

**STATE OF CONNECTICUT
DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION
BUREAU OF OUTDOOR RECREATION**

RECORD OF DECISION

Prepared in accordance with the Connecticut Environmental Policy Act

Seaside State Park Master Plan

Waterford, Connecticut

State Project No. BI-T-612



JANUARY 2018

Participating Agency:
State of Connecticut Department of Administrative Services

State of Connecticut
Department of Energy and Environmental Protection
Bureau of Outdoor Recreation
Seaside State Park Master Plan
Waterford, Connecticut

Record of Decision

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I. DECISION

The Sponsoring Agency, the Connecticut Department of Energy and Environmental Protection (DEEP), and the Participating Agency, the Connecticut Department of Administrative Services, intend to continue with the Proposed Action, which is the implementation of a development concept from the Seaside State Park Master Plan (Sasaki, 2016) in Waterford, Connecticut. This decision is based upon the *Environmental Impact Evaluation* (EIE) (GZA, June 2017) that was prepared for the Proposed Action and the comments received during the public review period for the EIE (June 20 – August 25, 2017). A copy of the EIE’s Executive Summary is included as Attachment A.

Specifically, based on the EIE process and review and consideration of the comments received from the public on the EIE, it is DEEP’s intention to implement the Destination Park concept (Figure 1) as the Preferred Alternative with modifications (Table 1) that are designed to: 1) minimize/avoid environmental impact; 2) make certain project elements more feasible; and 3) reduce construction costs. These modifications are borne out of the results of the EIE as well comments from the public during the EIE comment period. Table 1 below summarizes the Preferred Alternative.

The description of the Destination Park as the Preferred Alternative, including these modifications, is presented below.

General

The Preferred Alternative (Figure 1) involves restoration and reuse of the existing historic buildings onsite for lodging and the enhancement of the waterfront for ecological and recreational purposes. A public-private partnership would be sought to support the adaptive reuse and restoration of the historic buildings onsite. The State of Connecticut would retain ownership of the entire Site, including all buildings and grounds, while a private entity would be responsible for restoration of the historic buildings, operation and management of these buildings, and any grounds maintenance associated with the use of these buildings.

The Site would be open to the public from dawn to dusk, as is customary with other parks in the State; fishing access will be allowed before dawn and after dusk. Lodging guests would have 24-hour access to the Site.

Buildings

The Preferred Alternative (Figure 1) involves retaining and/or restoring all of the existing building space onsite. This includes conversion of the Main Hospital Building (3) to a lodge and conversion of the Employee Residence (4) into an auxiliary lodge. The Superintendent’s Residence (5) and the Duplex House (5) would be restored and used as private vacation cottages for larger groups and families (numbers refer to locations on Figure 1). The Renovated Garage (18) would be converted to a Visitor Center and the Old Pump House (19) would remain as-is,

Table 1. The Preferred Alternative: Destination Park with Modifications and Mitigation Measures

Item # (Fig 1)	Project Element	Included in EIE	Included in Preferred Alternative	Rationale for Elimination/Modification	Mitigation/Minimization of Impacts
1	Entry/Maintenance Road	•	•		Low mast lighting, maintain corridor trees
2	Parking	•	•		Low mast lighting/screening from residences
3	Main Lodge	•	•		Low mast lighting, adherence to noise standards
4	Auxiliary Lodge	•	•		Low mast lighting, adherence to noise standards
5	Inn or Single-Family Vacation Rental	•	•		Low mast lighting, adherence to noise standards
6	Boardwalk	•		Replace boardwalk with at-grade path landward of seawall to reduce environmental impact and cost. Boardwalk segments may be included over existing wetlands to reduce impacts.	As explained in previous column
7	Tidal Pools	•		Additional impact to coastal waters avoided by eliminating this feature	Eliminated as explained in previous column
8	Seawall	•	•	Repair seawall in-kind/in-place instead of reconfiguring to avoid potential for increased erosion, scour and flood elevations.	As explained in previous column
9	Overlook	•		Overlook presented in EIE is predicated on construction of above-grade boardwalk. Not part of preferred alternative	As explained in previous column
10	Dune Swale	•		Eliminated to avoid fill in freshwater wetlands.	As explained in previous column
11	Wet Meadow	•		Eliminated to avoid breaches in seawall and potential for increased erosion, scour and flood elevations.	As explained in previous column
12	Savannah Grassland	•	•		Perform Phase II Survey for ground disturbance within archaeologically sensitive areas
13	Coastal Meadow	•	•		Perform Phase II Survey for ground disturbance within archaeologically sensitive areas
14	Coastal Woodlands	•	•		Perform Phase II Survey for ground disturbance within archaeologically sensitive areas
15	Fishing Pier	•	•		Maintain rocky intertidal habitat
16	Kayak Launch	•	•		Low mast or pedestrian lighting in parking area
17	Maintenance Shed	•	•		
18	Visitor Center	•	•		Low mast or pedestrian lighting
19	Old Pump House	•	•		
20	Wastewater Pump Station	•	•		Repair of seawall protects pump station in the long term



LEGEND

- 1. ENTRY ROAD
 - 2. PARKING
 - 3. MAIN LODGE
 - 4. AUXILIARY LODGE
 - 5. INN OR SINGLE FAMILY VACATION RENTAL
 - ~~6. BOARDWALK~~
 - ~~7. TIDAL POOLS~~
 - ~~8. SEAWALL (REPAIR ONLY)~~
 - 9. OVERLOOK
 - ~~10. BUNE SWALE~~
 - ~~11. WET MEADOW~~
 - 12. SAVANNAH GRASSLAND
 - 13. COASTAL MEADOW
 - 14. COASTAL WOODLANDS
 - 15. FISHING PIER
 - 16. KAYAK LAUNCH
 - 17. MAINTENANCE SHED
 - 18. VISITOR CENTER
 - 19. OLD PUMP HOUSE
 - 20. WASTEWATER PUMP STATION
- ~~_____~~ = ELIMINATED (SEE TABLE 1)

Sources: Sasaki, C.L.A.



FIGURE 1
PREFERRED ALTERNATIVE
Seaside State Park
Master Plan
ENVIRONMENTAL IMPACT
EVALUATION
 November 2017



PREPARED BY: CTA

as would the Municipal Wastewater Pump Station (20). The Duplex Garage (17) would be reused as a maintenance shed.

In total, the buildings designated for lodging would support up to approximately 63 rooms with associated services such as dining areas, conference space, a pool, fitness center and parking. At this time, it is estimated that conference space would range from 4,000 to 16,000 net square feet (NSF). A restaurant/bar could encompass approximately 5,000 to 8,000 NSF. A fitness center would also be included within one of the existing buildings.

The buildings would be designed to achieve water and energy conservation and waste reduction goals associated with Green Lodging Certification.

Access and Parking

The existing driveway (1) would serve as the entry road for the Park. Parking (2) would be provided behind and across from the Employee Residence and behind the Main Lodge. There would also be parking at several locations along the east-west road from the Main Lodge to the Superintendent's Residence. Parking would also be placed between the Superintendent's Residence and the Duplex House, with an estimated total of 250 parking spaces.

Grounds

The grounds would be improved by including a savannah grassland (12), and a coastal meadow (13). These would involve grading, seeding, and plantings.

Waterfront

On the waterfront, the large groin (15) in the eastern portion of the Site would be converted to a fishing pier by either creating a pile-supported deck or by placing flat surface materials over the existing groin stones to create a level surface for walking. A carry-in kayak launch (16) would be constructed immediately north of a groin on the western portion of the property. The existing seawall (8) would be repaired in-kind.

