



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

## LWRD License Application Pre-Submission Consultation Form Shellfish Commission

*You need to complete and submit this form only if your town has a [Shellfish 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 shellfish 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: Riverside Avenue Holdings, LLC  
 Mailing Address: 268 Post Road, 2nd Floor  
 City/Town: Fairfield State: CT Zip Code: 06824  
 Business Phone: (212)829-9200 Ext.: \_\_\_\_\_  
 Contact Person: Catherine Calise Title: Consultant  
 Business Phone: (203) 273-3314 Ext.: \_\_\_\_\_  
 E-mail: clcsold@yahoo.com

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

Name: Design and Construction Consulting Services Title: \_\_\_\_\_  
 Mailing Address: V. Avidon, P.O. Box 872  
 City/Town: Monroe State: CT Zip Code: 06468-872  
 Business Phone: (203) 257-3558 Ext.: \_\_\_\_\_  
 Contact Person: Vladimir Avidon Title: Owner/Engineer  
 Business Phone: (203) 257-3558 Ext.: \_\_\_\_\_  
 E-mail: vavidon@me.com  
 Service Provided: Dock design and implementation

**3. Site Location:**

Name of Site : Riverside Docks  
 Street Address: 263 Riverside Avenue  
 City/Town: Westport State: CT Zip Code: 06880  
 Tax Assessor's Reference: Map C08 Block 057 Lot 000  
 Name of Waterbody: Saugatuck River

**4.  Confirm location map and site plans are attached.**

Date of plans: June 2020\_\_\_\_\_

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

To construct a public transient dock with multiple slips, finger walkway & ramp for boat and personal watercraft use. The dock, ramp & walkway will be lightweight material that will be delivered in sections , assembled on land and lowered into the channel by hand at low tide. Mostly hand tools will be used, in the event anything larger is needed it will be floated in. The work being done at low tide would have very little - if any - impact to the surrounding area. The shoreline is tidal and mostly comprised of small rocks and sediment.

**Part II: To be completed by SHELLFISH 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 will significantly impact shellfish beds. You may also provide comments or recommendations regarding the proposal. Should you have any questions regarding this process, please call DEEP LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or no adverse impact will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

**SHELLFISH COMMISSION DETERMINATION:**

Project located on (check one):  natural bed     state bed     local bed     none  
 other, please specify: \_\_\_\_\_

If project is located upon a franchised or leased shellfish bed, please provide the owner or lessee's contact information below.

Check one of the following:

- I have determined that the work described in Part I of this form and attachments **WILL NOT** adversely impact a shellfish area.
- I have determined that the work described in Part I of this form and attachments **WILL** adversely impact a shellfish area. A summary of the Shellfish Commission's project-specific concerns/comments is described below or attached.

COMMENTS/RECOMMENDATIONS (check the box if attached:  ):

