



Connecticut Department of Energy and Environmental Protection License*

Structures, Dredging & Fill and Tidal Wetlands Permit

DRAFT

Licensee(s): City of Bridgeport

Licensee Address(s): 999 Broad Street
Bridgeport, CT 06604

License Number(s): 202602002-SDFTW

Municipality: Bridgeport

Project Description: Retain riprap, vinyl bulkhead, and outfall pipe for marine commercial/industrial use

Project Address/Location: 148 & 220 Waterview Avenue

Waters: Yellow Mill Channel

Authorizing CT Statute(s) ; CGS Section 22a-28 to 35 Section 22a-90 to 112; CGS Section and/or Federal Law: 22a-359 to 363g

Applicable Regulations of CT State Agencies: 22a-30-1 to 17; 22a-426-1 to 9

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

License Expiration: On the date of issuance of this license.

Project Site Plan Set: *Seven sheets of plans, sheets 1 through 7 of 7, entitled "City of Bridgeport Retention of Waterfront Improvements" dated August 29, 2025, prepared by RACE Coastal Engineering.*

License Enclosures: LWRD General Conditions - Retention Only; Site Plan Set; Land Record Filing

*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 # 202602002-SDF and as depicted on any site plan sheets / sets cited herein:

1. retain the following existing structures of approximate dimensions located along the shoreline of the property as shown on sheets 5, 6 and 7 of 7 of the plans attached hereto as follows:
 - a. a 48" RCP outfall pipe located adjacent to the northern property line;
 - b. 3,800 square foot area of riprap located along the shoreline of the northern portion of the property;
 - c. 2,300 square foot area of riprap located along the shoreline of the southern portion of the property;
 - d. 1,300 square foot area of stone riprap scour protection located along the sides of an existing authorized boat ramp; and
 - e. A 245 linear foot long vinyl bulkhead with vinyl cap installed to elevation 9.0' NAVD 88 located over a significant portion of the northern shoreline.

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.

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

Date

Graham J. Stevens
Bureau Chief
Bureau of Water Protection & Land Reuse



LWRD General Conditions - Retention Only

1. **Land Record Filing.** 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 Statute (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 DEEP.LWRDRegulatory@ct.gov no later than sixty (60) days after license issuance.
2. **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.
3. **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.
4. **Structure Use.** The use of fixed or floating structures, authorized herein, or berthed vessels, for permanent, temporary, or seasonal occupancy, when the primary purpose of such occupancy is the provision of overnight lodging accommodations, is a violation of this license. Sleeping aboard vessels is allowed as a secondary use of the vessel’s principal water-dependent use. A water-dependent use is one that requires direct access to marine or tidal waters and which therefor cannot be located inland.
 - A residential dock is for private access to the waters of the state as an accessory to residential upland use. Any other use or any commercial use, is a violation of this license.
 - Structures at marinas and other water-dependent sites shall be used for the berthing of vessels solely for water-dependent purposes such as navigation and recreational or commercial boating. Any use of structures or berthed vessels for non-water dependent purposes is a violation of this license.
5. **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.

- 6. 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:

DEEP.LWRDRegulatory@ct.gov or

Regulatory Section
Land & Water Resources Division
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106-5127
860-424-3019

- 7. 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.
- 8. 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.”
- 9. 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.
- 10. 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.

- 11. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 12. 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.
- 13. 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.
- 14. Condition Conflicts.** In the case were 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: DO NOT FILE

Signature and

NOTE: Due to the electronic delivery of this license and the legal requirement to have a live signature on this document, the “Land Record Filing” as detailed in General Condition #1 will be sent to the Licensee via U.S. Mail for the Licensee to file with the city/town clerk.