Conclusion

After the CEPA process has concluded, DEEP will seek proposals from prospective developers/hotel operators for construction and operation of the Preferred Alternative with respect to those project elements associated with lodging.

If developers deem that 63 rooms are not sufficient to make the project economically viable, then DEEP will entertain proposals for up to 100 rooms of lodging, which was proposed in the Hybrid Alternative in the EIE. If none of the lodging alternatives is deemed viable, then DEEP will implement either the Passive Park or Ecological Park concept.

II. STATEMENT OF ENVIRONMENTAL IMPACT

There will be no significant impacts to the environment resulting from the implementation of the Preferred Alternative. Practicable means to avoid or minimize environmental harm have been presented in the EIE and this ROD and they will be implemented during the design and construction of the project.

III. SUMMARY OF CONSULTATION WITH AGENCIES AND OTHER PERSONS

Consultation with various State agencies and the public (was initiated as part of the public scoping process which began on August 2, 2016, with the publication of a scoping notice and notice of scoping meeting in the *Environmental Monitor* (Attachment B). The purpose of the notice was to inform and solicit comments from agency reviewers and other interested parties of the Proposed Action. The public comment period ended on September 1, 2016.

Written comments were provided during the scoping period (see Attachment B). On August 24, 2016, a Scoping Meeting was held at 7PM at the Waterford Town Hall Auditorium, located at 15 Rope Ferry Road in Waterford. Approximately 40 individuals attended the meeting.

Based on comments from the scoping phase, an EIE was prepared to review and identify potential environmental impacts associated with the Proposed Action. Review agencies and other interested parties were offered an opportunity to provide comments and other pertinent information to help define environmental impacts, interpret the significance of such impacts, and evaluate alternatives.

A notice of availability for the EIE and notice for a public hearing was advertised in the *Environmental Monitor* on June 20, 2017 and was also advertised in the *New London Day* on June 20, 2017, June 28, 2017, and July 6, 2017 (see Attachment C).

A notice of errata and change in the public comment deadline was published in the *Environmental Monitor* on July 11, 2017. A notice extending the public review and comment period from August 11, 2017 to August 25, 2017 was also published in the *New London Day* on July 15, 2017. The public review and comment period closed on August 25, 2017. The EIE was available for inspection during the comment period at the Waterford Public Library, Waterford Town Hall, and on the CT DEEP web site at www.ct.gov/deep/seaside.

A Public Hearing was held on July 31, 2017, at 7PM at the Waterford Town Hall Auditorium, located at 15 Rope Ferry Road in the Town of Waterford to solicit public comments on the EIE.

Written comments were submitted by one agency, Connecticut Department of Public Health, during the public review period (see Attachment D), as well as by two State Representatives, and multiple groups, businesses, and citizens.

Responses to all substantive comments are included as Attachment E.

ATTACHMENT A

Environmental Impact Evaluation
Executive Summary
Errata

EXECUTIVE SUMMARY

Introduction/Proposed Action Description

This Environmental Impact Evaluation (EIE) has been prepared pursuant to the requirements of the Connecticut Environmental Policy Act (CEPA) as promulgated under Section 22a-1 to 22a-1h of the Connecticut General Statutes (CGS) and as amended by Public Act 02-121, which requires that State-sponsored actions that have the potential for causing negative environmental impact be evaluated and disclosed. The sponsoring agency for this EIE is the State of Connecticut Department of Energy and Environmental Protection (DEEP) and the State of Connecticut Department of Administrative Services (DAS) is the participating agency.

The Proposed Action is the implementation of a development concept from the Seaside State Park Master Plan (Sasaki, 2016). The Site is a 32-acre tract of waterfront land in the Town of Waterford currently owned by the State of Connecticut. The Site has a history of varied uses by the State, dating back to the 1930s when it was developed as a sanatorium for the treatment of children with tuberculosis.

The Site has been largely vacant since the last State facility (Seaside Regional Center) closed onsite in the mid-1990s. In 2014, the Governor designated the Site as a State Park and, since that time, DEEP developed a Master Plan for development of the Site as part of the Connecticut State Park system (Sasaki, 2016).

Purpose and Need

The purpose of the Proposed Action is to fully incorporate Seaside State Park into the Connecticut State Park system. The Master Plan (Sasaki, 2016) identified a shortage of State Park amenities, some of which could be addressed at Seaside.

Opportunities to expand the State Park system along Long Island Sound have been infrequent and the designation of the former Seaside State Sanatorium property by DEEP as a State Park in 2014 has provided such an opportunity. With the existence of historical buildings and grounds located adjacent to Long Island Sound, Seaside State Park provides a unique blend of historical architecture, landscaping, and natural features that provides opportunities for both passive and active recreation. In addition, and with the buildings intact, there is also opportunity to provide a revenue generating source income to help offset the cost of developing, maintaining, and operating the park.

The goal of the Proposed Action is to:

- Promote and improve recreation and public access to Long Island Sound;
- Restore, preserve, and reuse historic assets where feasible;
- Preserve and improve the Site's ecology and habitats;
- Create an implementation and operating plan that is financially-feasible; and,
- Engage the public in helping shape the future of Seaside State Park.

Alternatives Considered

The Master Plan developed four potential concepts for the Site:

- Destination Park;
- Ecological Park;
- Passive Recreation Park; and
- Hybrid Park.

These concepts constitute the EIE alternatives that are summarized, described, and assessed herein, along with the “No Build” alternative. Each of these concepts (except for the No Build) addresses the purpose, needs, and goals of the Proposed Action to varying degrees.

Benefits and Impacts

There would be various benefits and impacts associated with the implementation of whichever Master Plan alternative is selected. The paragraphs below summarize potential benefits/impacts (i.e., effects) associated with the alternatives for the various issue areas.

Agricultural Soils: There is no active agricultural use onsite, although the soils onsite are mapped as “farmland soils”. Actual soil conditions show evidence of manipulation and modification due to past site usage. Under the Destination Park and Hybrid alternatives there would be a minimal impact to agricultural soils due to the installation of ecological features, parking areas, and, for the Hybrid alternative, a new building. The Ecological Park alternative would result in minimal impacts due to installation of ecological features, while the Passive Recreation Park would not result in impacts to these soils. The No Build would not result in impacts to agricultural soils.

Water Resources: There are both freshwater and coastal water resources present at the Site. The alternatives that involve seawall removal (Ecological Park) and seawall configuration with openings (Destination Park) would cause increased flood elevations, wave velocity and erosion at the shoreline. The alternatives that keep the seawall intact (Passive Park, Hybrid Park, No Build) would have no effect on flood zones. All alternatives beyond the No Build would enhance the existing freshwater resources at the Site with minimal negative impact caused by driveway and path crossings.

Ecology: Any potential alternative beyond the No Build would have some level of effect on regulated ecological habitat and resources which would need to be properly permitted and mitigated for as part of the design process. Many of the effects are potentially positive, although some would develop habitat for various uses. Of the alternatives, the level of potential impacts would be similar for the Destination and Ecological Park alternatives and slightly less for the Hybrid Park alternative, with the Passive Recreation Park having the least potential impacts, based on the ecological resources and development proposed under each alternative.

Endangered, Threatened, and Special Concern Species/Habitats: Based on DEEP Natural Diversity Database (NDDDB) comments, there is the potential for several listed/protected species to be present onsite, although confirmed sightings were not reported. Any alternative selected beyond the No Build would most likely require species and habitat surveys to determine what

species and habitats are present and to prepare a sensitive design and mitigation plan to minimize potential impacts. Waterfront development and alterations would need to be reviewed to determine what habitat changes might accompany any such modifications.