\_\_\_\_\_

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

\_\_\_\_\_  
Date

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

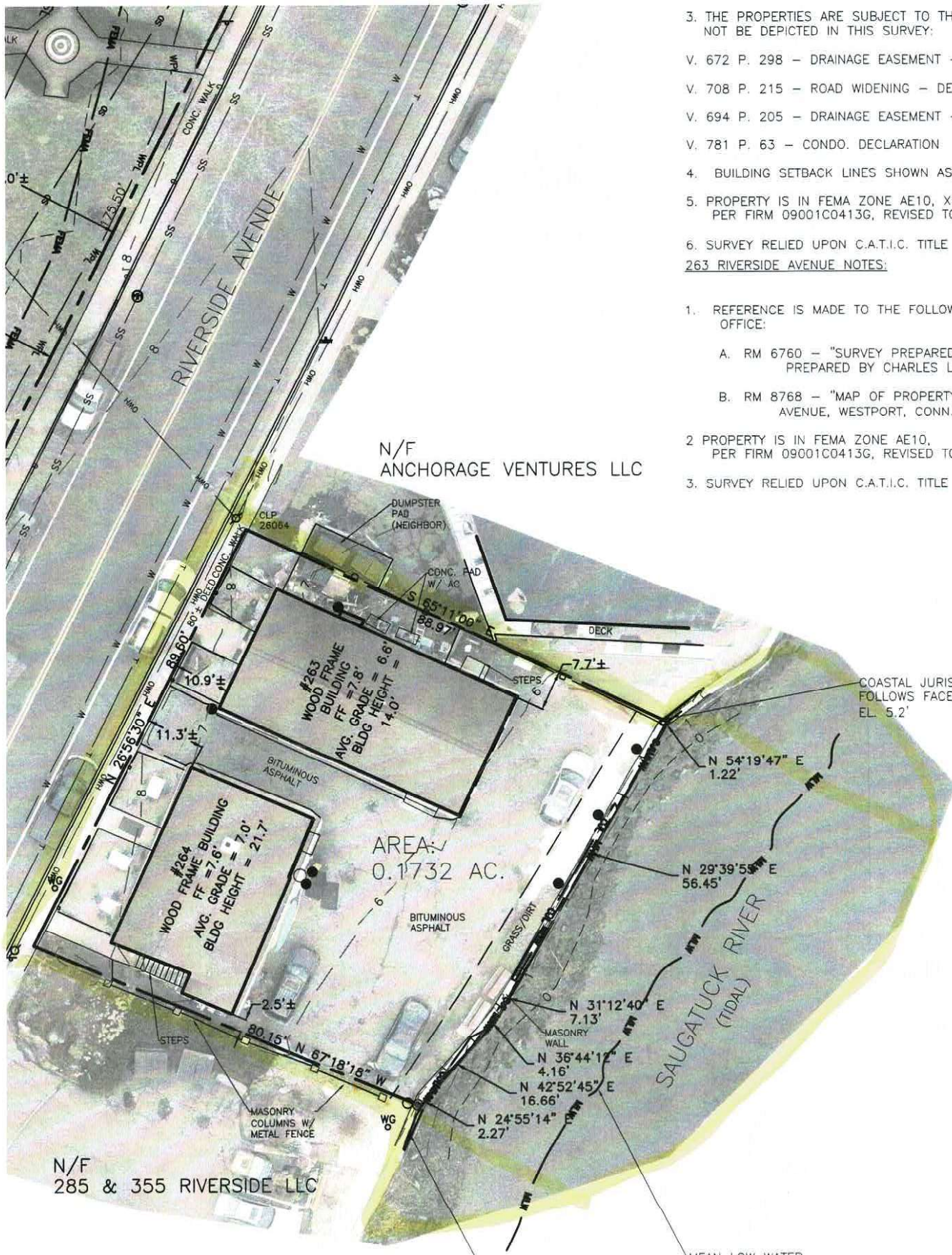
\_\_\_\_\_  
Title

**SITE LOCATION  
MAPS**



Attachment A

Overview MAP <sup>Zoned</sup> in -



N/F  
ANCHORAGE VENTURES LLC

AREA:  
0.1732 AC.

N/F  
285 & 355 RIVERSIDE LLC

THE FIELD  
OR  
GROUND UTILITIES  
SHOWN  
HEREBY  
ARE  
APPROXIMATE  
ONLY.

3. THE PROPERTIES ARE SUBJECT TO THE FOLLOWING DOCUMENTS NOT BE DEPICTED IN THIS SURVEY:
  - V. 672 P. 298 – DRAINAGE EASEMENT – REFERENCE MAP NOT FC
  - V. 708 P. 215 – ROAD WIDENING – DEPICTED
  - V. 694 P. 205 – DRAINAGE EASEMENT – NOT ON SUBJECT PROPERTY
  - V. 781 P. 63 – CONDO. DECLARATION
4. BUILDING SETBACK LINES SHOWN ASSUME 2 FRONT LINES AND
5. PROPERTY IS IN FEMA ZONE AE10, X SHADED AND X. PER FIRM 09001C0413G, REVISED TO JULY 8, 2013.
6. SURVEY RELIED UPON C.A.T.I.C. TITLE COMMITMENT DATED 01/16/2013

1. REFERENCE IS MADE TO THE FOLLOWING MAPS ON FILE IN THE OFFICE:
  - A. RM 6760 – "SURVEY PREPARED FOR ROBERT O. FEHR; W/ PREPARED BY CHARLES LYMAN.
  - B. RM 8768 – "MAP OF PROPERTY PREPARED FOR MARKETII AVENUE, WESTPORT, CONN." DATED 07/26/1989 PER
2. PROPERTY IS IN FEMA ZONE AE10, PER FIRM 09001C0413G, REVISED TO JULY 8, 2013.
3. SURVEY RELIED UPON C.A.T.I.C. TITLE COMMITMENT DATED 11/16/2013

COASTAL JURISDICTION LINE  
FOLLOWS FACE OF WALL  
EL. 5.2'

