

APPLICATION FOR SITE PLAN APPROVAL
NOANK FIRE DISTRICT NOANK, CT 06340

Appeal Number _____

Referred to: ☒ Zoning Commission ☐ Zoning Board of Appeals
Type of Site Plan: ☐ Standard ☒ Coastal ☐ Both Standard & Coastal

In accordance with Section 11 of the District Zoning Ordinance, the following site plan with supportive data, including that required by the Coastal Management Act (P.A. 79-535), is submitted for approval:

Name & Address of Applicant: Chris Nyman & Jay Meriano
11803 Grand Hills Blvd. Claremont, FL 34711 Phone No. 860-961-8331

(If a corporation, attach list of names & addresses of all officers)

Location of property involved: Spicer's Marina: 75 Marsh Rd. Noank, CT 06340

Block No. _____ Lot No. 75 Map No. _____ Zone Class WC

Title of Site Plan Map: Coastal Site Plan, Seasonal Seating Area

Proposed use or change: Addition of Temporary Seasonal Seating Area and required
parking No. of occupants 1 No. of Employees 4

Names & addresses of persons who prepared the map (Show Professional Reg.)

Docko 14 Holmes St. Mystic, CT 06355

Zone of project area as shown on Flood Insurance Rating Map for Noank:

Property is: ☒ Within ☐ More than 500 Ft. from Noank District Boundary Line

Property is: ☒ Within ☐ Outside the Coastal Area Boundary Line for Noank

The undersigned applicant agrees to comply with the requirements of the Noank Fire District Ordinance and of the Zoning Commission and/or the Zoning Board of Appeals.

Signature of Owner of Record: Jay Meriano Date: 3/20/25

Signature of Applicant: Kurt Date: 3/13/25
(Indicate relationship to owner)

FOR ADMINISTRATIVE USE

Date received: _____ Date of hearing: _____ Date of Decision: _____

☐ Approval Denied ☐ Approved as is ☐ Approved w/modifications a/o conditions

(Reasons for decision, together with any modifications or conditions to be sent to Applicant by certified letter.)

Signature of Chairman: _____

Project Narrative

Spicer's Marina desires to add a seasonal outdoor seating during the boating season on the marina property. Attached is the necessary Coastal Site Plan based on partial site topography and utilization plan (Parking, etc.) in support of this proposal. It should be noted that the Noank Fire District Zoning Office has A-2 surveys and approved Coastal Site Plans on file for the subject location for several projects dating back over twenty years.

Operations Description

It is envisioned that the outdoor seating will cover an area of approximately 1,100 SF and consist of 12 picnic style tables with neutral color umbrellas. The outdoor seating area will be set up for operations to begin in April of each year and decommissioned by the end of October. When not in use the tables will be stored in the overflow parking area on the north side of Marsh Road. Trash removal will be a daily obligation of the marina operators.

Design Considerations

The "seating area" is depicted on the site plan drawings to show that 12 picnic tables which can be fit into the area where seven current seasonal parking spaces are being displaced, 14 new spaces are being provided approximately 100 to 200 feet to the north along the west edge of the west access roadway. The existing parking spaces on Spicer's Marina are almost all located on a crushed stone surface and so there is no actual parking space marking. No modifications to the site utilities will be required for this operation to take place.

There is no requirement for drainage because the crushed stone surface will remain as it is for the seating area and all of the parking in the project area. All rainfall on the area and adjacent grounds will be handled with ground absorption as it is currently.