Date:

Subject: _____
License # _____

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~~

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CITY OF BRIDGEPORT RETENTION OF WATERFRONT IMPROVEMENTS

DRAWING LIST	
DWG No.	DRAWING TITLE
1	TITLE SHEET & GENERAL NOTES
2	VICINITY MAP
3	TAX ASSESSOR'S MAP
4	EXISTING SITE PLAN
5	PARTIAL PLAN - BULKHEAD
6	PARTIAL PLAN - REVETMENT
7	SECTIONS 1 & 2

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPOGRAPHIC MAP STAMFORD QUADRANGLE, CONNECTICUT-FAIRFIELD CO., 7.5 MINUTE SERIES, STAMFORD, CT 2015.
3. ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS NOTED OTHERWISE.
4. SITE INFORMATION TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY OF 220 WATERVIEW AVENUE, BRIDGEPORT, CT", PREPARED FOR RACE COASTAL ENGINEERING, BY GESICK & ASSOCIATES, P.C., DATED 07/24/2025, AND REVISED ON 08/04/2025.
5. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR BRIDGEPORT, CT 8467150 FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

PROJECT TIDAL ELEVATIONS (NAVD 88)

DATUM	ELEVATION (FT)
COASTAL JURISDICTION LINE (CJL)	+5.0'
HIGH TIDE LINE (HTL)	+5.0'
MEAN HIGHER HIGH WATER (MHHW)	+3.5'
MEAN HIGH WATER (MHW)	+3.1'
NAVD 88	0.0
MEAN LOW WATER (MLW)	-3.6'
MEAN LOWER LOW WATER (MLLW)	-3.8'



611 Access Road Stratford, CT 06615
Tel: 203-377-0663 racecoastal.com

Prepared For:

CITY OF BRIDGEPORT
999 BROAD STREET
BRIDGEPORT, CT 06604

Project:

RETENTION OF WATERFRONT
IMPROVEMENTS
148 & 220 WATERVIEW AVENUE
BRIDGEPORT, CT 06608

SEAL:



Date:

08-29-2025

Rev.:

Drawn By:

ZMV

Checked By:

SCS

Datum:

NAVD 88

Scale:

N/A

Project No.:

2025067

Drawing No.:

1 of 7

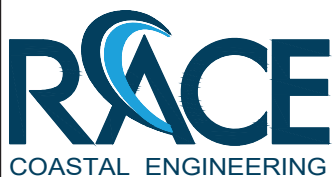
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VICINITY MAP



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148 & 220 WATERVIEW AVENUE
BRIDGEPORT, CT 06608

SEAL:



Date:

08-29-2025

Rev.:

Drawn By:

ZMV

Checked By:

SCS

Datum:

NAVD 88

Scale:

~1"=2000'

Project No.:

2025067

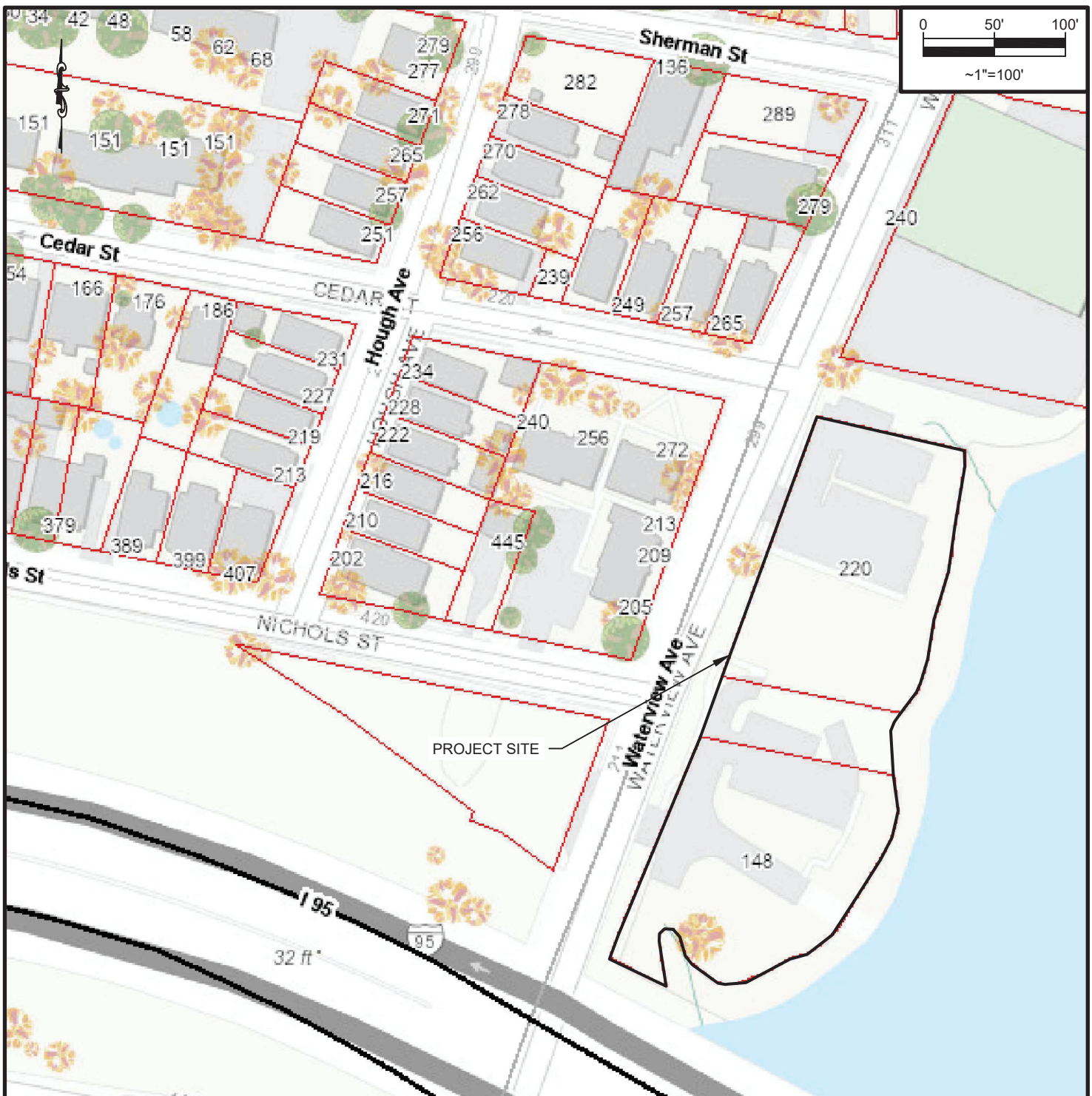
Drawing No.:

2 of 7

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TAX ASSESSOR'S MAP



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BRIDGEPORT, CT 06608

SEAL:



Date:

08-29-2025

Rev.:

Drawn By:

ZMV

Checked By:

SCS

Datum:

NAVD 88

Scale:

~1"=100'

Project No.:

2025067

Drawing No.:

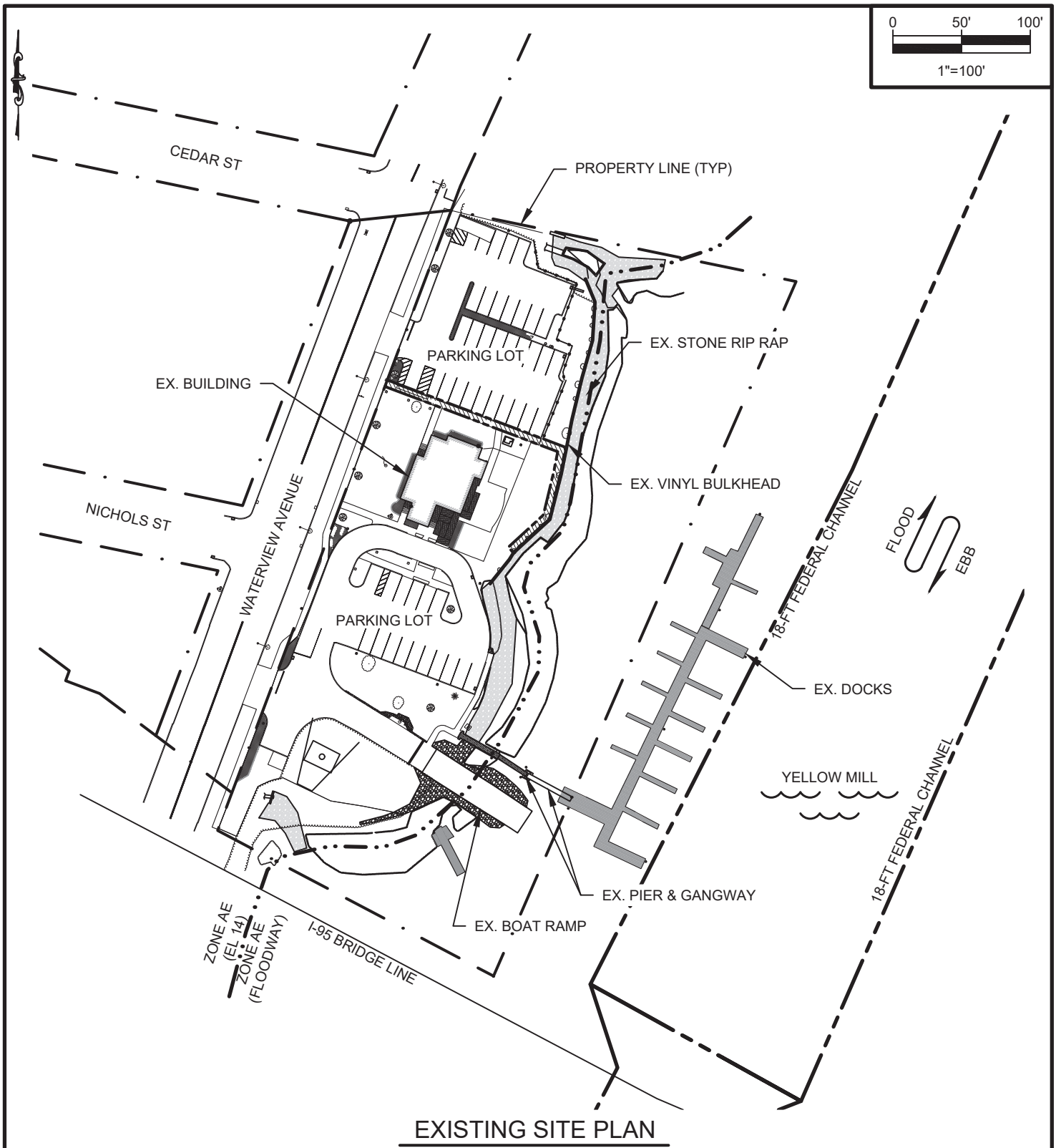
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