Traffic: Any alternative beyond the No Build would result in an increase in vehicle trips to the Site and an increase in the number of onsite parking spaces. The traffic impact from the increased vehicle trips is insignificant and no offsite improvements are proposed.

Air Quality: There would be minor, temporary impacts to air quality associated with the construction of any alternative beyond the No Build, with mitigation methods as discussed in the main EIE document, including anti-idling policies. In addition, the operation of any of the Master Plan alternatives would include increased mobile sources due to vehicles for visitors to the Site, while all alternatives except for the Passive Park alternative would also include increased stationary sources in the form of heating and cooling systems for the buildings associated with those alternatives and potentially for emergency generators for those alternatives which include lodging (Destination Park and Hybrid).

Noise: There would be minor, temporary impacts for noise associated with the construction of any alternative beyond the No Build, with mitigation as discussed in the EIE, including limited construction hours. The operation of any of the alternatives would include increased park usership, resulting in minor increases in daytime noise from park users. In addition, those alternatives with lodging would potentially result in additional noise from heating/cooling units and from outdoor events held at the hotel. For the lodging options, there would be noise level limits designated for outdoor music and also outdoor event limits on hours of operation.

Light/Shadow: Any alternatives (beyond the No Build), which includes lodging, would incorporate the addition of safety/security landscape lighting and parking lot lighting and could have additional minor impacts from hotel indoor lighting. Downward directed lighting would be used for landscape/parking lots to minimize light trespass and vegetative shielding would also be used to limit potential impacts to abutters.

Utilities (Water/Wastewater/Stormwater/Electricity/Heat/Energy): There is currently no permanent utility demand at the Site; however, temporary water and electrical services are currently being used to support asbestos abatement onsite. Any alternative beyond the No Build would result in some level of increased demand for permanent utilities. Alternatives with lodging would result in the largest increase in demand for utilities and largest increases in impervious area, resulting in the need for additional stormwater treatment, while the Ecological Park and Passive Park alternatives would have the least utility demand and would result in decreases in impervious area.

Aesthetics/Viewsheds: The Ecological and Passive Park alternatives would have the least visual impact and would potentially result in improved views/aesthetics due to building removal. The alternatives which renovate the buildings would restore historic structures, thereby improving aesthetics over existing conditions, but new development (the new proposed lodging building under the Hybrid alternative, additional parking) would need to consider potential impacts on existing viewsheds and to provide visual shielding without limiting views of the Sound to the

maximum extent possible. The No Build alternative would result in aesthetic impacts, as the existing buildings would continue to degrade in place over time.

Cultural Resources: The two alternatives with lodging (Destination Park and Hybrid) would involve restoration and reuse of the existing historic structures onsite as hotel rooms/lodging, while the remaining two alternatives would result in the demolition of these structures, although all alternatives would include some element of interpretive signage relative to the previous uses of the property. Two alternatives (Destination Park and Ecological Park) would result in the relocation or demolition of the seawall, which is a contributing historic structure. The No Build would allow the existing buildings to remain, but would not result in their repair and renovation, allowing conditions to degrade further. All alternatives beyond the No Build may also result in the need for earth disturbance in areas designated as potentially sensitive and could require Phase II surveys and potentially recordation and/or preservation of artifacts recovered (if any) at specific locations.

Hazardous Materials: All alternatives beyond the No Build would require, as applicable, the abatement of existing hazardous materials onsite associated with either building demolition or renovation, including lead paint and asbestos. The potential need for assessing soil or groundwater in areas associated with former and existing tanks or storage areas may be necessary depending on the conditions of the tanks and/or any future redevelopment scenarios. Under the No Build, minor abatement of asbestos could continue on as it has been over the past year; however, any future abatement activity would be based on available funding.

Land Use/Neighborhoods: The Site is currently a State Park with existing vacant structures. Under all alternatives, the park would remain open to the public, with augmentation of existing features for all but the No Build alternative. Two alternatives would remove existing buildings, while the other two would retain the historic structures and develop lodging, which would further increase usership of the Site. All alternatives, except the No Build, would increase usage of the park by providing a formal parking lot and improving the Site under any of the alternatives.

Population/Employment/Income: All alternatives beyond the No Build would create temporary construction jobs in the area associated with the redevelopment of the Site. The alternatives with lodging would provide the most potential for employment opportunities and income, while the economic benefits from the Ecological and Passive Recreation Park would be more limited. Surrounding areas would also benefit from increased park usership by those seeking restaurants and other local services.

Consistency with Plans: The proposed alternatives all would appear to be consistent with local and State plans, as discussed further in the EIE, although the No Build would not allow for economic development.

Potential Certificates, Permits, and Approvals

The following table summarizes the environmental certificates, permits, and approvals that would be likely to be required for the construction and operation of the Master Plan alternatives considered in this EIE.

Table ES-1. Summary of Potential Certificates, Permits, and Approvals Required for Master Plan Alternatives

Certificate, Permit, or Approval	Reviewing Agency	Alternative	Comments
General Permit for Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities	CT DEEP	All except No Build	Applies to projects with one or more acres of earth disturbance. Development of SWPCP and registration with DEEP required prior to earth disturbing activities onsite.
Flood Management Certification (FMC) Section 25-68 CGS	CT DEEP	All except No Build	Activity proposed by State Agency within or affecting floodplain or that impacts natural or man-made storm drainage facilities requires certification.
Inland Wetlands and Watercourses IWRD-FS-104	CT DEEP	All except No Build	Work affecting and in immediate proximity to watercourses and fringing inland wetlands. Boardwalk/trail, roads, parking, building reconstruction and demolition; new buildings; picnicking grounds; wet meadow; grasslands/meadows and woodland enhancements.
Coastal Permits (COP or Structures & Dredging)	CT DEEP	All except No Build	<p>Structures, Dredging and Fill Act (CGS Sec. 22a-359 - 22a-363f, inclusive for work below the Coastal Jurisdiction Line.</p> <p>Stormwater Management: Individual Permit. Coastal development sites must incorporate proper stormwater management measures. Sites should retain existing natural vegetation, reduce site disturbance and overall impervious cover, and pretreat runoff to tidal waters and wetlands. Drainage from paved surfaces should be directed to stormwater collection systems with appropriate pretreatment structures.</p> <p>Seawalls and Overlook: Repair of existing seawalls is likely a Certificate of Permission (COP) if it is repair in-kind. The construction of new seawalls is discouraged and would likely require an individual permit.</p> <p>Groins and Jetties/Fishing Pier: COP possible for repair of existing, but must minimize alteration of natural circulation patterns and loss of intertidal/subtidal habitat. Sand fill to mitigate past beach erosion may be required. The proposed modification as a fishing pier could require an individual permit.</p> <p>Kayak Launch/Swimming Beach/Dune Restoration/Tidal Pools: Individual Permit</p>
Coastal Consistency Review	CT DEEP	All except No Build	Review for consistency with Connecticut Coastal Management Act (CGS Sec. 22a-90 - 22a-112, inclusive).