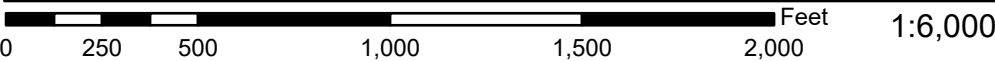
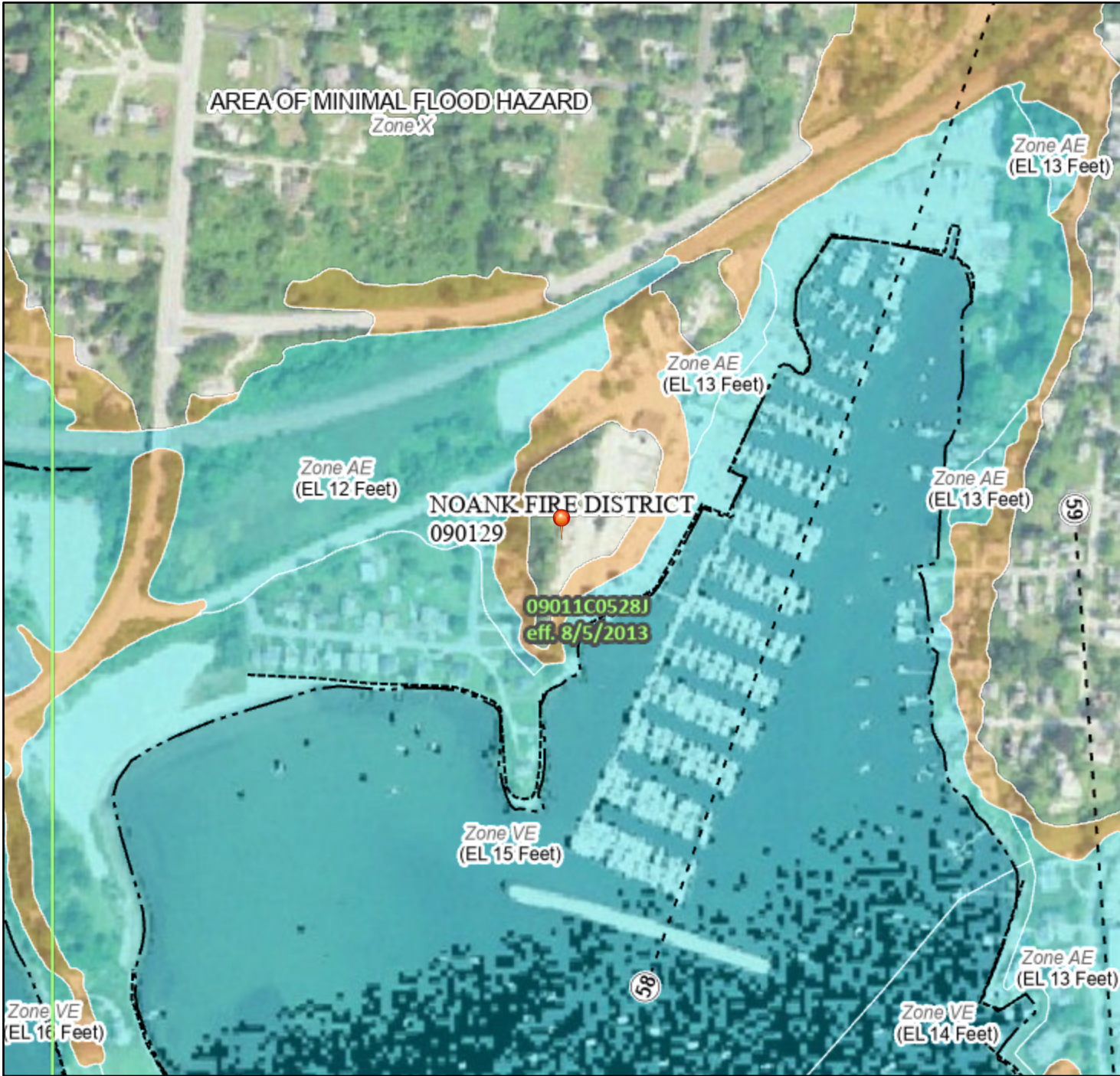
Construction Methodology

The seating area will require only minor regrading or the supplementation of crushed stone, approximately 5 cubic yards as a leveling course. No new utilities or restroom facilities will be installed, all existing facilities can be modified to accommodate the incidental loads of the new dining area. Preparatory work can be accomplished within a matter of days.

