



Connecticut Department of  
Energy & Environmental Protection  
Bureau of Water Protection & Land Reuse  
Land & Water Resources Division

## LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

**You need to complete and submit this form only if your town has a [Harbor Management Commission](#).**

**To the applicant-** Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

### Part I: *To be completed by APPLICANT*

#### 1. Applicant/Registrant Information

Name: Pequot Yacht Club

Mailing Address: 669 Harbor Road

City/Town: Southport

State: CT Zip Code: 06890

Business Phone: 203-255-5740

Ext.: \_\_\_\_\_

Contact Person: David Rosow, Jr.

Title: Commodore

Business Phone: \_\_\_\_\_

Ext.: \_\_\_\_\_

E-mail: commodore@pequotyc.com

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

Name: RACE Coastal Engineering, Inc.

Title: \_\_\_\_\_

Mailing Address: 611 Access Road

City/Town: Stratford

State: CT Zip Code: 06615

Business Phone: 203-377-0663

Ext.: \_\_\_\_\_

Contact Person: Suzy Bradford

Title: Project Engineer

Business Phone: 203-377-0663

Ext.: \_\_\_\_\_

E-mail: suzy@racecoastal.com

Service Provided: Engineering, Permitting

#### 3. Site Location:

Name of Site : Pequot Yacht Club

Street Address: 669 Harbor Road

City/Town: Southport

State: CT

Zip Code: 06890

Tax Assessor's Reference: Map 241

Block 7

Lot -

Name of Waterbody: Southport Harbor

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

Date of plans: 6-7-2024

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

Pequot Yacht Club is at the heart of the historic Southport waterfront at 669 Harbor Road. Upland facilities include the Main Clubhouse, a Junior Sailing Club House, asphalt parking lot/boat storage, and lawn areas. The waterfront facilities include a seawall, mooring field, and a marina with floating docks, power and water hookups, a bubbler system, and a fuel dock. The Club also provides vital boating services to the general public, such as fuel, ice, pump-out, moorings and launch service for all boaters, as well as harbor access for emergency services. In addition to serving visiting boaters and Club members, PYC hosts regattas, summer sail training programs for young sailors, high school sailing programs, utilizing the entire club to provide space to rig, launch, and store boats.

The existing marina docks cover approximately 6902 square feet, with 19 slips ranging in length from 34.5 ft to 46.5 ft. The floating docks are accessed by three access ramps and anchored in place with thirty 12" diameter timber piles.

The existing seawall is made of stacked stone of various sizes and is approximately 2' wide at the top. The elevation of the existing wall varies from 4.0' to 5.2' NAVD88, allowing the wall to be regularly overtopped by high tide, causing the upland areas of the lawn, parking lot, and walkways to flood.

The Applicant is proposing to replace the 548 ft-long existing stone seawall with a concrete, pile-supported wall with a stone veneer in order to maintain the historic aesthetic of Southport Harbor. The proposed wall elevation is +8' NAVD88 in order to reduce the number of occurrences of nuisance flooding. Upland of the seawall will be re-graded to maintain drainage patterns from Harbor Road.

The applicant is also proposing to replace the floating marina docks and extend the fingers to accommodate deep draft recreational vessels, while maintaining a 5' clearance from the structure to the federal anchorage. The proposed marina docks would cover approximately 9,834 square feet, of which 775 square feet are movable docks to accommodate the various activities that the Club hosts throughout the year. The proposed fingers would range in length from 46'-4" to 52' and are proposed to be offset from the Federal Anchorage by at least 5 feet, per the Southport Harbor Management Plan. An approximately 407 square foot movable floating dock is proposed to fit between the fuel dock and the jr. sailing dock. There is also a 46' by 8' movable dock proposed to aid in the launching of dinghies from the main docks. The movable floats will be stored landward of the jr. sailing dock when not in use.

## Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

### HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- ☐ The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- ☐ The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: \_\_\_\_\_

COMMENTS/RECOMMENDATIONS (or check here if attached: ☐ ):

\_\_\_\_\_

\_\_\_\_\_  
Signature of Commission Representative

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name of Commission Representative

\_\_\_\_\_  
Title

# PEQUOT YACHT CLUB 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            | PROPOSED SITE PLAN            |
| 6            | EXISTING & PROPOSED SECTION A |
| 7            | EXISTING & PROPOSED SECTION B |
| 8            | EXISTING & PROPOSED SECTION C |
| 9            | PROPOSED FLOATING DOCK LAYOUT |

## GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPOGRAPHIC MAP WESTPORT QUADRANGLE, CONNECTICUT-FAIRFIELD CO., 7.5 MINUTE SERIES, STAMFORD, CT 2021.
3. ELEVATIONS REFERENCE NATIONAL AMERICAN VERTICAL DATUM OF 1988, UNLESS NOTED OTHERWISE.
4. SITE INFORMATION TAKEN FROM A DRAWING TITLED "TOPOGRAPHIC SURVEY", PREPARED FOR RACE COASTAL ENGINEERING, BY GESICK & ASSOCIATES, P.C., DATED 5-2-2024.
5. SUPPLEMENTARY INFORMATION OBTAINED BY RACE COASTAL ENGINEERING, INC. ON 12-22-2022 AND ONLY REPRESENT THE SITE CONDITIONS AT THAT TIME.
6. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR SOUTHPORT HARBOR, CT 8467726 FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