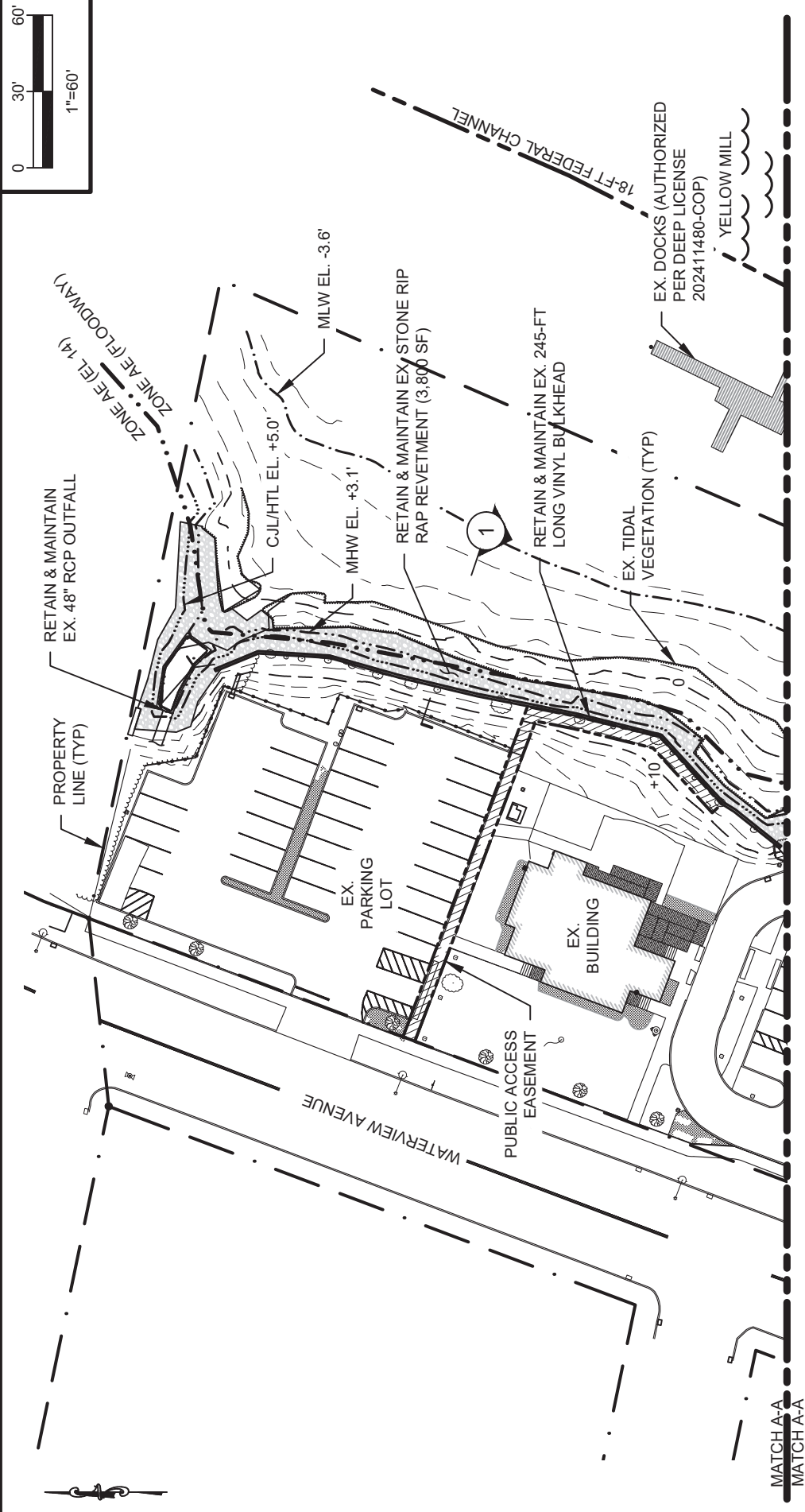
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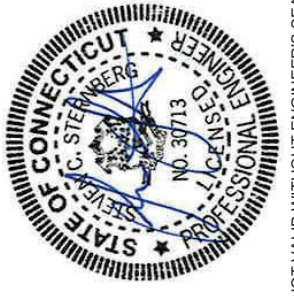
