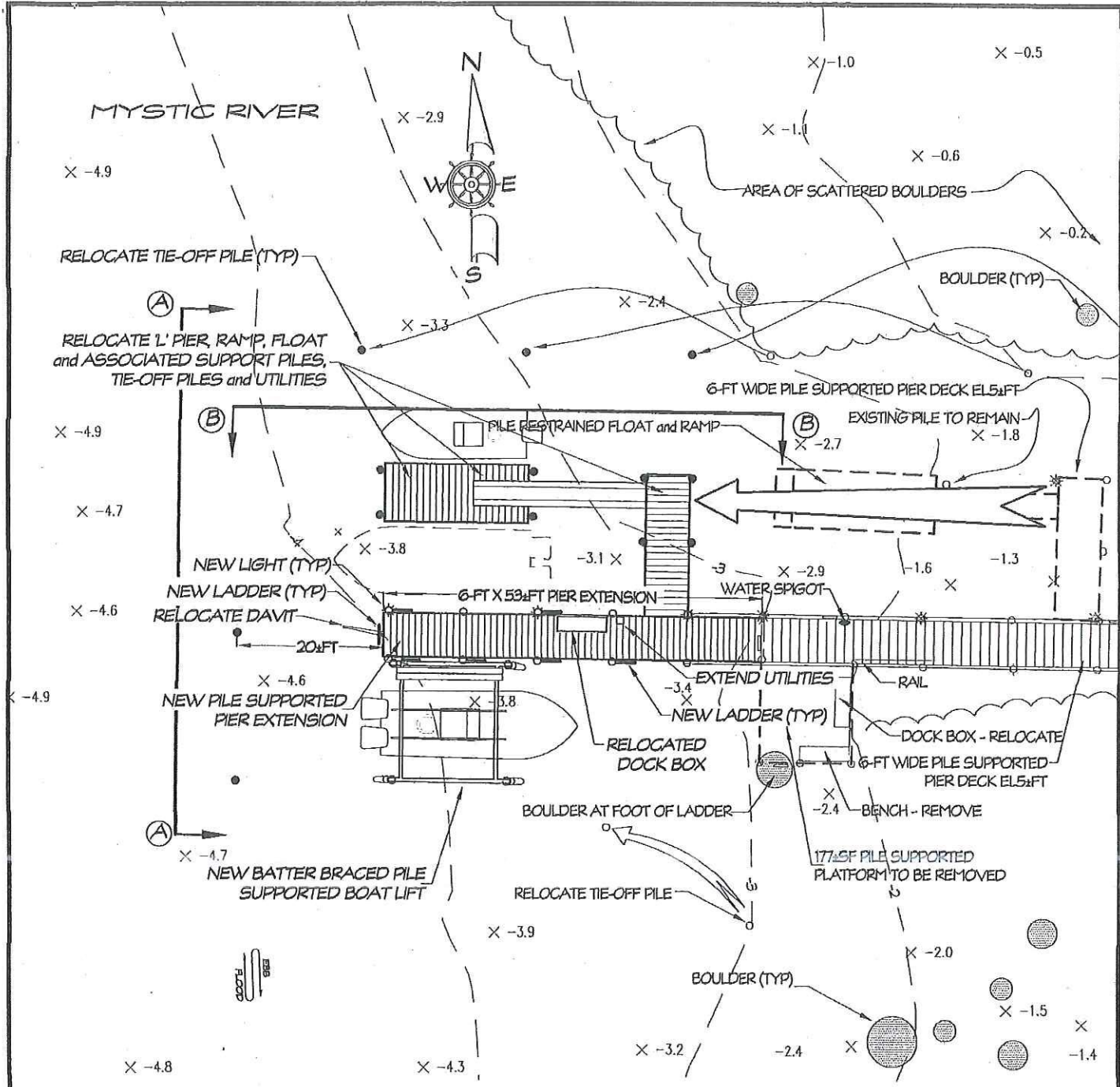
**LOCATION: ANDREWS ISLAND - TOWN of STONINGTON
NEW LONDON COUNTY, CONNECTICUT**