## PROJECT TIDAL ELEVATIONS (NAVD 88)

| DATUM                           | ELEVATION (FT) |
|---------------------------------|----------------|
| COASTAL JURISDICTION LINE (CJL) | +5.2'          |
| HIGH TIDE LINE (HTL)            | +5.2'          |
| MEAN HIGHER HIGH WATER (MHHW)   | +3.6'          |
| MEAN HIGH WATER (MHW)           | +3.2'          |
| NAVD 88                         | 0.0            |
| NGVD 29                         | -1.1           |
| 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:

PEQUOT YACHT CLUB  
669 HARBOR ROAD  
SOUTHPORT, CT 06890

Project:

PYC SEAWALL & DOCKS  
669 HARBOR ROAD  
SOUTHPORT, CT 06890

SEAL:

DRAFT

Date:

6-7-2024

Rev.:

Drawn By:

SLB / CLW

Checked By:

MRR

Datum:

NAVD 88

Scale:

N/A

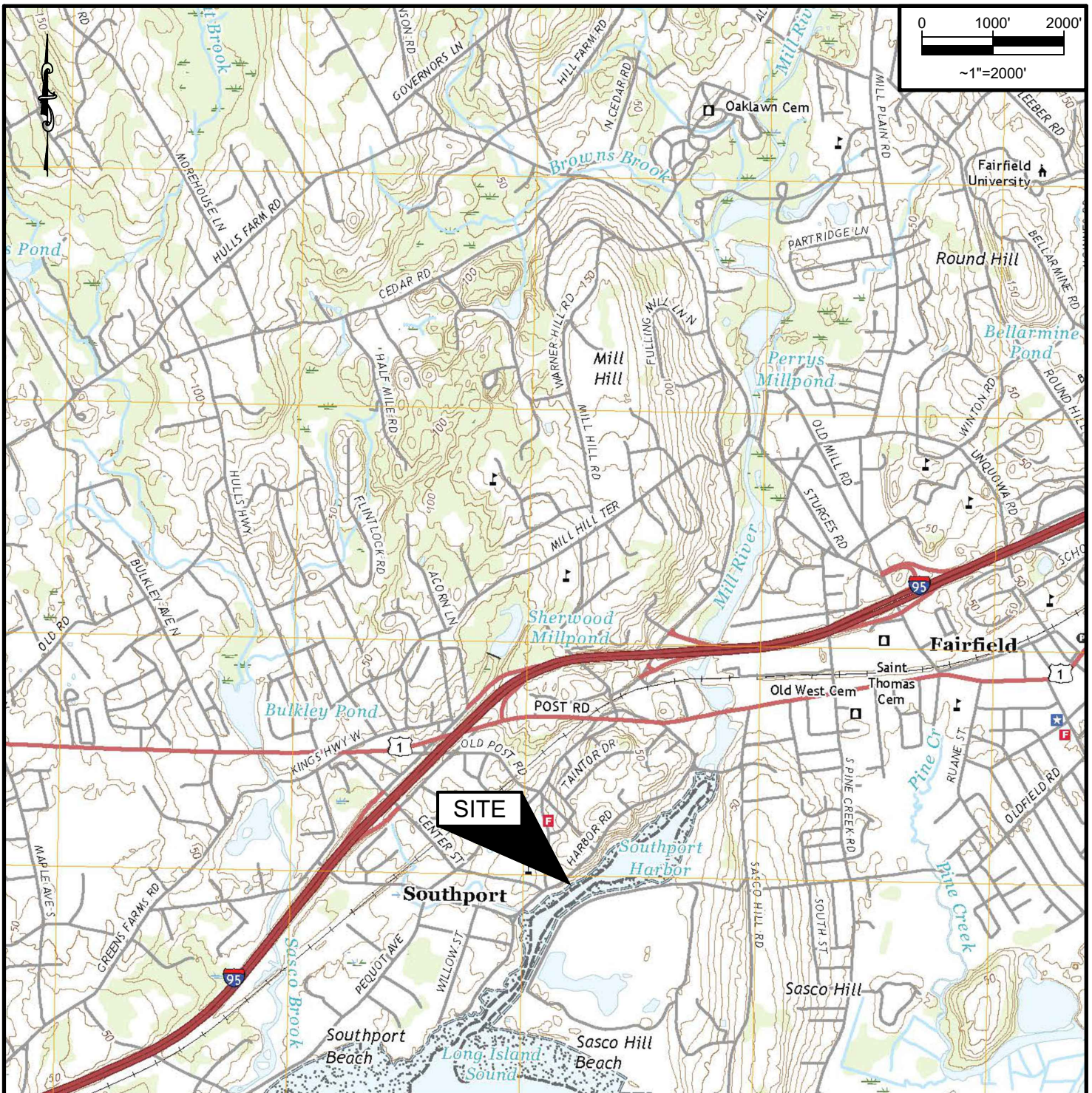
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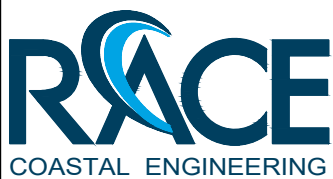
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# VICINITY MAP



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SEAL:

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~1"=2000'