National Flood Hazard Layer FIRMMette



72°0'2"W 41°19'34"N



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS		Without Base Flood Elevation (BFE) Zone A, V, A99
		With BFE or Depth Zone AE, AO, AH, VE, AR
		Regulatory Floodway
OTHER AREAS OF FLOOD HAZARD		0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
		Future Conditions 1% Annual Chance Flood Hazard Zone X
		Area with Reduced Flood Risk due to Levee. See Notes. Zone X
		Area with Flood Risk due to Levee Zone D
OTHER AREAS		NO SCREEN Area of Minimal Flood Hazard Zone X
		Effective LOMRs
		Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES		Channel, Culvert, or Storm Sewer
		Levee, Dike, or Floodwall
OTHER FEATURES		20.2 Cross Sections with 1% Annual Chance Water Surface Elevation
		17.5 Coastal Transect
		Base Flood Elevation Line (BFE)
		Limit of Study
		Jurisdiction Boundary
		Coastal Transect Baseline
		Profile Baseline
MAP PANELS		Digital Data Available
		No Digital Data Available
		Unmapped

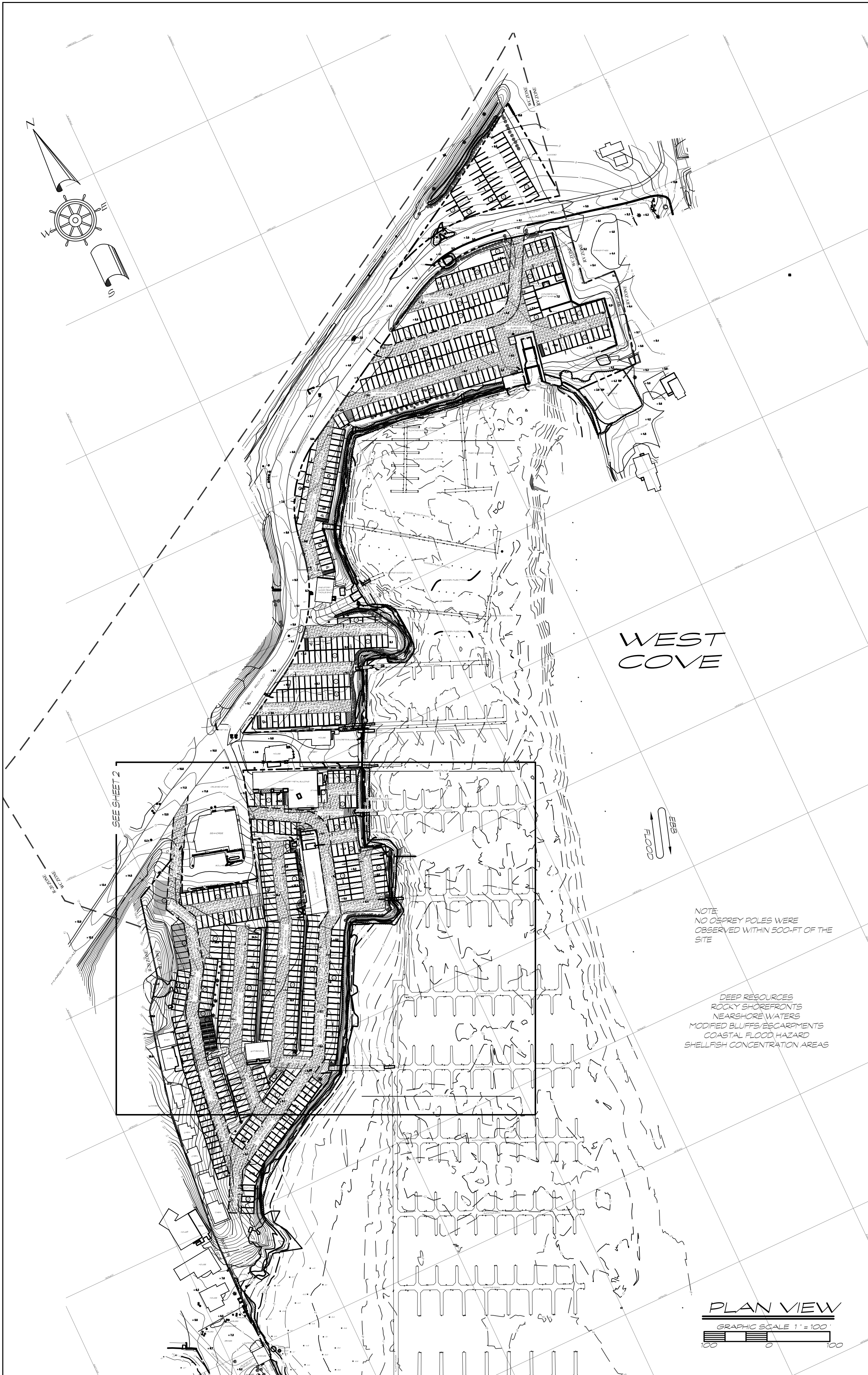


The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 3/4/2025 at 6:52 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PROJECT DESCRIPTION