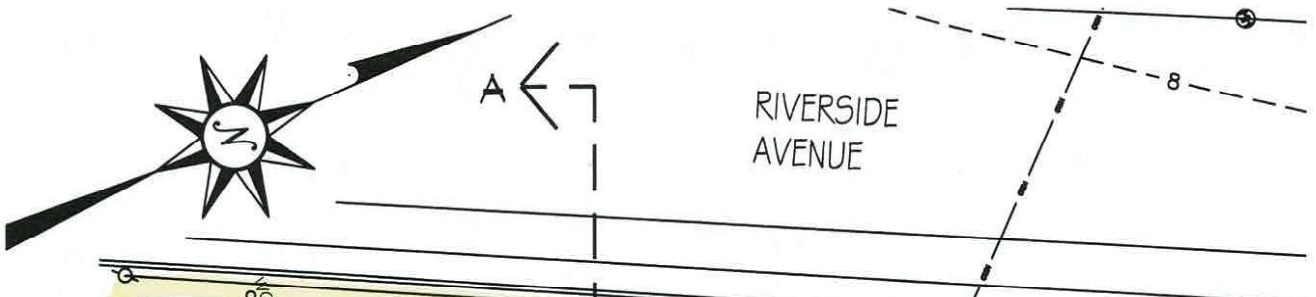
MEAN LOW WATER  
EL. -3.7'  
(PER CT 2016 LIDAR DATA)

MEAN HIGH WATER  
FOLLOWS FACE OF WALL  
EL. 3.3'

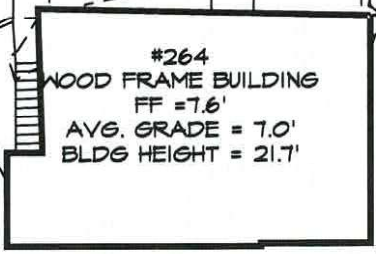


*Parcel Application Area Highlighted*

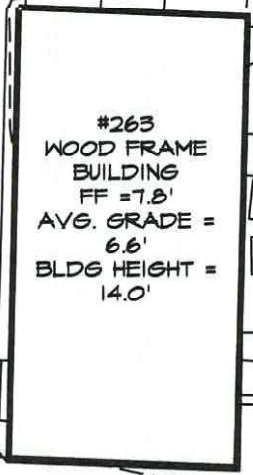
**PROPOSED  
PROJECT PLANS**



RIVERSIDE AVENUE



#264  
WOOD FRAME BUILDING  
FF = 7.6'  
AVG. GRADE = 7.0'  
BLDG HEIGHT = 21.7'



#263  
WOOD FRAME BUILDING  
FF = 7.8'  
AVG. GRADE = 6.6'  
BLDG HEIGHT = 14.0'

DUMPSTER PAD (NEIGHBOR)