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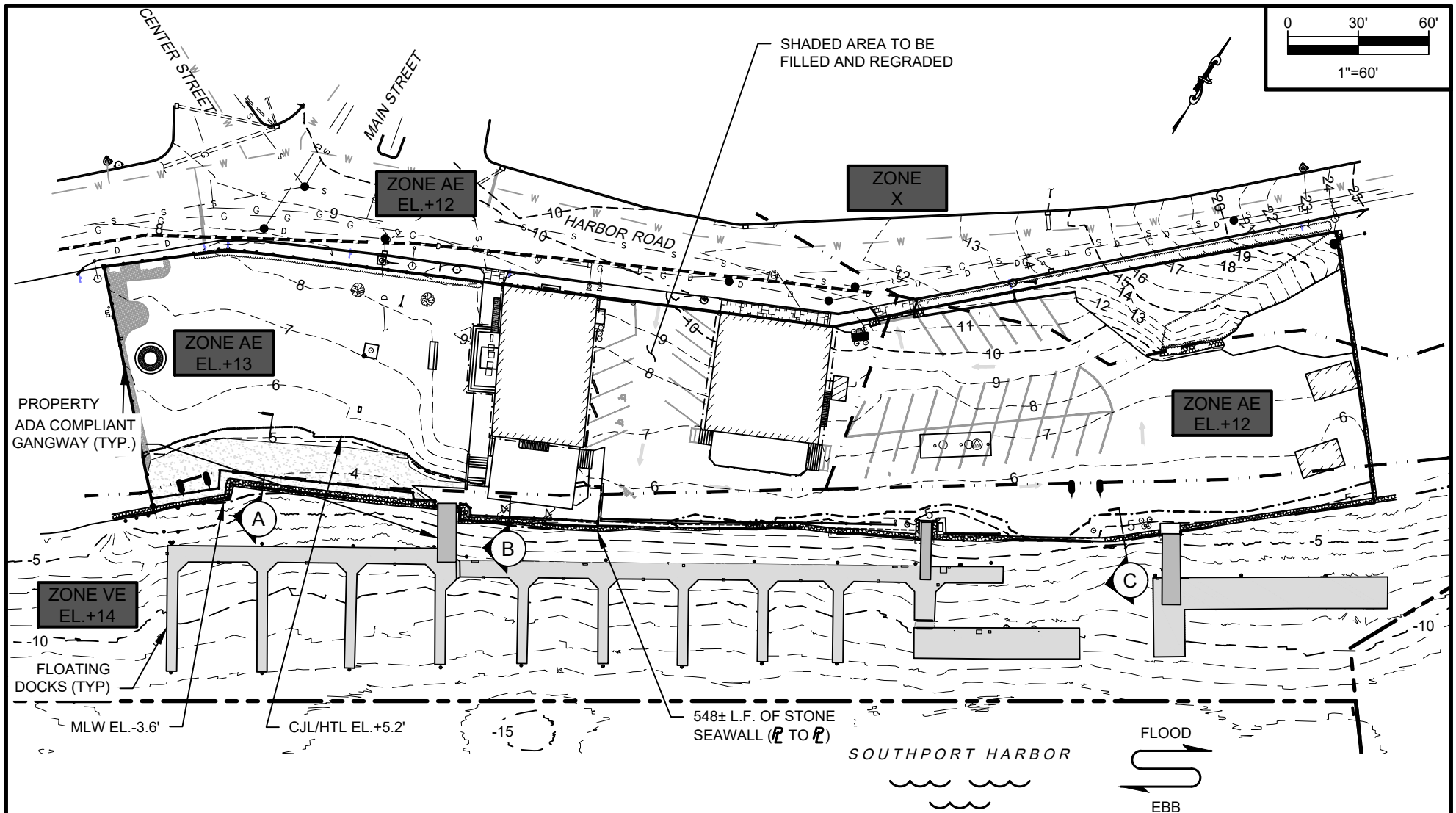
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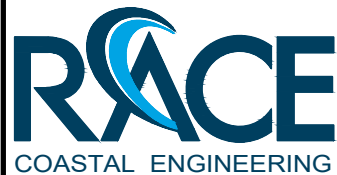




## EXISTING SITE PLAN

### NOTE(S):

1. MEAN HIGH WATER (MHW) EL.+3.2' ALONG FACE OF SEAWALL.



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Checked By:

MRR

Datum:

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Scale:

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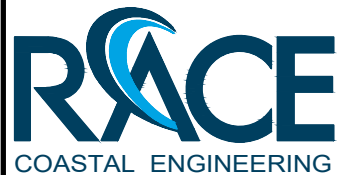
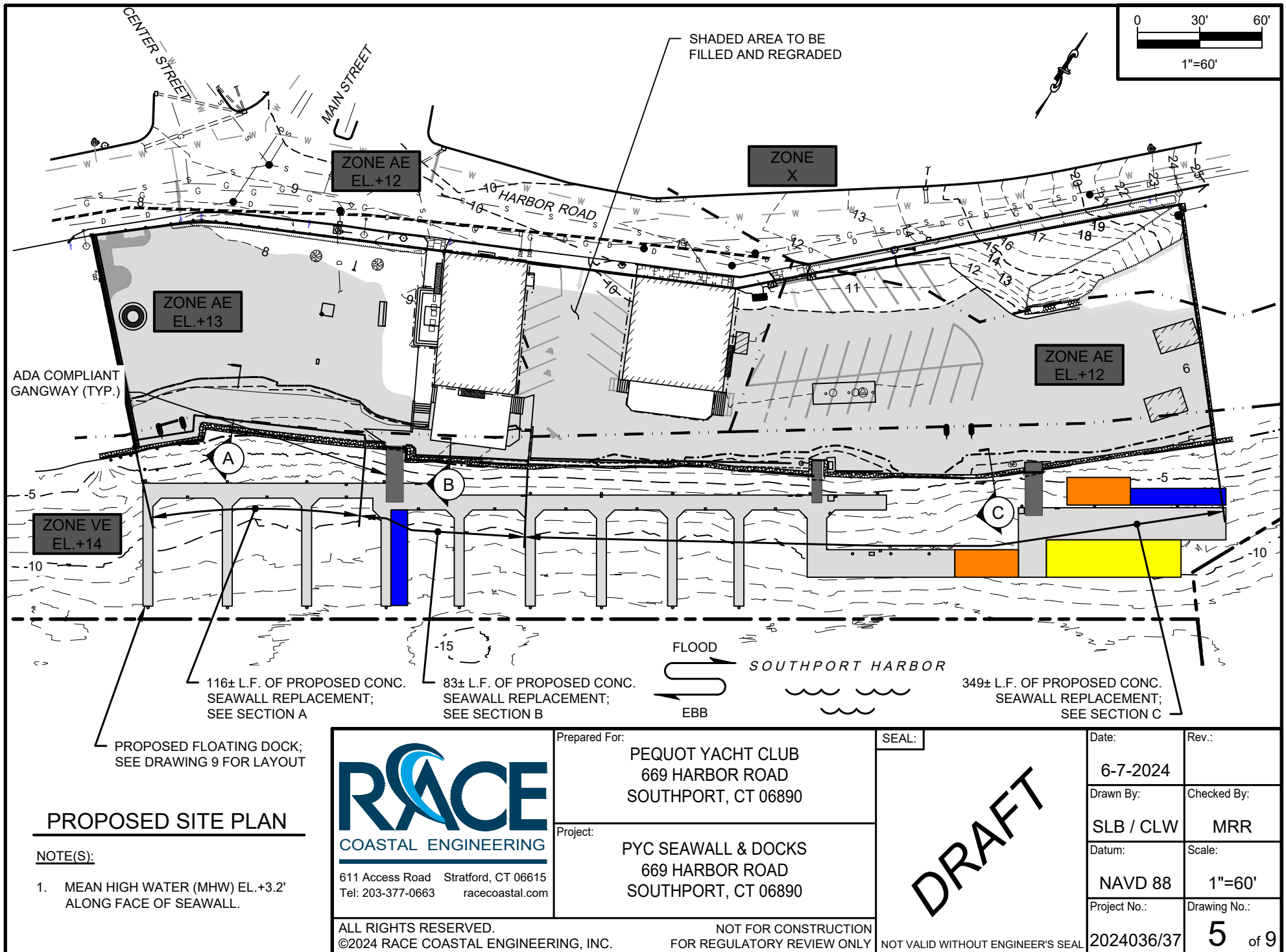
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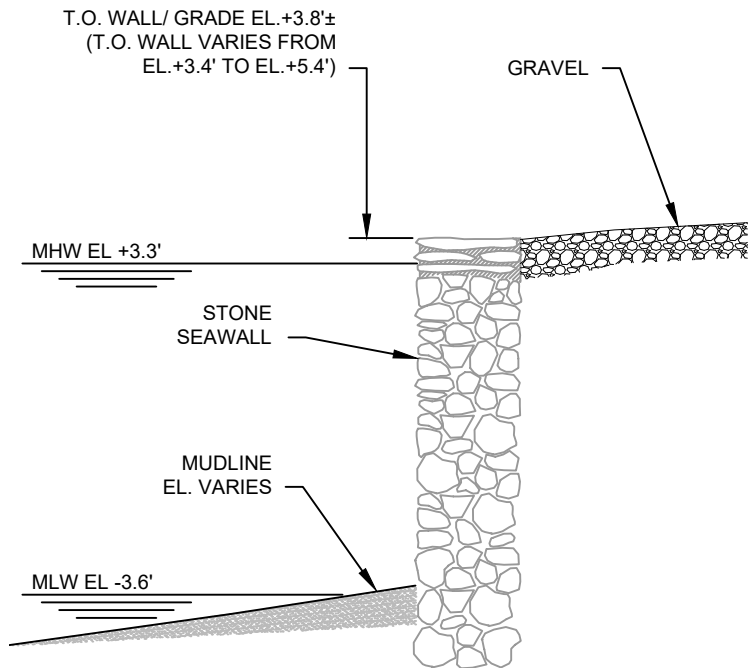