THE PROJECT IS A COASTAL SITE PLAN FOR THE ADDITION OF AN OUTDOOR SEATING AREA ON THE PREMISES OF SPICERS MARINA. THE SEATING AREA WILL BE OPEN FROM APRIL TO OCTOBER AND CONSIST OF 12 PONIC TABLES WITH NEUTRAL COLORED UMBRELLAS. ALL REMOVABLE THERE WILL BE NO CONSTRUCTION, EXCAVATION OR LANDSCAPING REQUIRED. ADEQUATE PARKING FOR THE PROPOSED DINING AREA IS ALLOCATED AND PROVIDED WITHIN THE EXISTING PARKING AREA OF SPICERS MARINA.

MAP & ZONE NOTES

1-1) REFERENCE IS MADE TO THE FOLLOWING DRAWINGS

- A. REFERENCE IS MADE TO THE FIVE SHEET PLAN TITLED TOPOGRAPHIC SURVEY PROPERTY OF SPICERS MARINA MARSH ROAD NOANK, CONNECTICUT BY RESOURCE MANAGEMENT AND MAPPING, DATED NOVEMBER 2, 2013 ORIGINAL SCALE 1" = 30'
- B. REFERENCE IS MADE TO THE PLAN TITLED BOUNDARY PLAN PORTIONS OF PROPERTY OF WILLIAM SPICER II & JOHN SPICER AND ALSO WILLIAM C. SPICER, JR. & CORIS M. SPICER MARSH ROAD AT WEST COVE, NOANK, GROTON, CONNECTICUT, SCALE 1" = 40', DATE AUGUST 14, 1989, REVISED TO 12-29-98, DWGS NO. 88-184-01 SHEETS 31 THRU 33, PREPARED AND CERTIFIED TO A-2 BOUNDARY STANDARDS BY MICHAEL L. SCANLON, PLS #4662, DECEASED, BENTLEY ENGINEERS, INC., 100 FORT HILL ROAD, GROTON, CT.
- C. REFERENCE DRAWINGS: BLUE MEADOWS ELDRIDGE YARD SITE PLAN MARCH 1984, AS-2-4
- D. A FIRE LANE OF TWENTY FEET HAS BEEN PROVIDED AT ALL POINTS ON THE PROPERTY OWNED BY OR LEASED TO THE APPLICANTS, WILLIAM SPICER II AND JOHN M. SPICER. THE RIGHT OF WAY OWNED BY THE APPLICANTS WHICH RUNS ALONG THE EASTERLY BOUNDARY OF THE PROPERTY N/F OF CHARLES & ROBERTA DOUGHTY D/B/A THE SEAHORSE RESTAURANT SHALL BE DESIGNATED AS EMERGENCY VEHICLE ACCESS AND SHALL BE POSTED BY THE APPLICANTS AND KEPT OPEN AT ALL TIMES. THE APPLICANTS RIGHT OF WAYS ARE CREATED BY A DEED FROM RACHEL MILDE TO JOHN M. SPICER AND WILLIAM C. SPICER II DATED JUNE 14, 1979 AND RECORDED IN THE GROTON LAND RECORDS IN VOLUME 330, PGS. 331.
- E. RIGHT OF WAYS ACROSS PROPERTY OF SEA HORSE RESTAURANT ARE CONTAINED IN DEED FROM RACHEL MILDE TO JOHN M. SPICER AND WILLIAM C. SPICER II, TOWN OF GROTON LAND RECORDS, VOL. 330, PAGE 331-333, AND ON THE SEPTEMBER 1997 DEEDMAN PLAN, TOWN OF GROTON LAND RECORDS V33-125.