Certificate, Permit, or Approval	Reviewing Agency	Alternative	Comments
Section 404 Permit (either GP or IP)	USACE	All except No Build	All activities within Waters of the U.S. (below High Tide Line, within watercourses, and inland wetlands).
Natural Diversity Data Base Review	CT DEEP NDDB	All except No Build	All activities within designated NDDB areas.
OSTA Certificate	CT OSTA	Destination Hybrid	Required for facilities with 200 or more parking spaces or a change in use involving 100,000 square feet or more
Soil and Special Waste Disposal approvals	CT DEEP	All except No Build	May be required for disposal of waste generated during utility relocation or demolition activities
Groundwater Remediation Wastewater to a Sanitary Sewer	CT DEEP	All	May be required if groundwater remediation is found to be needed
Permit by Rule for Generators	CT DEEP	Destination Hybrid	May be required for emergency generators associated with lodging structures
Demolition Permits	Waterford Building Department	All except No Build (although demolition could be required long-term for that alternative	Demolition
Building Permits	CT DAS	Destination Hybrid	Building exterior/interior work.

Conclusion

The proposed development of any of the Master Plan alternatives would not result in significant adverse environmental impacts, regardless of which alternative, or combination of alternatives, is selected. However, depending on the alternative selected, careful study, design, construction, and operation would be needed to minimize potential impacts and provide mitigation for those impacts.

Public Involvement and EIE Review/Comments

A Notice of Scoping for the Proposed Action was published in the Connecticut Council of Environmental Quality's Environmental Monitor on August 2, 2016. The purpose of this notice was to inform and solicit comments on the Proposed Action from agency reviewers and other interested parties. The public comment period ended on September 1, 2016. On August 24, 2016, a public Scoping Meeting was held at 7 PM at the Waterford Town Hall Auditorium, located at 15 Rope Ferry Road in Waterford. Approximately 40 individuals attended the meeting. The public/agency comments, transcripts of the Scoping Meeting, and a summary of the comments is presented in Appendix A.

Based on comments from the scoping phase, this EIE was developed to review and identify potential environmental impacts associated with the Proposed Action. Review agencies and other interested parties are offered an opportunity to provide comments and other pertinent information

that would help define environmental impacts, interpret the significance of such impacts, and evaluate alternatives.

The EIE will be noticed in the Environmental Monitor on June 20, 2017. A public hearing on the EIE is scheduled for 7:00 PM on July 31, 2017, at the Waterford Town Hall Auditorium, located at 15 Rope Ferry Road in the Town of Waterford, Connecticut, to solicit public comments on the EIE. Doors open at 6:30 PM.

Written comments on this document and any other pertinent information must be sent or postmarked by August 11, 2017. Comments must be sent to:

Michael Lambert, Bureau Chief, Outdoor Recreation
CT Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106

Fax: 860-424-4070

Email: DEEP.seasideEIE@ct.gov

This document is also available for viewing and download at www.ct.gov/deep/seaside.

DEEP and DAS will review all such materials submitted by that time and consider comments made at the public hearing, and will prepare responses to the substantive issues raised. Based on the EIE and comments received during the EIE public review period, DEEP and DAS will submit a Record of Decision to the State Office of Policy and Management, which will review the documentation, including responses to comments, and make a Determination of Adequacy.

EIE Distribution List

The EIE Distribution List is included in Appendix G of this EIE.

July 10, 2017

Errata

Re: Seaside State Park Master Plan Environmental Impact Evaluation
Waterford, CT

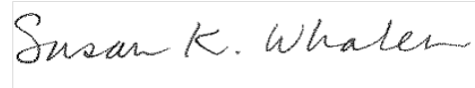
Dear Reviewer:

It has come to our attention that a public scoping comment letter was inadvertently omitted from Appendix A of the Seaside State Park Master Plan Environmental Impact Evaluation (EIE) which was distributed for your review and comment on June 20, 2017. That letter was prepared on August 31, 2016 and received by the Department of Energy and Environmental Protection (DEEP) within the public scoping period (8/1/16 - 9/1/16); therefore, it was reviewed during preparation of the EIE.

Nevertheless, and in order to ensure the public has adequate time to review this letter, the public comment period will be extended through August 25, 2017.

We apologize for this inconvenience.

Sincerely,



Susan K. Whalen
Deputy Commissioner
Department of Energy and Environmental Protection

Attachment: August 31 Letter from Kathleen Jacques

August 31, 2016

**Sent via electronic mail to: DEEP.seasideEIE@ct.gov
and
Sent via facsimile to: (860) 424-4070**

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
State of Connecticut
79 Elm Street
Hartford, Connecticut 06106

RE: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for Seaside State Park, Waterford, Connecticut

Dear Mr. Kalafa:

I would like to submit these comments for the record.

It is challenging to submit comments on the scope of factors, which address significant impacts in the preparation of the Environmental Impact Evaluation (“EIE”), for a conceptual state project consisting of multiple options outlined at the scoping meeting and in the notice. The options consist of three different park models including a more detailed development plan for a resort hotel, or a no action option. Since a resort hotel will likely have the most significant adverse impact and will likely require the highest level of evaluation, my comments are mostly directed to that option.

Section 22a-1b(c)(6) of the Connecticut General Statutes (“G.S.”) specifically requires that the EIE include an analysis of the short term and long term economic, social and environmental costs and benefits of the proposed action, and Section 22a-1b(c)(7), G.S. requires that the EIE consider the effect of the proposed action on the use and conservation of energy resources. For (c)(6), I recommend that the EIE contain a matrix of environmental and economic impacts for all alternative concepts; this will provide a better tool for a comprehensive comparison of the positive and adverse impacts of the various park models. The scope for (c)(7), particularly pertaining to the reuse use of the existing buildings – historic and non-historic - and any proposed new construction should provide a “life cycle net energy analysis” (cradle to grave) including the “embodied energy” in the existing structures to comprehensively examine the impact of the “preferred feasible and prudent alternative.”

Comments on EIE Scoping
Seaside in Waterford, CT
Kathleen Jacques
Aug. 31, 2016

SCOPE OF ENVIRONMENTAL FACTORS

It is also my assertion that the significant impacts on three different physical environments need to be individually examined. A complete EIE should consider the impacts on:

1. The 32 acre project site, currently known as Seaside State Park;
2. The residential neighborhood surrounding the site; and
3. The entire State of Connecticut park system.

The EIE for the residential neighborhood should include information regarding future plans for the four acre Department of Developmental Services (DDS) parcel that is attached to the site and borders residential property. It is reasonable to assume that this group home may be closed and its attachment to the park may create a future adverse impact; historically, the State has recognized the necessity to mitigate the impact of any development at Seaside on the character of the surrounding residential neighborhood, which is rural in nature. A recent zoning decision eliminated the consideration of commercial activities on the site. However, the costly challenge of preserving the historic buildings seems, once again, to be overriding these considerations.

And, since the expansion of lodging is being introduced as a revenue vehicle for the state park budget, the EIE should consider the full spectrum of impacts on the entire state park system. The Department of Energy and Environmental Protection (DEEP) considers the proposed hotel to be an expansion of present lodging activity that it manages. If the proposed Master Plan for Seaside is an economic prototype, any and all state parks could be identified as properties where resort hotels could be constructed and operated. As a result, the scoping process should include long range ecological and energy impacts of such development(s).

INFORMATION FROM SPONSORING AGENCIES

The Connecticut Environmental Policy Act (CEPA) details the issues that need to be examined during an EIE. Since the construction and operation of a waterfront hotel/resort is unexplored territory for DEEP, any related direct or indirect significant consequential impacts need to be more thoroughly surveyed by the consultant and

Comments on EIE Scoping
Seaside in Waterford, CT
Kathleen Jacques
Aug. 31, 2016

added to this list. Other questions and comments I have regarding the information provided by the sponsoring agencies include:

A. The actions proposed in the scoping notice are very broad.

(1) Specifically, what does “do nothing” mean in this case? Continue the current level of activity – lawn mowing, minimum security, portable toilets -- or abandonment of the property?