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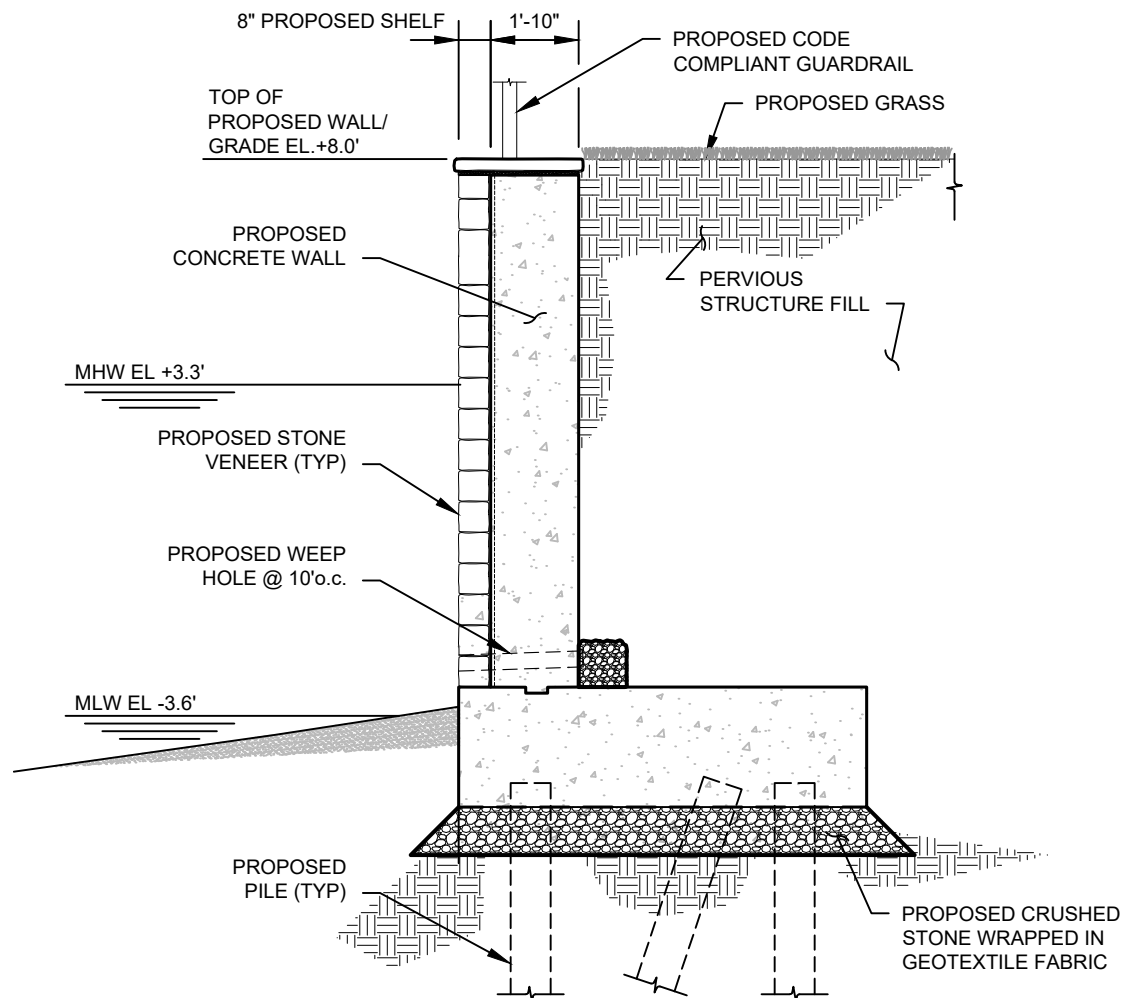
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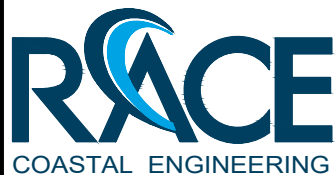
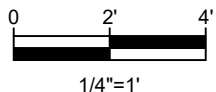