1-2) THIS SITE IS LOCATED WITHIN THE 'WC' WATERFRONT COMMERCIAL ZONING DISTRICT OF THE NOANK FIRE DISTRICT, CONNECTICUT, NEW LONDON COUNTY.

1-3) THIS SITE IS IDENTIFIED ON TOWN OF GROTON LAND RECORDS AS FOLLOWS:

- | | |
|---------------|-------------------|
| 75 MARSH ROAD | ID # 260708795233 |
| 71 MARSH ROAD | ID # 260707784025 |
| 73 MARSH ROAD | ID # 260708798371 |
| 93 MARSH ROAD | ID # 260708830657 |
| 0 MARSH ROAD | ID # 260820804102 |

1-4) - COMBINED AREA OF THESE PARCELS IS 333,950± SF (7.67± AC) TO SURVEY CLOSURE.

- COMBINED AREA OF THESE PARCELS IS 328,550± SF (7.54± AC) TO MHW LINE.
- COMBINED BASE FOOTPRINT AREA OF BUILDINGS IS 13,497± SF (4.0% ±).
- COMBINED AREA OF BUFFERS IS 27,100± SF (0.62± AC) ± (8.2% ±).

THIS SITE CONTAINS NO KNOWN AREAS OF REGULATED FRESHWATER, INLAND WETLANDS.

1-5) THIS SITE IS LOCATED ENTIRELY WITHIN THE NOANK FIRE DISTRICT DESIGNATED COASTAL AREA MANAGEMENT (CAM) ZONE.

1-6) THIS SITE IS PARTLY DESIGNATED AS FLOOD HAZARD ZONES VE EL-15, AS EL-13, AS EL-12 AND ZONE 'X' (AREA OUTSIDE OF 100-YR FLOOD PLAIN) BASED ON THE FEMA FLOOD INSURANCE RATE MAP TITLED NEW LONDON COUNTY, CONNECTICUT, ALL JURISDICTIONS, PANEL 528 OF 854, MAP #080100528A, DATE AUGUST 5, 2013, REFERENCE ONLINE FEMA MAP SERVICE CENTER. NO WORK IS PROPOSED IN THESE FLOOD ZONES.

1-7) THIS SITE IS SERVED BY MUNICIPAL SANITARY SEWER DISPOSAL SERVICE AND PUBLIC WATER SERVICES AND THERE WILL BE NO CHANGES TO THE SANITARY FACILITIES ON SITE.

1-8) TOPOGRAPHY AND EXISTING CONDITIONS SHOWN HEREON WERE TAKEN FROM THE PLAN REFERENCED IN NOTE 1-1A ABOVE, SUPPLEMENTS WITH THE TOWN OF GROTON GIS DIGITAL DATABASE AND IS PROVIDED IN 1 FT CONTOUR INTERVALS HEREON, AND IS SUBJECT TO VERIFICATION PRIOR TO SITE DISTURBANCE.

1-9) ELEVATIONS BASED ON NAVD-88 (NORTH AMERICAN VERTICAL DATUM).

1-10) THIS PROJECT SITE IS NOT LOCATED ADJACENT TO OR WITHIN 500 FEET OF ANY OTHER MUNICIPALITY.

1-11) THIS PROPERTY IS SUBJECT TO THE FOLLOWING:

- A. RIGHT OF WAY AND UTILITY EASEMENTS TO BLUE MEADOWS AS DESCRIBED IN VOLUME 334 PGS. 470-472, TOWN OF GROTON LAND RECORDS.
- B. RIGHT OF WAY AND UTILITY EASEMENT FOR THE ELDRIDGE YARD AS DESCRIBED IN VOLUME 330, PGS. 331-333, TOWN OF GROTON LAND RECORDS.