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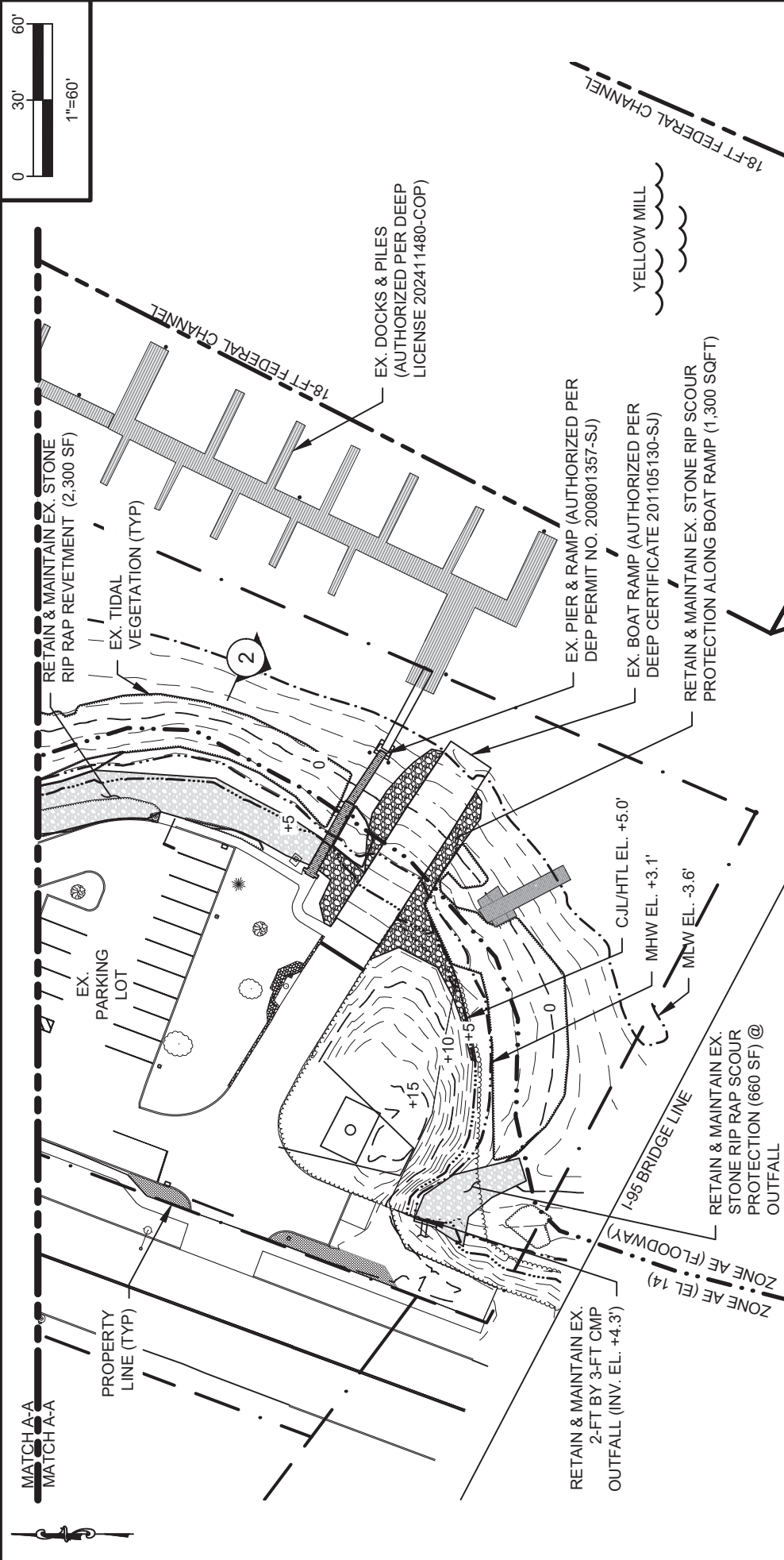