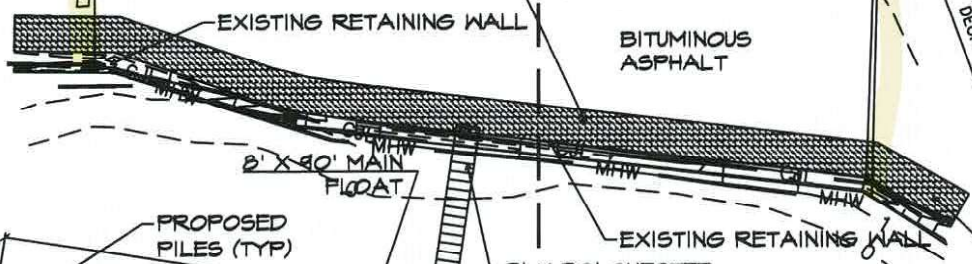
CONC. AD W/ AC

BITUMINOUS ASPHALT

GRAVEL PASSWAY

EXISTING RETAINING WALL

BITUMINOUS ASPHALT

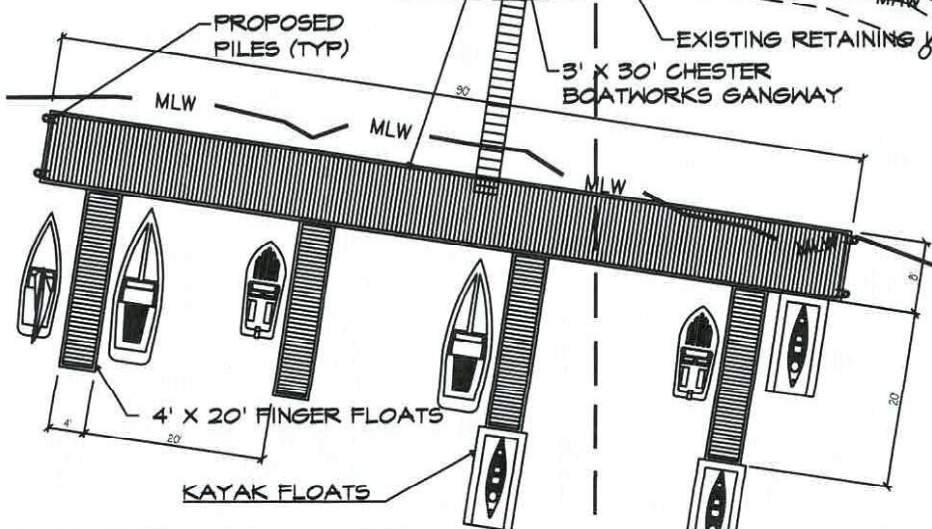


2' X 90' MAIN FLOAT

3' X 30' CHESTER BOATWORKS GANGWAY

PROPOSED PILES (TYP)

GRAVEL PASSWAY



MLW

MLW

MLW

4' X 20' FINGER FLOATS

KAYAK FLOATS

	V. AVIDON DESIGN & CONSTRUCTION CONSULTING SERVICES T: 203.257.3338 E: VAVIDON@ME.COM
	263-264 RIVERSIDE AVE WESTPORT, CT
	PROPOSED DOCK
	EXISTING SITE PLAN AND PROPOSED DOCK LAYOUT