1-12) PREVIOUS CONDITIONS OF APPROVAL

1. LANDSCAPE IN BUFFER TO REMAIN IN NATURAL STATE

2. IF BLUE MEADOWS CABINS IN BUFFER ZONE ARE REMOVED, LANDSCAPING TO BE INTENSIFIED IN ACCORDANCE WITH LOCAL ZONING REGULATIONS

1-13) SPICERS MARINAS HAS INSTALLED, AT THE REQUEST OF THE FIRE MARSHALL AND ZONING COMMISSION, AN 8" DUCTILE IRON WATER MAIN TO AN APPROVED HYDRANT AT THE SPECIFICATION OF THE NOANK WATER SUPERINTENDENT TO PROVIDE WATER TO THE DOCKHEAD AT BLUE MEADOWS.

2. PREVIOUS APPROVED NON-CONFORMITIES

2-1) LANDSCAPING NOT REQUIRED FOR PUBLIC RIGHT OF WAY, INTERIOR AND PERIMETER OF SPICERS MARINA SINCE USE OF THOSE AREAS FOR OTHER THAN LANDSCAPING PREDATES ZONING ORDINANCES AMENDMENT OF 6/22/74 REQUIRING LANDSCAPING, RIGHT ACKNOWLEDGED BY ZONING COMMISSION 6/1/84.

2-2) WINTER PLAN FOR SPICERS MARINA IS NOT REQUIRED BECAUSE USE PREDATES ZONING ORDINANCE AMENDMENT 9/19/84 ADOPTED 6/22/74 RIGHT ACKNOWLEDGED BY ZONING COMMISSION 6/1/84.

2-3) TEMPORARY STORAGE OF DREDGE SPILLS USE IS PERMITTED SINCE THIS USE PREDATES ZONING ORDINANCE SECTION 19 ADOPTED 6/22/74.

2-4) SETBACKS FOR ELDRIDGE YARD SALES BUILDING WERE ESTABLISHED PRIOR TO ZONING ORDINANCE AMENDMENT 6/22/74 REQUIRING WIDER SETBACKS.

2-5) GOLDEN ERA BOAT BUILDING AND BOAT REPAIR BUILDING FIRST FLOOR ELEVATIONS BELOW 100' YEAR FLOOD ELEVATION BUT BUILDINGS WERE ERRECTED PRIOR TO FLOOD PROTECTION REQUIREMENTS ADOPTED 6/22/74. DELETED 06/23/08

2-6) BLUE MEADOWS CABINS USE AND SETBACKS PREDATE THE REQUIREMENTS ADOPTED BY THE ZONING COMMISSION 6/22/74.

2-7) NO PARKING REQUIRED FOR BOAT SHOP PRESENTLY OCCUPIED BY GOLDEN ERA PER ZONING COMMISSION 9/29/81. DELETED 06/23/08

2-8) ALL OF THE SPICERS MARINA AREA WAS USED FOR COMMERCIAL USES PRIOR TO THE ENACTMENT OF THE ZONING ORDINANCE OF 6/22/74. THE ZONING COMMISSION WAS NOTIFIED OF THIS IN A TIMELY MANNER ON 12/18/74.

2-9) STORAGE MAY OCCUR IN ANY AREA NOT OTHERWISE DESIGNATED FOR OTHER USES. ITEMS TO BE STORED ARE THOSE ASSOCIATED WITH ANY LEGAL USE AS DEFINED BY NOANK ZONING REGULATIONS.

2-10) SLIPS ARE CONSIDERED IN USE WHEN CONSTRUCTED.

2-11) STATUSING FOR SLIPS AND MOORINGS IS A CURRENT PART OF SPICERS MARINAS PRESENT OFFICE PROCEDURE AND PROVIDING STATUS FOR ZEO MONITORING IS BOTH SIMPLE AND AGREEABLE. A MOORING DIAGRAM DEPICTING CURRENT STATUS OF MOORINGS WILL BE KEPT AND BE AVAILABLE FOR REVIEW BY THE ZEO.

2-12) LIGHTS ON MAST LIFTER PERMITTED 6/1/84. DELETED 06/23/08

2-13) MOORINGS TO BE REDUCED FROM 138 TO 140 AS NEW SLIPS ARE PROVIDED UNLESS ADDITIONAL APPROVED PARKING IS PROVIDED.

2-14) BY SUBMISSION OF THIS SITE PLAN, THE APPLICANT DOES NOT ABANDON ANY NON-CONFORMING USES THAT MAY VALIDLY EXIST ON PROPERTY SHOWN ON THIS PLAN OR ON HIS ADJUTING PROPERTIES.