**WATERWAY: MYSTIC RIVER
DATE: APRIL 13, 2017
APPLICANT: NICHOLAS GLEYSTEN
TRUSTEE
AGENT: SHEET 2 OF 4**

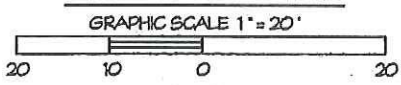
DOCKO, INC.
Keith B. Nelson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



DWG 17-03-2820



PLAN VIEW



SURVEY by RESOURCE MANAGEMENT & MAPPING
ELEVATIONS ARE BASED ON MEAN LOW WATER (MLW)



REVISED 8-7-17 DEEP
PLATFORM REMOVAL
REVISED 9-7-17 N.G.
PILE REMOVAL
REVISED 9-14-17 N.G.
PILES, DAVIT &
LADDER LOCATIONS

PROJECT: DOCK MODIFICATIONS

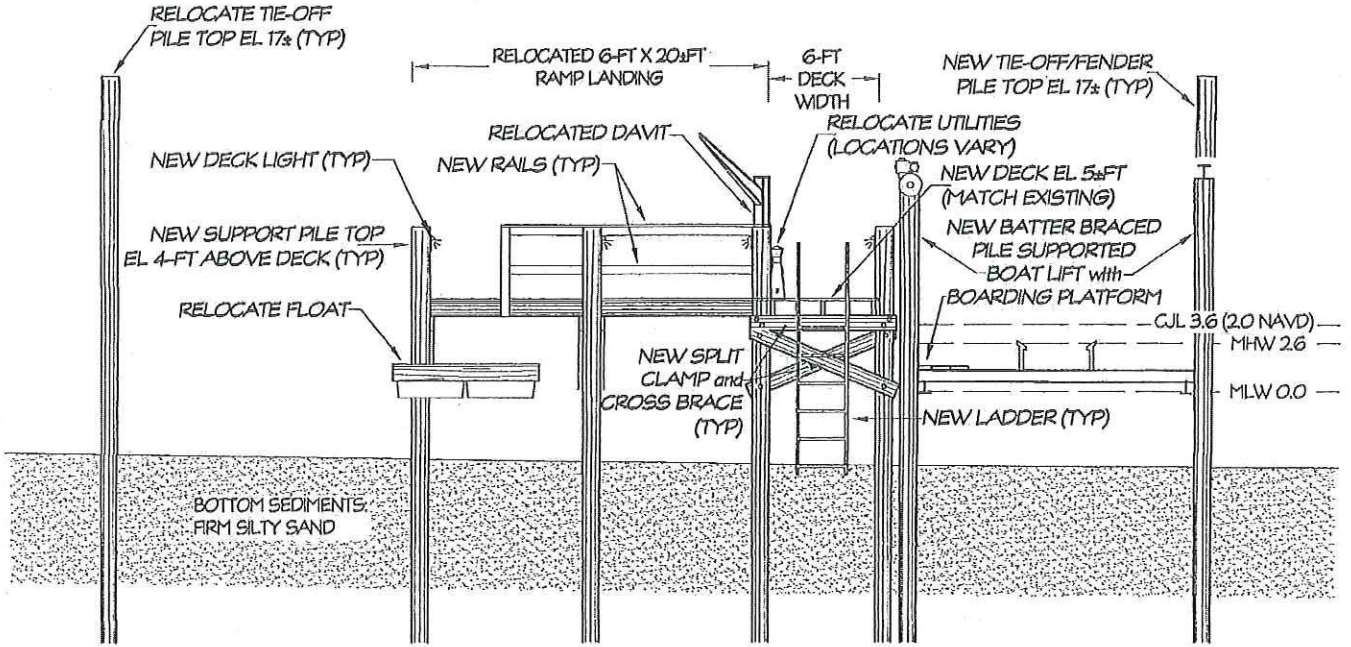
LOCATION: ANDREWS ISLAND - TOWN OF STONINGTON
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: MYSTIC RIVER
DATE: APRIL 13, 2017
APPLICANT: NICHOLAS GLEYSTEN
TRUSTEE
AGENT: SHEET 3 OF 4