263-264 RIVERSIDE AVE  
WESTPORT, CT

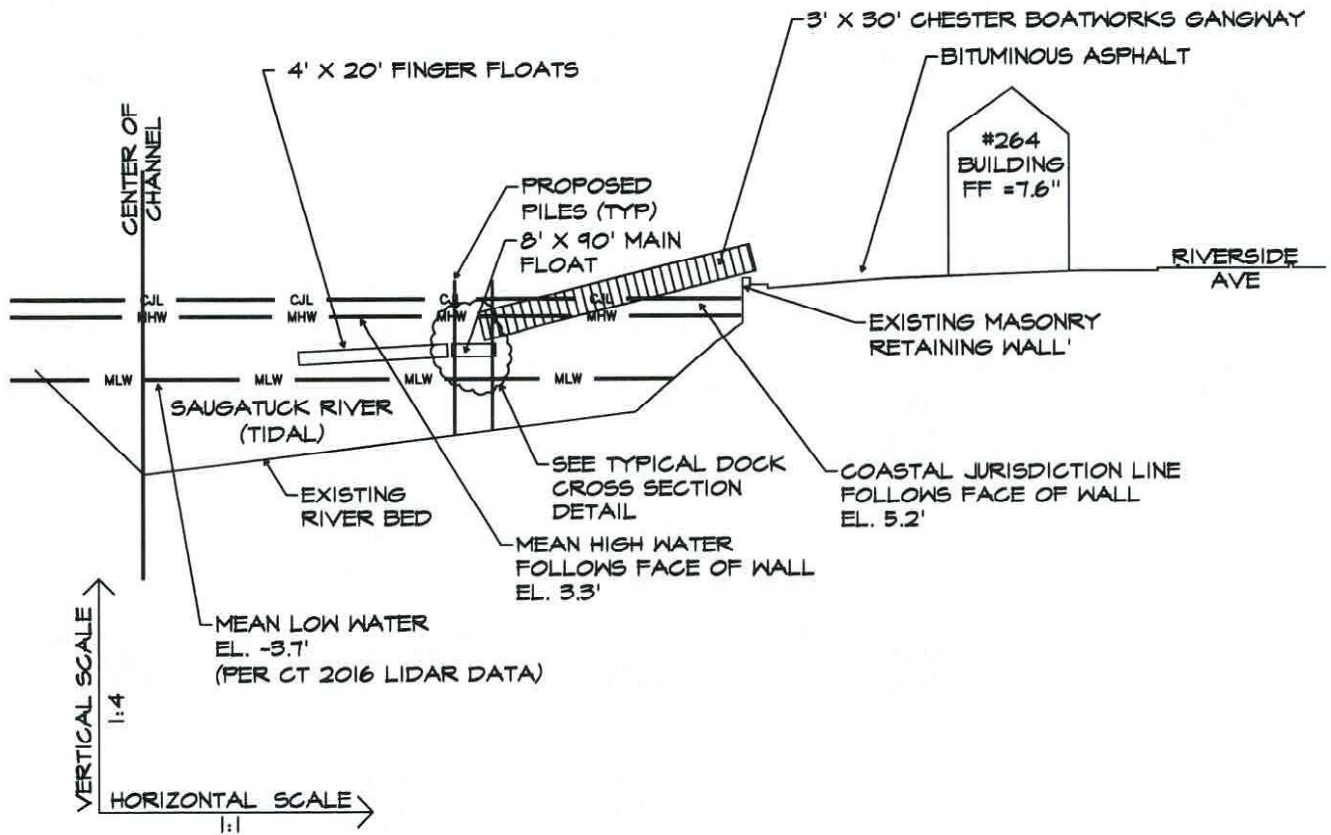
PROPOSED DOCK

EXISTING SITE PLAN AND  
PROPOSED DOCK LAYOUT

PROPOSED SITE PLAN

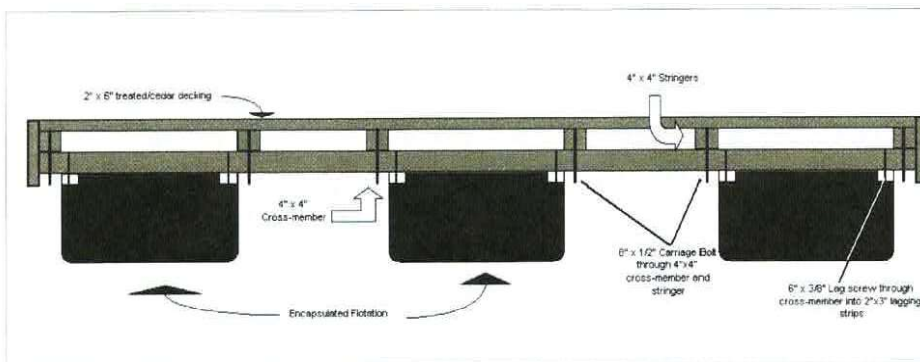
SK-01





**CONCEPTUAL CROSS SECTION A-A**

SEE SK-01

