



**STATE OF CONNECTICUT
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
OFFICE OF ADJUDICATIONS**

IN THE MATTER OF : APPLICATION NO. 2024010035-SDFWQ

**STACY G. BLAND QPRT-
268 LINDEN AVE.,
BRANFORD.**

: JANUARY 15, 2026

HEARING OFFICER REPORT

**I.
PETITION FOR HEARING**

On September 6, 2025, the Office of Adjudications received a petition for a public hearing on the issuance of a permit to conduct work waterward of the coastal jurisdiction line in tidal, coastal, or navigable waters of the state to construct a dock for residential boating access. The petition was reviewed pursuant to Public Act 25-84, and the Office of Adjudications determined that this matter would proceed as an Informational Public Hearing. This report summarizes the public process that ensued in this matter.

**II.
HEARING AND COMMENTS**

The Informational Public Hearing was held on December 10, 2025, at 5:30 PM via Zoom. Presentations were made by the Department of Energy and Environmental Protection (DEEP) and the Applicant, Stacey G. Bland QPRT. The opportunity for public comment followed, and the deadline for written comments was December 17, 2025. On January 15, 2026, DEEP staff issued a Comment Response Memorandum, which can be found attached to this report (hereinafter "Attachment I").

**III.
CONCLUSION**



This is not a contested case, and this office will not issue a proposed or final decision. This report confirms the conclusion of the informational hearing process concerning the above-captioned application.

A handwritten signature in black ink that reads "Kathleen W. Reiser". The signature is fluid and cursive, with "Kathleen" on the first line and "W. Reiser" on the second line.

Kathleen Reiser
Hearing Officer

cc: Service List

Attachment I

**Connecticut Department of Energy and Environmental Protection
Structures, Dredging and Fill Permit Application for
Stacey G. Bland QPRT
Application No. 202410035-SDFWQ
Response to Comments**

The Connecticut Department of Energy and Environmental Protection (“DEEP”) published a public notice of tentative determination to approve the above-referenced application on August 8, 2025. In the application, Stacey G Bland QPRT proposed to install a residential dock waterward of the coastal jurisdiction line in tidal, coastal, or navigable water of the state. The public comment period ended September 7, 2025. A petition for a hearing was received on September 3, 2025. No other comments were received during that time.

An informational public hearing was held on December 10, 2025. No comments were received verbally on that day. Written comments were received until December 17, 2025.

Comments were received from Robert Lagasse (Petitioner), and Jane Farrington, and are summarized below. The comments are in italics followed by DEEP staff’s response and recommendation.

- 1. Accuracy of Shellfish Lot Boundary:** *The focus of the hearing was the accuracy of the landward (northerly) boundary of Shellfish Lot #79 as depicted on the applicant’s site plan set.*

Response: During the application review process, the applicant was asked for plan revisions to include the shellfish boundary line as noted in the 6/27/2024 A2 survey prepared by Crisculo engineering and signed by Mark Ballou, and the shellfish boundary line as noted on a September 13, 2005 Branford Shellfish Map. The application folder contains two differing expert (land surveyors) opinions on the boundary – a letter dated July 1, 2025 from Mark Ballou (Criscuolo Engineering, LLC), and a letter dated September 3, 2025 from James Rossman (McDonald-Sharpe & Associates, Inc.), and the opinion of the Branford Shellfish Commission Chairman, Anthony Pulcinella, letters dated 10/15/24 and 8/27/25. The draft license plans depict the two conflicting boundaries as explained in the surveyors’ opinions.

DEEP’s Land and Water Resources Division does not make property boundary determinations. While conflicting accounts of a property line can impede the approval of a permit application, the exact location of this boundary is not critical to DEEP staff’s decision – in permit applications such as this, DEEP considers the impact to the shellfish resource and uses, not the boundaries of the lots. Regarding the use, David Carey, Director of the Bureau of Aquaculture, Department of Agriculture clarified a No Significant Impact determination in a July 16, 2025 email.

The plans in any final permit convey no property rights as noted in General Terms and Conditions, paragraph 30:

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.

2. Shellfish Bed Impacts: *A concern was communicated about the structure's impacts on the shellfish bed.*

Response: A 11/8/24 consultation form, signed by David Carey, indicated that the proposed work WILL NOT negatively impact a shellfish area. A 7/16/25 email from Mr. Carey indicated that:

- a. the Linden Shore Tax District owns the shellfish bed rights but is not a shellfish proprietor;
- b. Dolan Brother Fishing Company has the rights to shellfish Lot #79 but has not been an active shellfish harvester for the past 5 years;
- c. there is no activity registered with Department of Agriculture, Bureau of Aquaculture for the past 10 years; and,
- d. this area is not a natural recruitment area- there would be no oyster or clam resources to commercially harvest.

3. Waterfront Access: *A concern was communicated that there is an existing pulley line mooring system that extends from the seawall along the Applicant's western littoral line that allows for navigational access and that there is no need for a dock.*

Response: The applicant has a Mooring Permit from the Branford Harbor Master for a clothesline mooring. Based on past DEEP decisions, the harbor mooring alone is not considered minimal reasonable access.

4. Future modification. The dock could be modified in the future *without notification to the Linden Shore Tax District.*

Response: Modifications to the dock cannot be made without approval from DEEP. The application review process requires notification to adjacent landowners.

5. Dock size: *The float exceeds DEEP residential dock guidelines stating that the larger float will make it harder to lease the bed for commercial farming and has a high probability of failure in the harsh environment.*

Response: The proposed dock is generally consistent with CT DEEP guidelines and represents reasonable minimal access at this site. The size of the concrete support pilings was minimized during the review process. It was noted during the review period that the ramp and float could cause significant damage should the structure fail during storm events. Based on this, the applicant will be required to remove the ramp and float to a location landward of the C JL from November 15th – April 15th of any calendar year.

If you have any questions regarding this matter or wish to meet to discuss the project, please contact Emily Herz at (860) 424-3455 or at Emily.Herz@ct.gov.

Sincerely,

Emily Herz

Emily Herz, Environmental Analyst
Land & Water Resources Division
Bureau of Water Protection and Land Reuse