DOCKO, INC.
Keith B. Nelson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



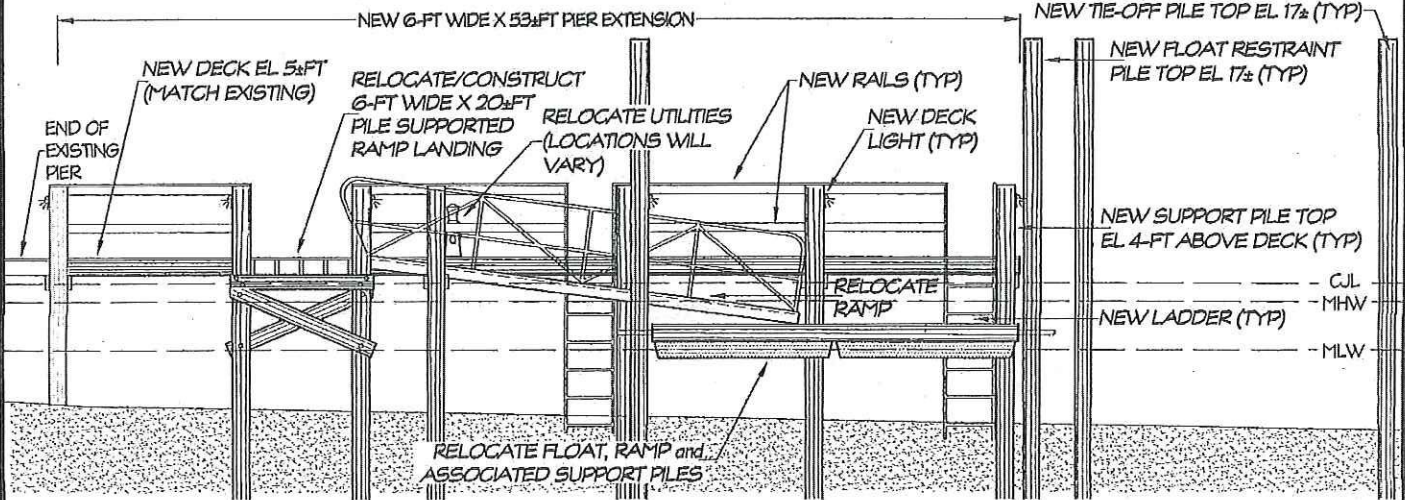
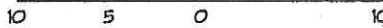
DWG 17-03-2820



NOTE: THE RAMP AND NOT ALL TIE-OFF AND FLOAT RESTRAINT PILES ARE SHOWN IN THESE VIEWS FOR CLARITY OF PIER EXTENSION COMPONENTS (SEE SHEET 3 FOR PROPOSED LOCATIONS)

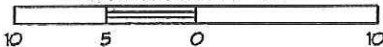
SECTION A-A

GRAPHIC SCALE 1" = 10'



SECTION B-B

GRAPHIC SCALE 1" = 10'



ELEVATIONS ARE BASED ON MEAN LOW WATER (MLW)



PROJECT: DOCKO MODIFICATIONS

LOCATION: ANDREWS ISLAND - TOWN of STONINGTON
NEW LONDON COUNTY, CONNECTICUT

WATERWAY: MYSTIC RIVER

DATE: APRIL 13, 2017

APPLICANT: NICHOLAS GLEYSTEN
TRUSTEE

AGENT: SHEET 4 OF 4

DOCKO, INC.

Keith B. Nelson, PE
Mystic, CT 06355
860 572 8939 FAX 860 572 7569
EMAIL: office@docko.com



DWG 17-03-2820

SERVICE LIST

Gleysteen, Nicholas
App. # 201810312

Parties

Applicant

Nicholas Gleysteen
25 Chippechaug Trail
Mystic, CT 06355
Gleysteen@aol.com

DEEP

Land & Water Resources Division
Bureau of Water Protection and Land Use
DEEP
79 Elm Street
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