**EXISTING SECTION A**



**PROPOSED SECTION A**



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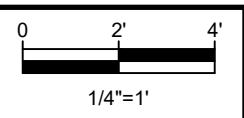
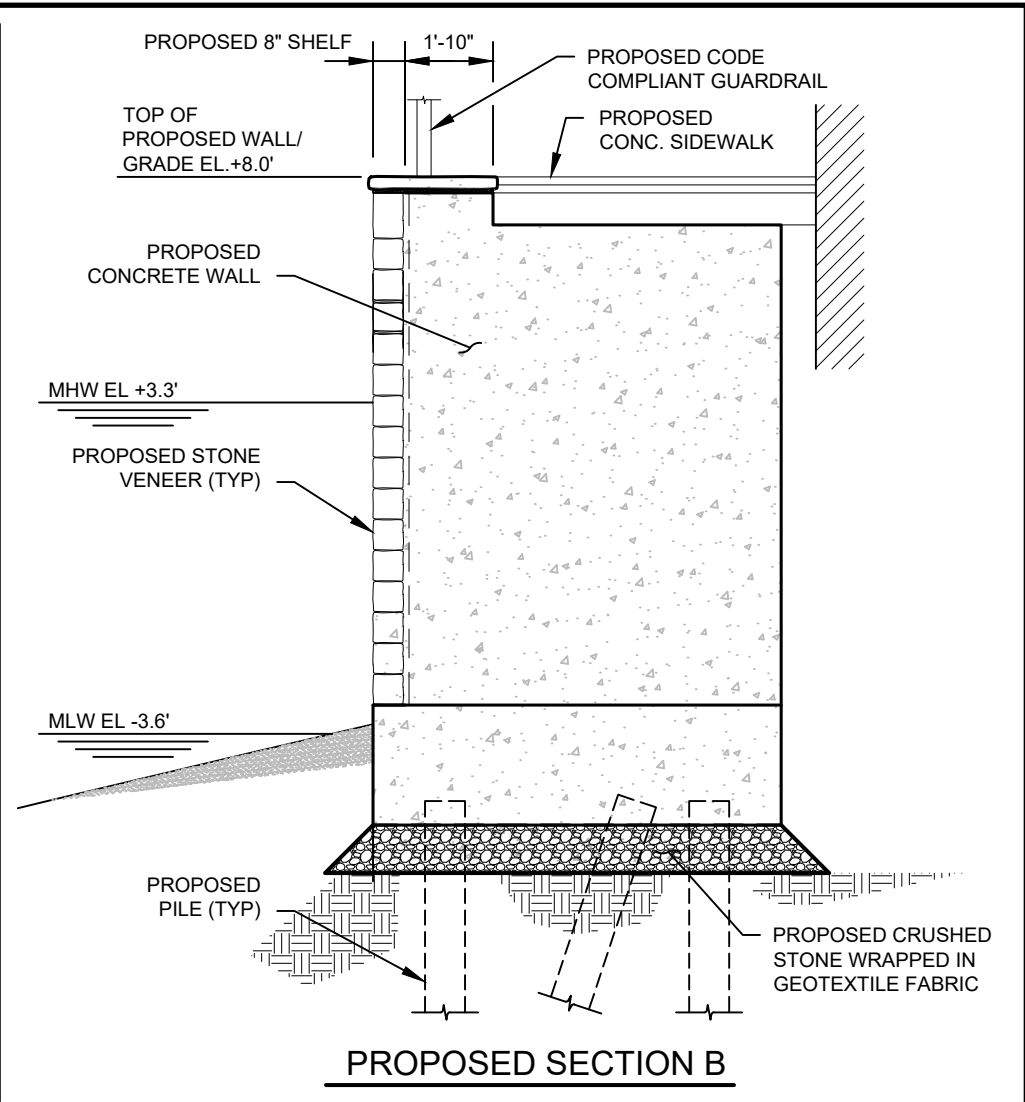
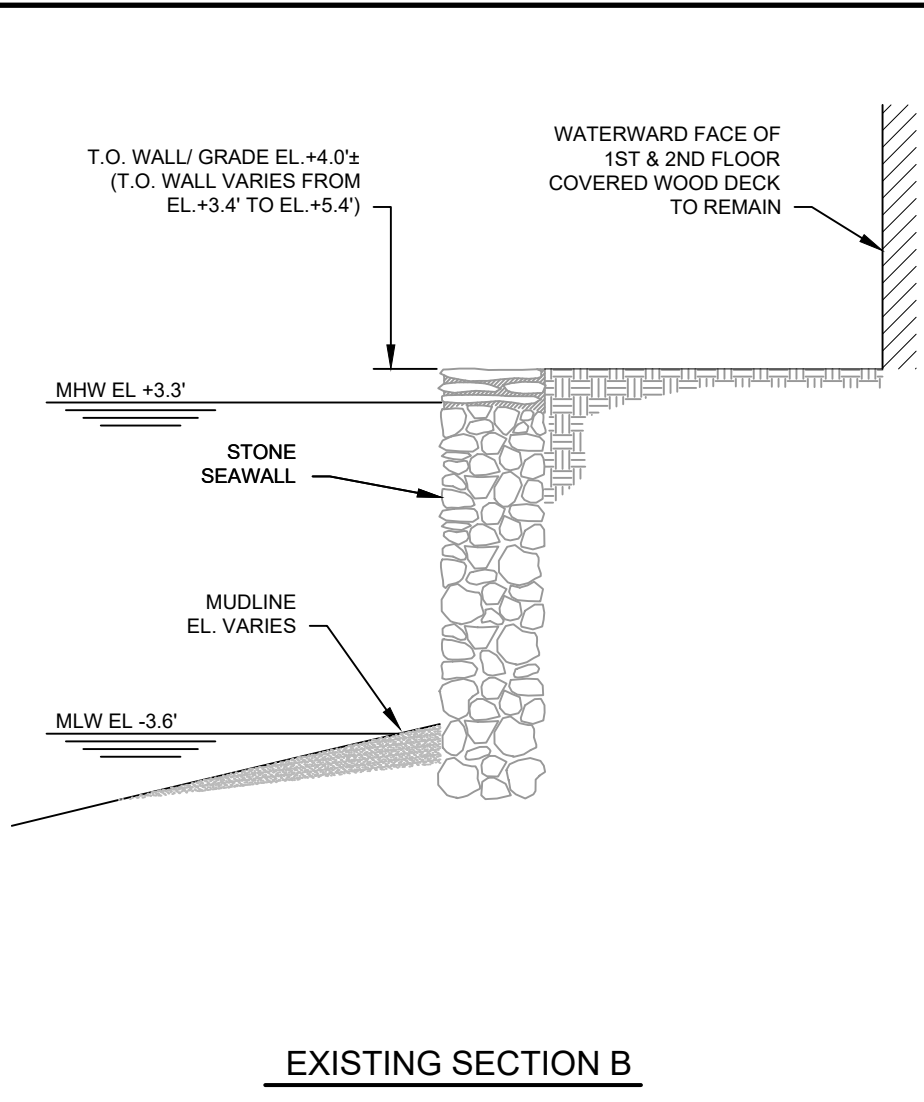
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Date:  
6-7-2024