(2) What is the definition of a “Destination Park?” The concept as outlined in the feasibility study or any other alternatives or expansions of this concept?

(3) What is the risk that the property would once more be considered surplus and sold? Any EIE that supports a commercial activity in conflict with local zoning regulations could have unintended adverse consequences on future uses of the property and neighboring properties as well.

B. Criteria for selecting a resort hotel.

(1) Since the primary subject site of this project is already known, what are the criteria for creating a resort hotel inside any State Park? The example cited in the feasibility study has over five thousand acres.

(2) Why is the Seaside parcel considered to be an appropriate place for a private resort hotel of this magnitude?

(3) Why does the desire to adapt the buildings override the need to “least impact the neighborhood?”

(4) What will mitigate proximity issues where there is an absence of reasonable buffers between the parcels and several abutting properties?

(5) What about the local zoning regulations? Even if the State is statutorily exempt from local zoning rules, does that mean the Agencies should disregard the determination by the local zoning board that commercial activity is not desirable for this property?

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(6) What is the justification to define a private resort hotel as something other than a commercial establishment?

C. Other sites.

(1) Are there other potential sites for the proposed action? If a private resort hotel inside a park is a new model for the State Park Program, then a list of potential sites could be any and all State Parks.

D. Current regulations.

(1) What are the current regulations that govern a hotel managed by a private agency on a State Park property?

(2) What new or modified regulations are being proposed?

(3) What legislative action(s) governing the plans will be subject to public participation? To ensure transparency of the Park planning process, the public needs to have the opportunity to be engaged in any related regulatory and legislative processes that might affect any new or existing State Parks or any agreements to lease land or engage private management companies.

SPECIAL CONCERNS

If a private/public option is determined to be the best solution for the goals outlined in the EIE document, why are alternative options, such as schools, business parks, non-profit operations, research facilities, etc., not being considered? I have attached a letter that was provided in response to the Master Plan meeting that very astutely describes alternative and enhanced utilization of the park grounds. What other alternatives have been submitted or considered?

In addition to the comprehensive factors outlined in CEPA, there are special concerns in regard to development on this particular site, any combination of which will significantly impact the site and its immediate environs, which include, but are not limited to:

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- A. The amount of greenhouse gases created by construction, hotel operations, and vehicle traffic;
- B. Safety issues and noise caused by above;
- C. Runoff of pesticides and fertilizer in the low basin/stream on the property causing nitrogen loading in Long Island Sound;
- D. Loss of mature trees currently on the parcel;
- E. Loss of vistas due to new construction;
- F. Vermin/pests relocating to surrounding residences during construction;
- G. The water and utility demands for the proposed hotel;
- H. The impact of mooring boats and launching personal watercraft on the waterfront;
- I. Creation of light pollution;
- J. Loss or limitations of access by neighbors and park patrons;
- K. Increased traffic and trespass onto neighboring roads and properties;
- L. Security of neighborhood;
- M. Construction noise and dirt;
- N. Mechanical noise after construction (Landscaping, HVAC, compressors, air conditioners, etc);
- O. Lack of buffers on boundary lines;
- P. The number and location of parking facilities for hotel guests and park patrons;

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- Q. Accommodations for commercial trucking;
- R. Location of garbage dumpsters;
- S. Security of public access areas;
- T. Security and parking on neighboring streets;
- U. Water safety issues for boaters, swimmers, fishermen;
- V. Loss of quiet enjoyment of abutters;
- W. Loss of property values to surrounding properties;
- X. Expansion of proposed lodging model facilities, indoors and out;
and
- Y. Disruption caused by event activities.

I anticipate that other informed and interested agencies and community members will be submitting comments and questions about the long range impact of these proposed activities on this sensitive Long Island Sound waterfront parcel designated as Seaside State Park. Other parties have shared copies of correspondence that was sent in reply to Master Park Planning sessions. Many of these formal letters and emails suggest alternative recommendations and should be explored in the EIE.

MITIGATION OF IMPACTS

How will these impacts be mitigated? What is the baseline standard that will be established for evaluating such impacts? Impact studies should not be based on data from when the institution was in operation, which is no longer relevant to the character of the neighborhood.

MASTER PLAN FEASIBILITY STUDY

According to the Master Plan Feasibility Study, the operation of a destination resort hotel in a residential community will have a profound and significant impact in the location in which it is proposed. The EIE should avoid a comparison of proposed activity from a past time when Seaside was an operating agency. Essentially, this has

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been an abandoned site, and more recently a state park. Any discussion of more intense use requires a mitigation plan for any more intensive use than is currently in existence.

In fact, there has been little justification for considering the resort plan as “preferred” when it clearly is incompatible with the surrounding environment. I have cited some additional information contained in the feasibility study supporting this conclusion that need to be addressed in the EIE:

1. Section iii-1 claims that “Due to the proposed hotel’s location proximate to residential homes and a quiet local neighborhood, the hotel design and operation will be sensitive to the needs of these residents.” But there is no discussion of how this will be accomplished or what needs have been identified, or how they will be mitigated;
2. The study estimates the costs to prepare the buildings for the resort, but does not explicitly identify the party responsible to develop the Park grounds, parking and waterfront, beach, seawall restoration. Construction, maintenance and management costs of both activities – resort and park - need to be enumerated and justified; and
3. Further observation of the site’s location in the study provides evidence that a Park and Hotel combination are not compatible in this geographic location for the following reasons:

“As the subject buildings are located on a state park, we have researched several park lodges in the Northeast and Western United States. The majority of these park lodges are located on either State or National Parks of substantial acreage, much greater than the 32 acres of the subject site. These parks generate their own overnight visitation due to their vast acreage, which often lends itself to a variety of activities including skiing, hiking, biking, camping, boating, rock climbing, ice fishing, etc. While we believe Seaside State Park to be an important feature of the subject site, we do not expect this park to be the primary reason of visitation. Thus, we do not recommend a park lodge product, but instead recommend that the hotel integrate the park and its available activities into its operation.
(Emphasis added.)

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PUBLIC ENGAGEMENT

One of DEEP's stated goals for the Master Planning process and EIE is to "engage the public." The initial two planning meetings were very informative, but did not incorporate interactive group questions and answers, or public comments. Survey questions were provided and post-meeting comments were encouraged. But, at the third planning meeting, when the preferred plan was rolled out, no survey or opinion poll was conducted; despite the fact that 65% of the prior survey respondents found that a small inn was an inappropriate use for Seaside State Park (see attachment 3, pg6). It is an erroneous conclusion that the "preferred plan" best represents the public's input. A more transparent effort should be made to gauge public opinion for a privately managed resort hotel; this model goes well beyond the level of development that the public anticipated. Engagement does not equal inclusion.

CONCLUSIONS

It is reasonable to conclude that the preferred alternative will result in the establishment of Seaside State Park as a subordinate activity to the operation of a private hotel operation and its elite clientele; and park patrons will be competing with hotel guests for access, parking, admission, and park services. Therefore, the EIE needs to provide a substantial in-depth exploration into DEEP's selection of the construction of a private, profit-making hotel operation inside a waterfront State Park as a "preferred plan."

RECOMMENDATIONS

I strongly urge the sponsoring agencies to preserve the primary mission of providing recreational enjoyment that is accessible to all the people of Connecticut. While I prefer the ecological model, I also think a passive model is a good choice for Seaside Park.