3. GENERAL NOTES

3-1) FIRE LANES ARE TO BE POSTED.

3-2) TRAFFIC FLOW WILL CIRCULATE THROUGH FIRE LANES.

3-3) ALL STRUCTURES LOCATED WATERWARD OF THE MEAN HIGH WATER LINE ARE AS PERMITTED IN ACCORDANCE WITH THE STATE OF CONNECTICUT DEPARTMENT OF ENVIRONMENTAL PROTECTION PERMIT #SD-88-153 & SD-83-124 AND ARMY CORP. OF ENGINEERS PERMITS CT-MYST-84-108 AS AMENDED 8-4-86 & CT-MYST-86-138

3-4) DINGHY RACKS ARE PORTABLE AND MAY VARY IN LOCATION EACH SEASON.

3-5) DOCKING AND MOORING FACILITIES MAY VARY BOTH IN DESIGN AND NUMBER AS THEY ARE REGULATED BY THE ARMY CORPS OF ENGINEERS AND CT. D.E.E.P.

3-6) CONTRACTOR MUST CONTACT CALL BEFORE YOU DIG ORGANIZATION AT 1-800-922-4455 AT LEAST (3) BUSINESS DAYS PRIOR TO COMMENCING ANY SITE WORK, DRILLING, EXCAVATION OR ANY OTHER SITE DISTURBANCE ON OR ADJACENT TO THIS PROJECT SITE.

3-7) ALL MATERIALS, INSTALLATION AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE NOANK FIRE DISTRICT ZONING SITE PLAN STDs, TOWN OF GROTON DPW CONSTRUCTION STANDARDS AND/OR THE STANDARD SPECIFICATIONS FOR ROAD & BRIDGE AND INCIDENTAL CONSTRUCTION CONNECTICUT DEPARTMENT OF TRANSPORTATION, FORM 816, LATEST EDITION, WITH ALL ADDENDA AND REVISIONS THEREOF.

4. UTILITY NOTES

4-1) DETAILS OF ELECTRICAL UTILITIES & LIGHTING ARRANGEMENTS MAY VARY FROM THOSE SHOWN.

4-2) ADDITIONAL OR NEW LIGHTING FOR THE SNACK SHACK WILL BE PROVIDED AS REQUIRED AND BUILDING MOUNTED DOCK LIGHTING IS TYPICAL AND MAY VARY.

4-3) LIGHTING INSTALLED AT THE LOCATIONS SHOWN AS WELL AS FUTURE LIGHTING WILL BE BUILDING MOUNTED OR ON POLES OF SUFFICIENT HEIGHT TO PROVIDE PROPER ILLUMINATION AND SHIELDED TO PREVENT DIRECT LIGHT IMPACT ON ADJACENT RESIDENTIAL PARCELS.