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	Project: RETENTION OF WATERFRONT IMPROVEMENTS 148 & 220 WATERVIEW AVENUE BRIDGEPORT, CT 06608		Drawn By: ZMV	Checked By: SCS		
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					Project No.: 2025067	Drawing No.: 4 of 7



PARTIAL SITE PLAN - BULKHEAD

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Project: RETENTION OF WATERFRONT IMPROVEMENTS 148 & 220 WATERVIEW AVENUE BRIDGEPORT, CT 06608		Date: 08-29-2025	Rev.:	Drawn By: ZMV	Checked By: SCS
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PARTIAL SITE PLAN - REVETMENT

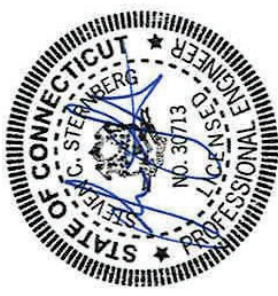


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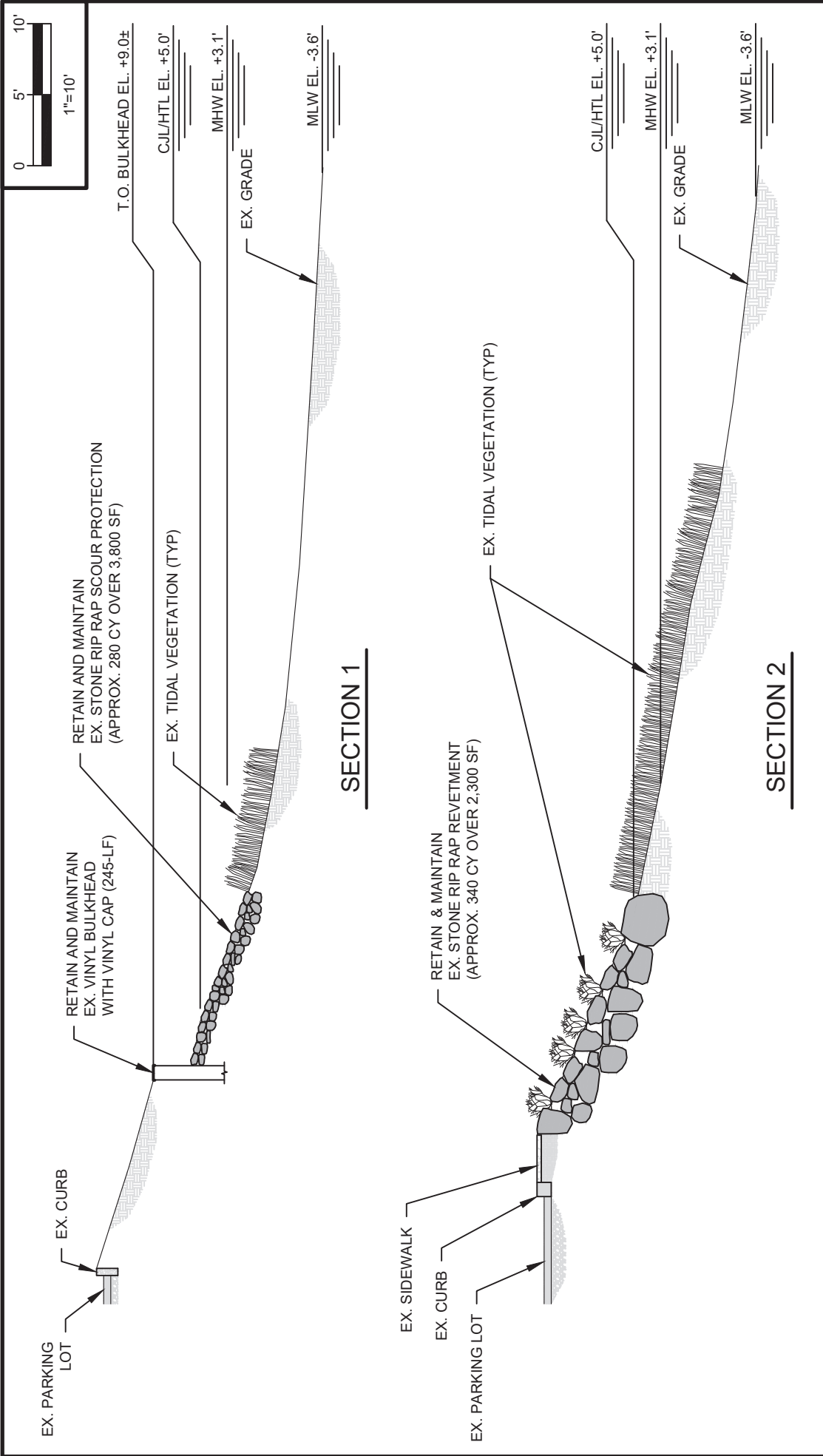


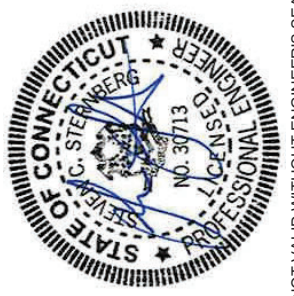
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Datum:	NAVD 88	Scale:	1"=60'
Project No.:	2025067	Drawing No.:	6 of 7

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	Project: RETENTION OF WATERFRONT IMPROVEMENTS 148 & 220 WATERVIEW AVENUE BRIDGEPORT, CT 06608	Drawn By: ZMV	Checked By: SCS	Scale: 1"=10'
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