Efforts that direct attention away from recreation, conservation, environmental research, conservation, and energy alternatives are an opportunity cost that the State of Connecticut simply cannot afford, and funds should not be spent for a speculative resort venture that is based on potential economic returns. The Seaside State Park is too valuable a resource to squander due to primarily economic considerations.

Comments on EIE Scoping
Seaside in Waterford, CT
Kathleen Jacques
Aug. 31, 2016

Thank you for your consideration of these matters. I look forward to reviewing the Environment Impact Evaluation study when it becomes available.

Respectfully submitted,

Kathleen F. Jacques
10 Magonk Point Road
Waterford, CT 06385
kathyjacques@sbcglobal.net

Attachments:

1. Correspondence sent by email from Eileen Grant
2. Correspondence to Commissioner Klee from Vincent Long
3. 6 pages of survey results graphs from
http://www.ct.gov/deep/lib/deep/stateparks/seaside/Seaside_State_Park_Master_Plan_Open_House_2_.pdf

ATTACHMENT B

Public Scoping Notice and Comments

August 2, 2016

Scoping Notices

1. **CANCELLATION OF SCOPING PROCESS AND PUBLIC MEETING!** Major Rehabilitation or Replacement of Heroes Tunnel (Bridge 00773) Route 15 Through West Rock Ridge, Woodbridge, Hamden, New Haven
2. Preston River Walk Remediation, Preston
3. Evaluation for Maintenance Building at East Haven Rifle Range, East Haven
4. Additional Landings at East Haven Rifle Range, East Haven
5. **NEW!** New Commuter Railroad Station - Barnum Avenue, Bridgeport
6. **NEW!** Seaside State Park Master Plan, Waterford

Post-Scoping Notices: Environmental Impact Evaluation (EIE) Not Required

1. Reconstruction of Old Farms Road, Avon

Environmental Impact Evaluations

1. Southbury Affordable-Elderly Housing Development, Southbury

State Land Transfers

No Land Transfer Notice has been submitted for publication in this edition.

The next edition of the Environmental Monitor will be published on August 16, 2016.

Subscribe to e-alerts to receive an e-mail when the Environmental Monitor is published.

Notices in the Environmental Monitor are written by the sponsoring agencies and are published unedited. Questions about the content of any notice should be directed to the sponsoring agency.

6. Notice of Scoping for Seaside State Park Master Plan

Municipality where proposed project might be located: Waterford

Address of Possible Project Location: 36 Shore Road

Project Description: The Department of Energy and Environmental Protection, Bureau of Outdoor Recreation is proposing to implement the Seaside State Park Master Plan (July 2016), which is to further the transformation of the former Seaside Regional Center site into

a 32-acre State park. The Master Plan has five main goals, which are: 1) promote and improve recreation and public access to Long Island Sound; 2) Restore, preserve, and reuse historic assets where feasible; 3) preserve and improve the site's ecology and habitat; 4) create an implementation and operating plan that is financially feasible; and 5) engage the public in helping shape the future of Seaside State Park.

The Master Plan explored and identified three potential State park concepts. The three concepts and their main elements are:

1) **Destination Park:** a) active beach park with serpentine boardwalk and living shoreline; b) park lodge featuring renovation of historic buildings, sun decks and restaurant, adjacent private cottage rentals; and c) living shoreline restoration of oyster reef and coastal woodland habitat.

2) **Ecological Park:** a) nature trail linking wildlife viewing areas; b) landscape art installations with a heliotropic theme; c) living shoreline restoration of oyster reef and coastal woodland habitat; and d) historic buildings demolished.

3) **Passive Recreation Park:** a) low maintenance open lawns and tree groves; b) unprogrammed park grounds and beaches; c) restoration of seawall; and d) historic buildings demolished.

The Master Plan has identified a modified version of the Destination Park concept as a preferred option; however and at this point in time, the Environmental Impact Evaluation would evaluate all three concepts, along with the no-action alternative.

To view the Master Plan click on this link: [Master Plan](#)

Project Map(s): Click on the following links to view:

- [Location Map of the project area](#) (656 kb)
- [Aerial Photo of Existing Site](#) (2.2 MB)
- [Destination Park Concept](#) (486 kb)
- [Ecological Park Concept](#) (567 kb)
- [Passive Recreation Park Concept](#) (498 kb)

Written comments from the public are welcomed and will be accepted until the close of business on: **Thursday, September 1, 2016.**

There will be a Public Scoping Meeting for this project at:

DATE: **Wednesday, August 24, 2016**

TIME: 7:00 pm (doors open at 6:30 pm)

PLACE: Waterford Town Hall Auditorium, 15 Rope Ferry Road, Waterford, CT

Additional information about the project can be viewed online by clicking [here](#).

Written comments should be sent to:

Name: David A. Kalafa, Policy Development Coordinator

Agency: Department of Energy and Environmental Protection

Address: 79 Elm Street
Hartford, Connecticut 06106

Fax: 860-424-4070

E-Mail: DEEP.seasideEIE@ct.gov

If you have questions about the public meeting, or other questions about the scoping for this project, contact:

Name: Jeff Bolton

Agency: Department of Administrative Services - Division of Construction Services

Address: 165 Capitol Ave, Room 483, Hartford, CT 06106

Phone: 860-713-5706

Fax: 860-713-7251

E-Mail: Jeffrey.bolton@ct.gov

The agency expects to release an Environmental Impact Evaluation for this project, for public review and comment, in late 2016 or early 2017.

Written Comments

August 29, 2016

David A. Kalafa
DEEP
79 Elm St.
Hartford, CT

Dear Mr. Kalafa,

I support the "lodge plan" for the Seaside property. As Cass Gilbert scholar Barbara Christen, Ph.D. and others have argued, the Seaside Sanatorium is the most "under-sung" of Gilbert's wide range of public and private accomplishments.

If Seaside is demolished it will be gone forever. While stating the obvious, it deserves serious thought and careful consideration. The state of Connecticut has a rare opportunity – arguably an obligation – to preserve what scholars believe to be Gilbert's greatest work. One of his last two or three projects, Seaside alone represents the culmination of a life's work, a sometimes playful use of domestic style adapted to an institutional need.

Seaside is a national treasure. The lodge plan will bring attention to the state of Connecticut far beyond its borders – and it will pay. Indeed Seaside is a textbook case from the "Economics of Preservation."

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Robert M. Nye", with a stylized flourish at the end.

Robert M. Nye
Waterford Municipal Historian

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov>
Sent: Friday, August 26, 2016 1:40 PM
To: Seth Taylor
Subject: FW: Seaside Plan

FYI

From: Kalafa, David A. **On Behalf Of** SeasideEIE, DEEP
Sent: Friday, August 26, 2016 7:48 AM
To: Bolton, Jeffrey <Jeffrey.Bolton@ct.gov>; 'Stephen Lecco' <Stephen.Lecco@gza.com>
Cc: Whalen, Susan <Susan.Whalen@ct.gov>; Lambert, Michael <Michael.Lambert@ct.gov>
Subject: FW: Seaside Plan

Official comment received for the record. - DK

From: James e andriopoulos [<mailto:evanandriopoulos@me.com>]
Sent: Thursday, August 25, 2016 3:48 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Plan

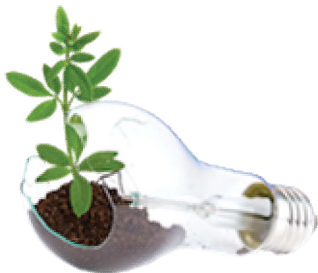
My opinion is to retain at least one of the historic Cass designed buildings (main) and demolish the rest. Open up as a state park, with a fishing pier, picnic areas with and without shelter. Outsource management of the hotel, cafe, etc... to a private company. Create a boardwalk for those with disabilities to enjoy the waterfront.