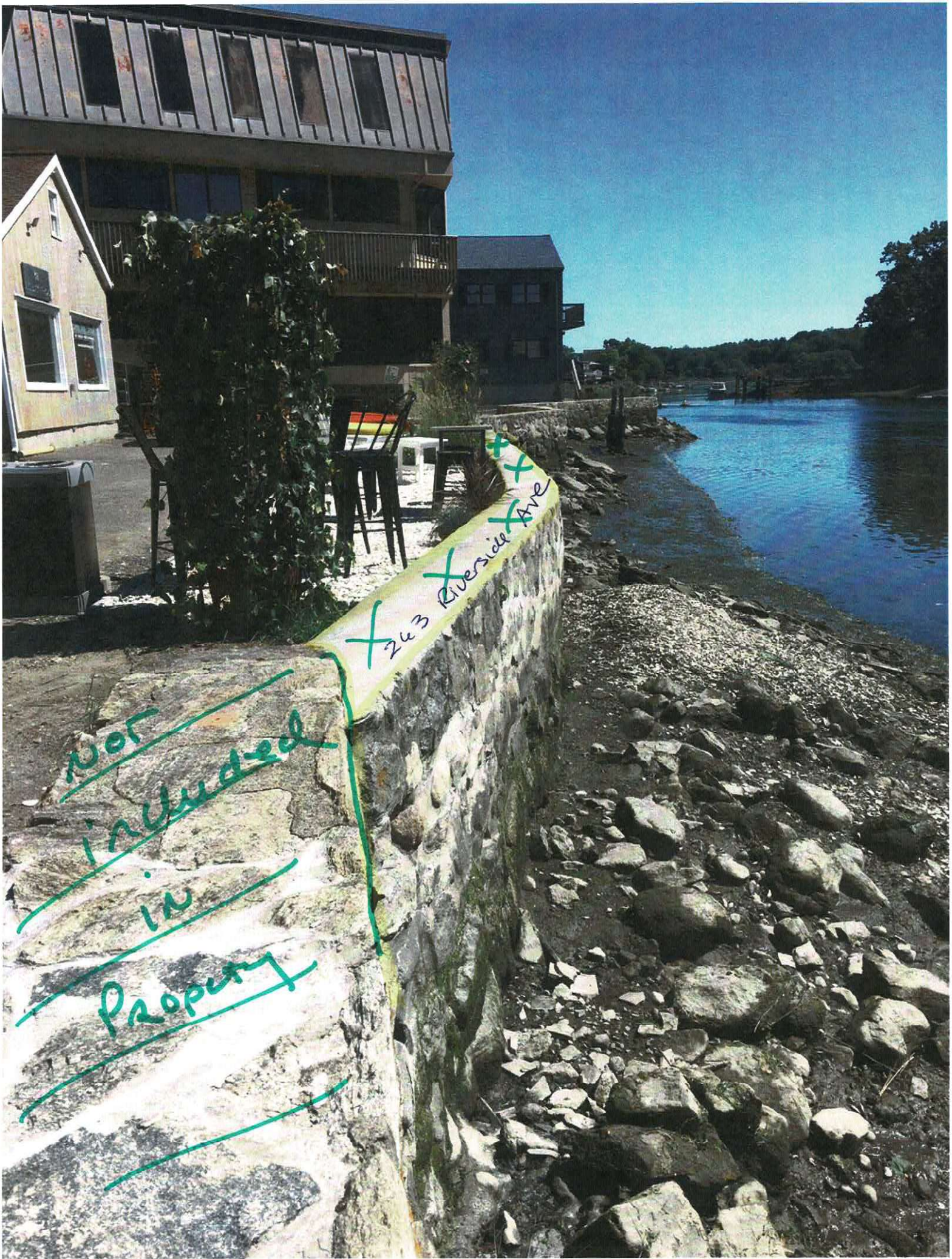


**TYPICAL DOCK CONSTRUCTION  
CROSS SECTION**

	<b>V. AVIDON DESIGN &amp; CONSTRUCTION</b> CONSULTING SERVICES T: 203.257.3558 E: VAVIDON@ME.COM
	263-264 RIVERSIDE AVE WESTPORT, CT