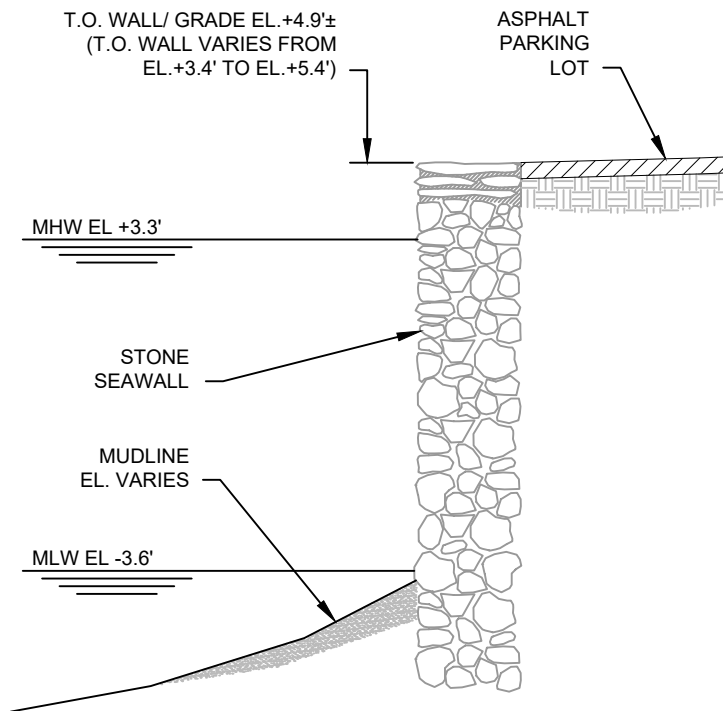
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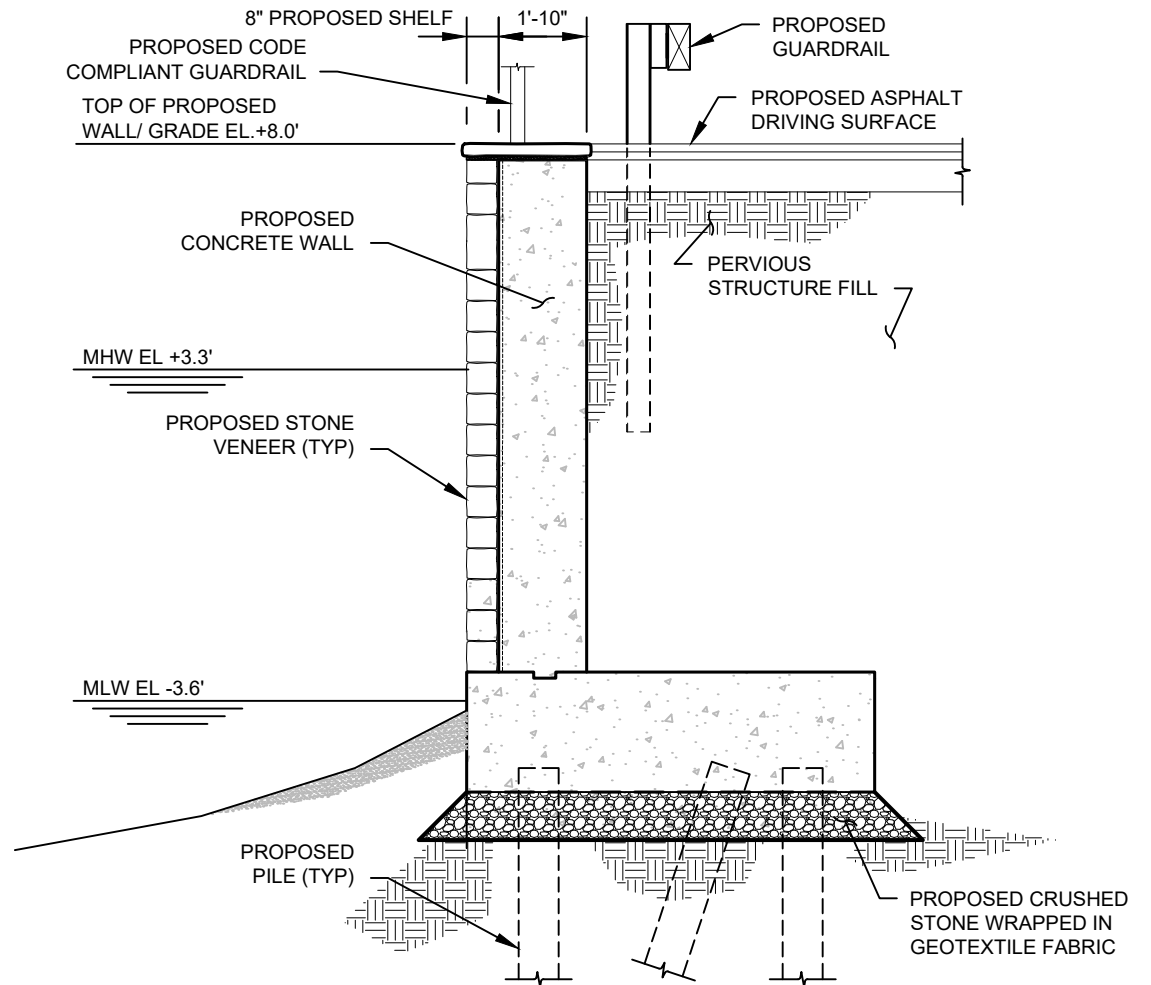
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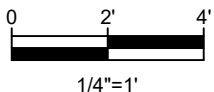
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EXISTING SECTION C