Connecticut has far too few public ocean (LI Sound) access points and fewer hotels, restaurants/cafes. MoMA in New York has a 3rd party handling cafe and offers EXCELLENT food.

The area is also ready for various archaeological digs that could and should be open to the public.

I suggest a friends for seaside state park group be formed as well.

Evan J. Andriopoulos
Green St
New London, CT



[Business Innovation](#)

evanandriopoulos@me.com



State of Connecticut

HOUSE OF REPRESENTATIVES STATE CAPITOL

REPRESENTATIVE KATHLEEN M. MCCARTY
THIRTY-EIGHTH ASSEMBLY DISTRICT

226 GREAT NECK ROAD
WATERFORD, CT 06385

HOME: (860) 442-2903
CAPITOL: (800) 842-1423
Kathleen.McCarty@housegop.ct.gov

MEMBER

APPROPRIATIONS COMMITTEE
EDUCATION COMMITTEE
PUBLIC HEALTH COMMITTEE

September 1, 2016

Mr. David A. Kalafa, Policy Development Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Dear Mr. Kalafa,

I am writing to you in connection with the Seaside State Park Master Plan concepts that have been put forward regarding the property located at 36 Shore Road in Waterford. First, I would like to thank both the Department of Administrative Services and the Department of Energy and Environmental Protection for providing numerous informational forums, and for holding a public scoping meeting that included a venue for public comments on the possible adaptive reuse of this exceptional seaside property. Please know that I have attended all of your presentations, the scoping meeting, and all of the previous town meetings over many years regarding the Seaside property.

As the State Representative to Waterford, I am very committed to working with you, and the town of Waterford, to find the best use of this Waterford treasure that has been neglected by the State for far too long. I am pleased to see that in all of the Master Plan Concepts that public access to the waterfront will be preserved for the enjoyment of future generations.

I will look forward to receiving more information from your agencies regarding the environmental impact study, the integrity of the structural historic buildings, and the results of the scoping meeting as the next phase of the Seaside State Park Project begins with public hearings.

Once the dates have been set, please do not hesitate to contact my office, so that I can assist you with informing the public about the hearing.

Best Regards,

A handwritten signature in black ink, appearing to read "Kathleen". The signature is fluid and cursive, with a prominent initial "K".

Kathleen M. McCarty
State Representative, 38th District
Waterford, Montville

cc: Mr. Jeff Bolton, DAS- Division of Construction Services

Amanda Fabis

From: jmerrillsr@sbcglobal.net
Sent: Monday, April 20, 2015 2:14 PM
To: DEEP Seaside State Park
Subject: Feedback

Dear People, The Passive Recreation Scheme (Option C) is preferable from the standpoint of activity that might impact the property. It would not alter the present shoreline nor diminish the present green areas with extensive parking. Access to nature would be enhanced for visitors.

J. S. Merrill
Waterford, CT

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:13 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

-----Original Message-----

From: Joy Merrill [mailto:joyousmerrill@gmail.com]
Sent: Saturday, August 27, 2016 8:24 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Comments

Dear Commissioner,
Seaside is a wonderful property. And should be enjoyed by a multitude of residents. To restore it to a natural state with walking trails, fishing pier, and kayak launch would be lovely. HOWEVER, as a State Park it must conform to other CT shoreline State Parks. Certainly identical rules to Harkness SP. There must be a gate for entry, a fee charged, designated parking, leashed dogs, a permanent restroom facility. Most importantly there needs to be someone in residence to patrol constantly.

Joy Merrill
40R New Shore Road
Waterford, CT 06385

Seth Taylor

From: Erin Marchitto <emarchitto@cttrust.org>
Sent: Friday, January 16, 2015 2:51 PM
To: DEEP Seaside State Park
Subject: More Reactions/ Comments about Seaside

Dear DEEP,
Here are a few more reactions about Seaside from our members:

Do not demolish the buildings but reuse: visitors center with gallery devoted to Long island Sound environmental history for tourists and school groups ; rent out buildings for residences during summer; reuse as bed and breakfast or inn for tourists; reuse as restaurant for public and for use a wedding venue etc.; combine as an inn and restaurant for tourists; reserve use of smaller building for scientists, etc. studying the Sound and environs.

Georgette Miller

Clerk

Roxbury Historic District Commission

The following notes comes to me from the CT Trust about the State's soliciting ideas for the reuse of the Seaside Sanatorium. That's the good news. The bad news is that DEMOLITION is being considered for the main buildings. UNTHINKABLE

From reading what I've been able to find about Gilbert (mostly your books!) and from visiting his public buildings in this state, DC, Ohio, NYC and Minnesota, I think his adaptation of the Shingle Style / Queen Anne here may be unique in his otherwise formal and generally classical repertoire. I've not been able to visit Seaside, but from the photos it certainly is romantically evocative.

Robert W. Grzywacz

Vice President, Architecture Studio

DeCarlo & Doll, Inc.

It would such a shame to demolish seaside hospital. I always thought they would make wonderful apartments but I would be happy to see it repurposed into something public as well.

Sarah Elizabeth

Norwich, CT

Respectfully,

Erin Marchitto

--

Erin Marchitto
Communications Manager

Connecticut Trust for Historic Preservation
[Join Now!](#)

940 Whitney Ave Hamden, CT 06517
203-562-6312
www.Cttrust.org

Amanda Fabis

From: Georgette Miller <geomiller8@att.net>
Sent: Friday, January 16, 2015 2:31 PM
To: DEEP Seaside State Park; Connecticut Trust for Historic Preservation
Subject: adaptive reuse

Do not demolish the buildings but reuse: visitors center with gallery devoted to Long island Sound environmental history for tourists and school groups ; rent out buildings for residences during summer; reuse as bed and breakfast or inn for tourists; reuse as restaurant for public and for use a wedding venue etc.; combine as an inn and restaurant for tourists; reserve use of smaller building for scientists, etc. studying the Sound and environs.

Georgette Miller
Clerk
Roxbury Historic District Commission

Amanda Fabis

From: MOSS.E <moss.e@shca.com>
Sent: Thursday, January 15, 2015 2:12 PM
To: DEEP Seaside State Park
Subject: Conference center

Conference center with limited sleeping accommodations. Like Asilomar in California

Sent from my iPhone

Amanda Fabis

From: David Niles <pdniles@comcast.net>
Sent: Tuesday, December 16, 2014 11:54 AM
To: DEEP Seaside State Park
Subject: passive kayak access site

Dear Committee,

I would like to add my thoughts to those already expressed on the direction of plans for the proposed Seaside State Park.

There is a great need for direct kayak launch site into LIS. The existing powerboat launch sites are undesirable launch sites for kayaking. The concrete ramps are too steep, the concrete scratches/gouges the kayaks and there is constant low level conflict between the boaters using "their" ramp and the kayakers trying to find a direct LIS launch site. Most power boaters (not all) are somewhat considerate of the kayakers, but it is most disconcerting to have a boat trailer backing down the ramp while one on it while preparing to launch a kayak. A group of kayakers launching from a powerboat ramp causes a lengthy backup of trailers, both trying to launch powerboats and trying to load returning powerboats.