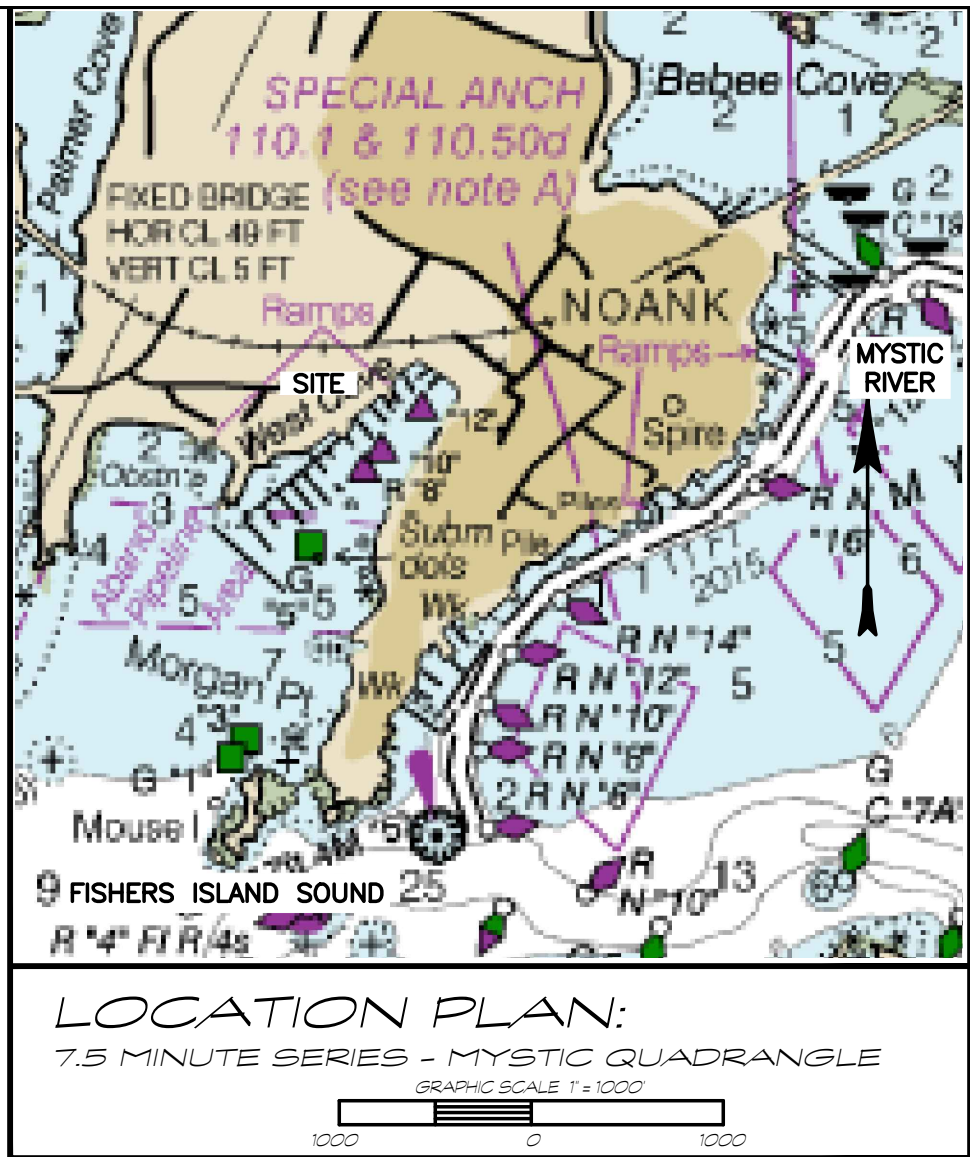
4-4) BLUE MEADOWS PARKING LOT LIGHTS ARE SHOWN ON THE PLAN.

4-5) DUMPSTER LOCATIONS ARE TYPICAL & MAY VARY IN NUMBER AND LOCATION IN ACCORDANCE WITH NEED.

4-6) SANITARY SEWER SERVICE TO BLUE MEADOWS BATH BUILDING IS SHOWN ON THE PLAN.

4-7) ALL UNDERGROUND AND OVER-HEAD UTILITIES SHOWN HEREON ARE APPROXIMATE AND MUST BE VERIFIED PRIOR TO COMMENCING ANY SITE WORK. THE ENGINEER MAKES NO STATEMENT, WARRANTY OR GUARANTEE TO THE LOCATION, SIZE, TYPE, QUANTITY OR CONDITION OF ANY UTILITIES SHOWN HEREON.

4-8) STORMY WATER RUNOFF FROM THIS SITE IS BY SHEET FLOW DIRECTLY TO WEST COVE & SIMILAR TO THE FLOW THAT HAS HISTORICALLY EXISTED OFF THIS SITE. THE REGRADING AND NEW SURFACE TREATMENT APPLIED WILL MINIMIZE EROSION OR SEDIMENTATION.



COASTAL SITE PLAN
SPICERS MARINA
MARCH 4, 2025

PROPERTY OF
SPICERS MARINA
MARSH ROAD - NOANK, CT

APPROVED

DATE

SHEET 1 OF 2

PREPARED BY:
DOCKO, INC.

KEITH B. NELSON, P.E.
PO BOX 421 MYSTIC CT 06355
860 572-8939 FAX 872-7589
E-MAIL: office@docko.com



DWG 12-05-2410