PROPOSED SECTION C



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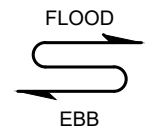
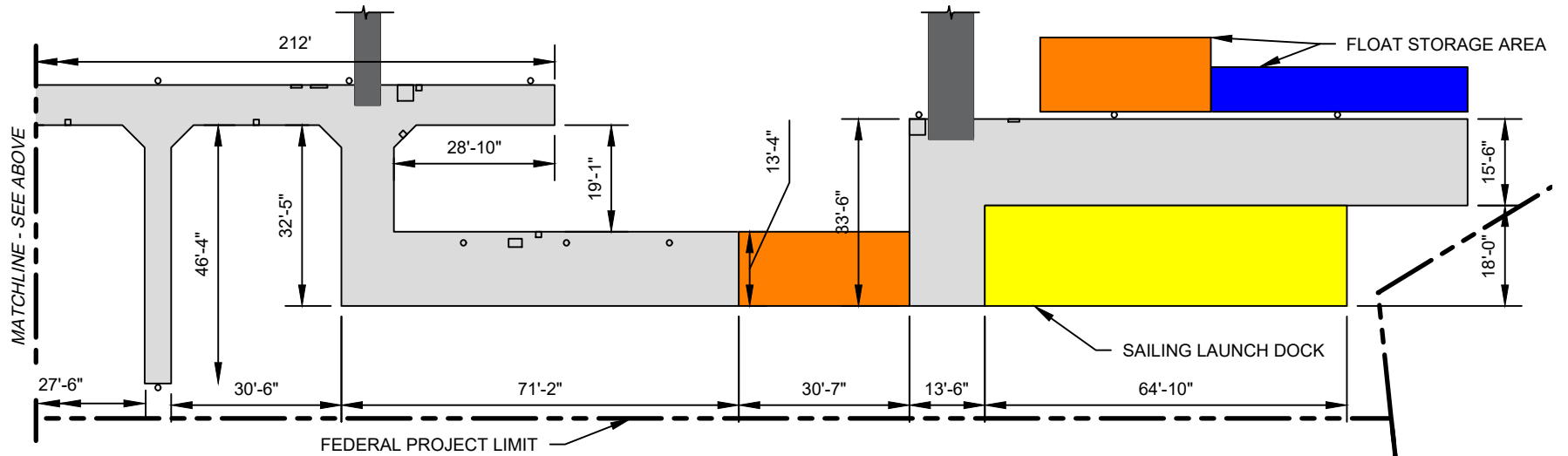
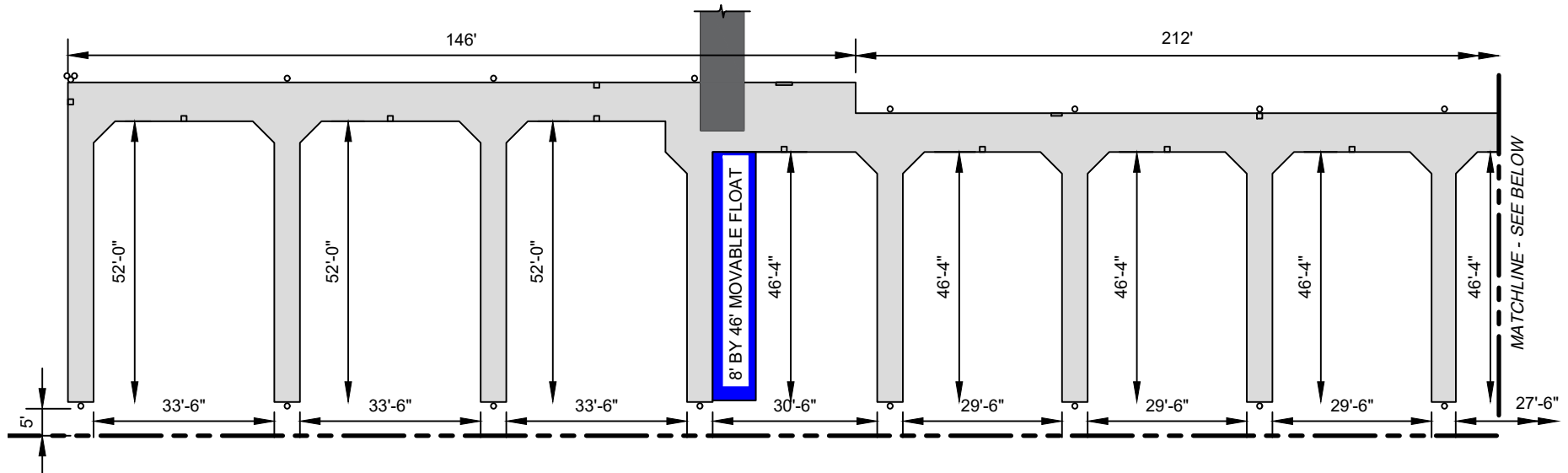
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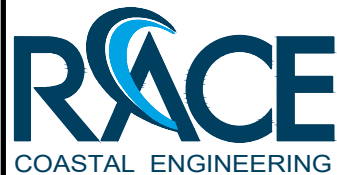
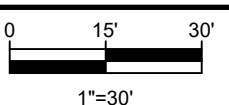
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| Datum:       | NAVD 88    | Scale:       | 1/4"=1' |
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## PROPOSED DOCK LAYOUT



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Datum:

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Project No.:

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Rev.:

Checked By:

MRR

Scale:

1"=30'

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