263-264 RIVERSIDE AVE WESTPORT, CT
PROPOSED DOCK
PROPOSED DOCK SECTIONS AND DETAILS
<h1>SK-02</h1>

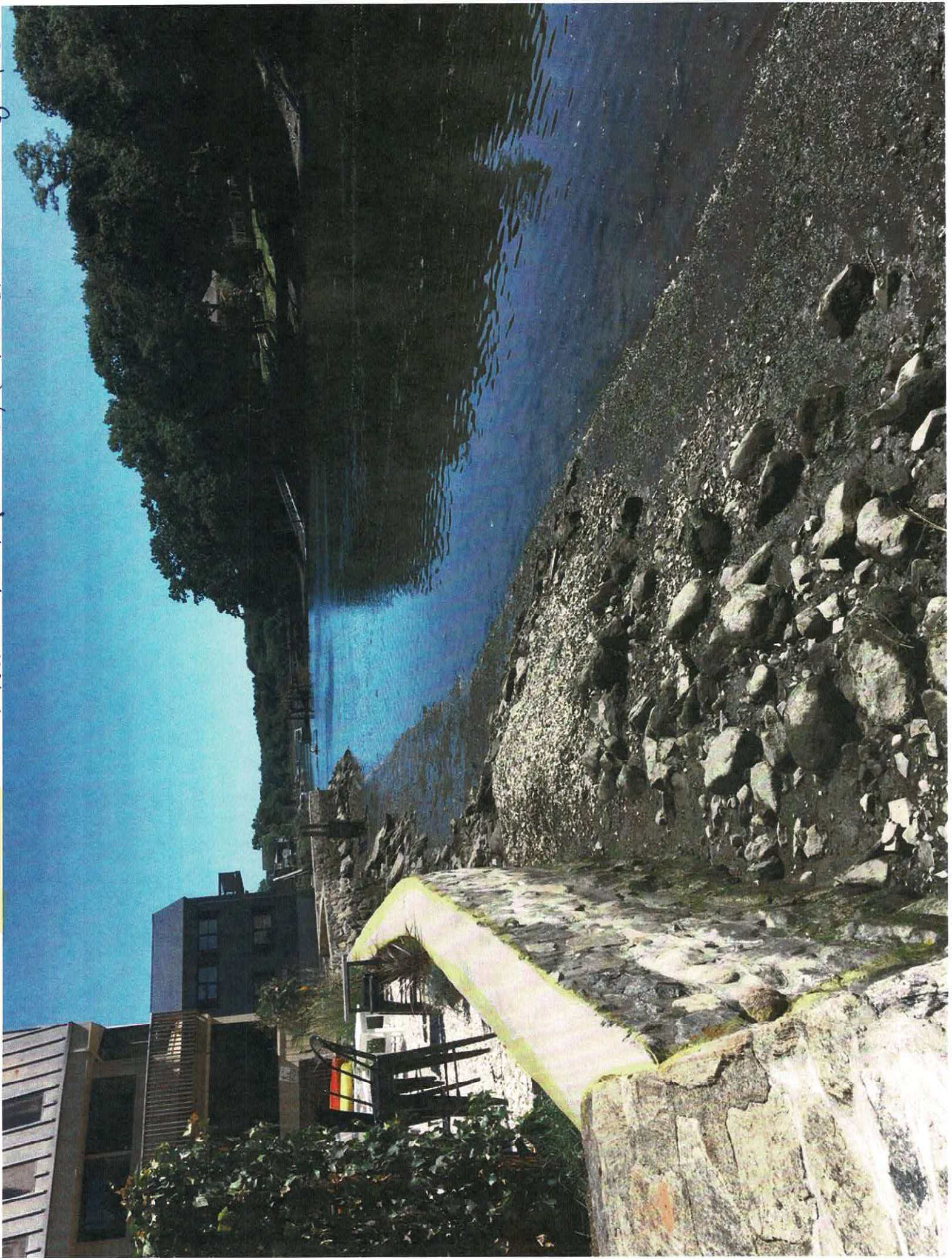
# **SITE PHOTOS**



X 263 Riverside Ave X

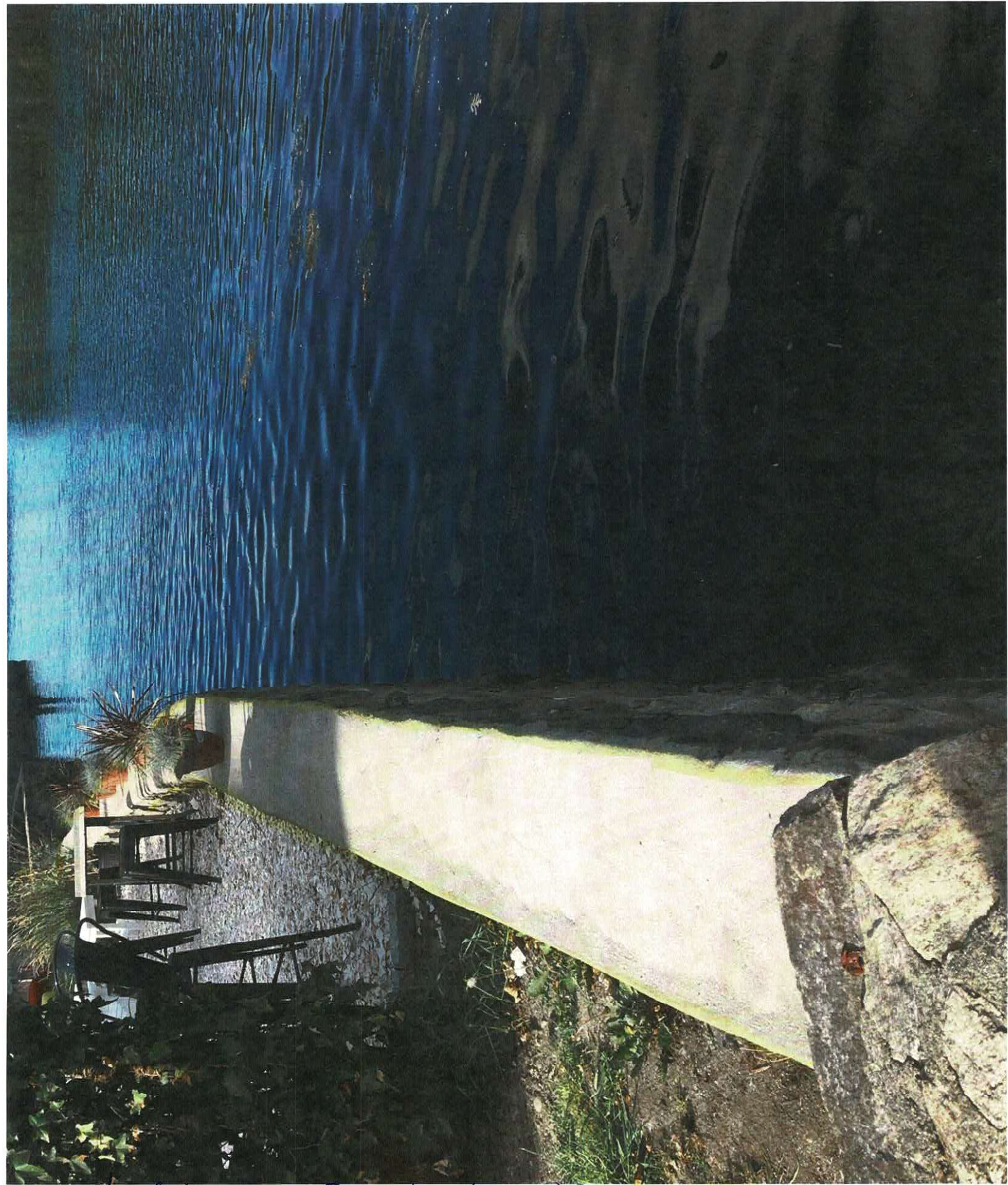
NOT  
included  
in  
Property

= River's Frontage 263/4 Riverside Arc Westport, CT





Abuthway  
Sea wall  
LOW TIDE  
263 Riverside Ave  
Westport, CT

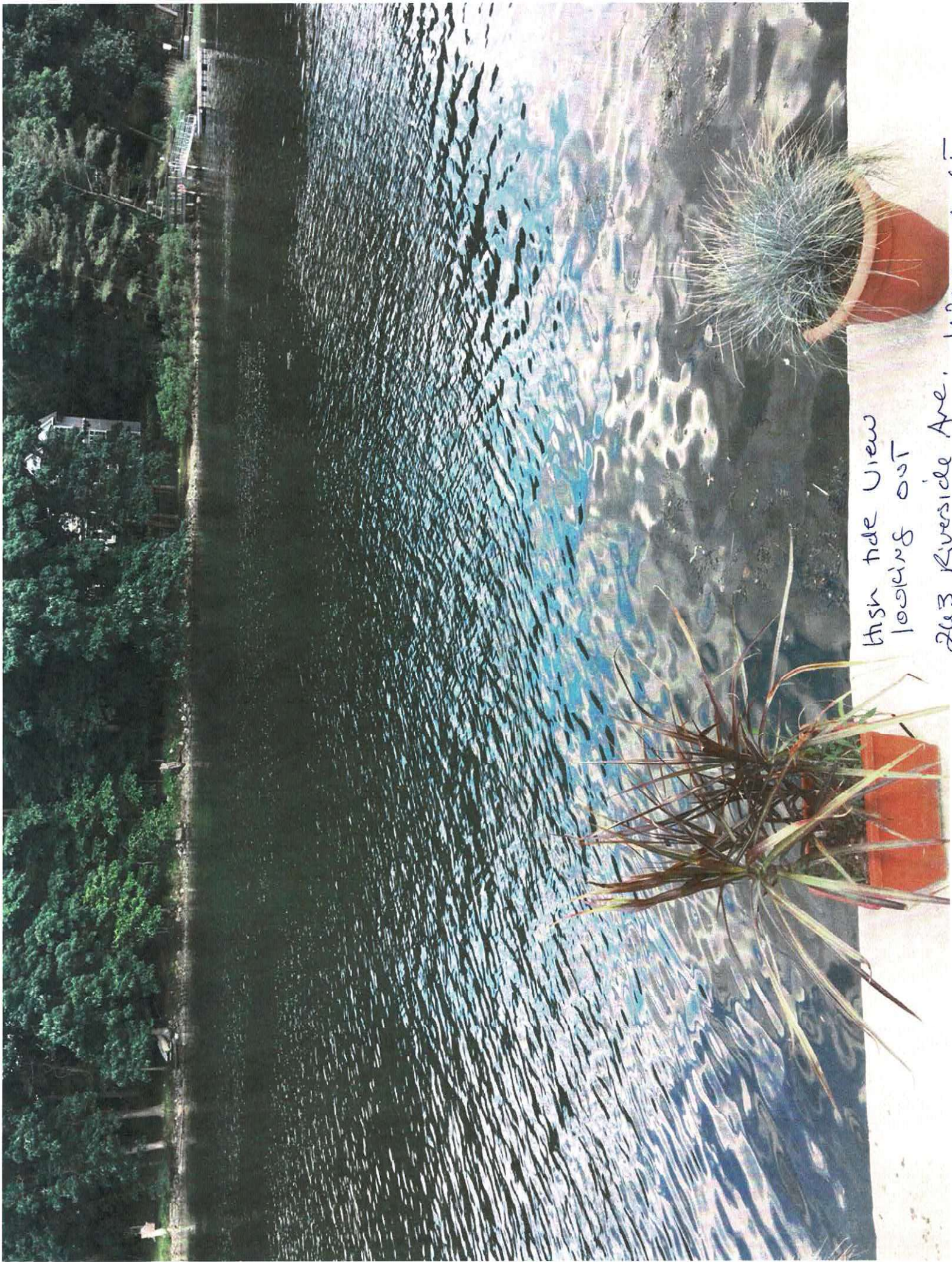


263 Riverside Ave Westport, CT  
= Seawall / Retaining wall on Property



High tide along southern portion of  
Seawall

263 Riverside Ave.  
Westport, CT



High tide view  
looking out

263 Riverside Ave. Westport, CT



= Seawall/Retaining wall @ River's Edge

263 Riverside Ave. Westport. CT