Both boating uses are appropriate for state support. Unfortunately, while power boat users have been supported with a substantial number of well planned and elaborate launch sites, kayakers have not been well supported. The quite limited number of kayak launch sites are usually poorly planned for launching kayaks. Some, like the much publicized Clinton launch site are almost impossible to launch a kayak from. The low number of minimally planned sites built are usually not well maintained.

The proposed Seaside State Park is a chance to provide a well planned passive launch site for human powered paddle craft (including, but exclusively for kayaks).

I respectfully urge the committee developing this site to give maximum support to a well constructed passive launch site for human paddle craft. In addition, there should be plans for the launch's maintenance.

Respectfully yours,

David Niles



**National Trust for
Historic Preservation**
Save the past. Enrich the future.

March 18, 2015

Commissioner Robert Klee
Connecticut Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106-5127

via email: DEEP.SeasideStatePark.ct.gov

RE: Seaside Sanatorium in Waterford

Dear Commissioner Klee:

I am writing to you on behalf of the National Trust for Historic Preservation regarding the condition and future of the Seaside Sanatorium buildings located on the Long Island Sound in Waterford, Connecticut. The Trust is greatly interested in Connecticut Governor Dannel Malloy's announcement in October 2014 to create a waterfront park at this site, the first such park in decades. We write to you today to strongly recommend the preservation and adaptive re-use of the Seaside Sanatorium complex and make it part of any new plan for the site. Such an important cultural asset will only enhance this magnificent park.

The National Trust for Historic Preservation is a privately funded nonprofit organization chartered by Congress in 1949 to lead the private historic preservation movement in this country. Throughout the nation, we work with partners and advocates to save America's historic places. We strive to create a cultural legacy as diverse as the nation itself so that all of us can take pride in our part of the American story.

Situated within 36-acres of land on the Long Island Sound, the Seaside Sanatorium was built in the 1930s as a medical facility and is nationally significant as the first institution designed for heliotropic treatment of children suffering from bone and lymphatic tuberculosis. The site is enhanced by a highly significant collection of Tudor Revival style buildings, including the Stephen J. Maher Infirmary and the Nurses' Residence, both designed by renowned architect Cass Gilbert, architect of the Woolworth Building in New York City and the U.S. Supreme Court in Washington D.C. Due to its historical importance in the history of public health and for its outstanding architectural significance, Seaside was listed on the State and National Register of Historic Places in 1995.

Boston Field Office

Seven Faneuil Hall Marketplace, 4th Floor Boston, MA 02109

E info@savingplaces.org P 617.523.0885 F 617.523.1199 www.PreservationNation.org

While preserving and repurposing a large complex of buildings is a challenge, there have been many successful examples of public/private partnerships for state parks and the buildings located within their boundaries. This has allowed for the preservation of important cultural assets while also producing a financially feasible income stream. A few comparable sites include the Gideon Putnam Hotel located within the Saratoga Springs State Park and the Bear Mountain Inn in Bear Mountain State Park, both in New York State. On the West Coast are Cavallo Point Lodge and the Bay Area Discovery Museum, located on a waterfront site at Fort Baker in the Golden Gate National Recreational Area in San Francisco and Fort Worden State Park in Washington State. These are but a handful of examples of effective partnerships that adaptively reused historic resources within a park setting.

Many of these projects took advantage of Federal and State Historic Tax Credits. While the tax credit is often used by private parties who own historic properties outright, it is available to private leaseholders whose lease is of a long enough term to satisfy tax law requirements. Eligible lessees who rehabilitate a property and place it into commercial use are able to claim the 20 percent historic rehabilitation tax credit for qualified rehabilitation expenses.

We respectfully ask the state of Connecticut to retain and preserve these highly significant buildings on Connecticut's shore within the proposed waterfront park and to explore a joint venture with a partner to ensure the preservation of the Seaside Sanatorium complex.

If I can be of further assistance, do not hesitate to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Alicia Leuba'.

Alicia Leuba
Field Director

Seaside State Park EIE Scoping Comments
Based on Seaside State Park Master Plan-Preferred Plan Report (June 27, 2016)
CT DEEP-OLISP
September 1, 2016

Overarching Issues:

Ecological/Wildlife Habitat Restoration

Several Park plan concepts include 'restoration of wildlife habitat' (p.10) and 'ecological restoration of the site's wetland' (p. 20) as site re-use goals. The Master Plan suggests shoreline landscape design practices such as creating dunes, wet meadows and tidal pools, none of which are known to have existed historically at the site. These proposed landscape design elements appear to conflate the concepts of resource restoration and resource creation. The best known available information describing historic shoreline land cover change within the vicinity of Seaside State Park is available using the aerial imagery and mapping series produced as part of [Connecticut Shoreline Change Analysis](http://clear3.uconn.edu/coastalchange/mapsets/mapsWaterford/CM140519164838.htm) project at: <http://clear3.uconn.edu/coastalchange/mapsets/mapsWaterford/CM140519164838.htm> . These and other data sources, including a 1915 property survey, indicate that the only natural resources existing at the site prior to its development as the Seaside Sanatorium are a watercourse (tidal influence unknown) and a narrow beach.

Creating coastal resources where there is no historic record of them occurring would be considered resource creation, not resource restoration and is not generally supported by Connecticut Coastal Management Program resource management goals and policies. Managing coastal resources by replacing one resource with another, or modifying littoral systems where they have not historically existed (e.g., Goshen Cove inlet at Harkness Memorial State Park), often cannot be readily sustained without significant long term management investments and can result in unintended adverse impacts. Although there may be exceptions to the general rule of not creating coastal resources where they have not historically occurred or modifying natural littoral process (e.g., to address climate change induced coastal resource management concerns within existing highly modified coastal environments), we recommend avoiding such modifications where possible. Where not possible, such proposed modifications should proceed only after a thorough analysis of alternatives and potential adverse impacts of such practices has been completed.

Questions/suggested investigations:

What evidence is there that dunes, wetlands and tide pools historically existed at the property and that creating them will 'restore' coastal resources that historically existed at Seaside?

What evidence suggests that creating these habitats will not displace existing ecological services (e.g., replacing shallow water habitat with tide pools)?

If there is evidence that resources/habitat types to be created historically existed (e.g., wet meadows?), what evidence is there that they can, under current conditions, be economically and feasibly maintained without significant recurring costs and without creating adverse impacts within the context of existing site conditions that may have substantially changed?

For example, what sources of sand exist at the site to create and sustain dunes proposed under preferred and ecological concepts? Would sand be brought from off-site to create the dunes? If so, how would the dunes be restored when eroded by storms if there is no existing on-site sand sources?

Seawall

Under some park design options, the site's seawall remains while under others it is removed. The CCMA's policy regarding flood and erosion control practices is to limit their use to circumstances where they are 'necessary and unavoidable' to protect infrastructural facilities, water dependent uses, and imperiled pre-1995 structures. Under Concept C (passive park), the building is demolished, yet the seawall is retained, while under the preferred alternative, the building and the seawall are both retained. Therefore, it does not appear that future plans for the building are the justification for retaining the seawall. Further, retaining the seawall will entail incurring potentially substantial maintenance costs to repair storm damage (see example Figure 2), compared to a less costly maintenance associated with employing a more natural 'living shoreline' approach to managing the site's waterfront.

Questions/suggested investigations:

What re-use plan elements resulted in the determination that the seawall is necessary and unavoidable to address one of these circumstance?

What is the justification for retaining the seawall under these options?

If protecting the sewer line located parallel to the seawall between the pump station and Magonk Point Road is the reason for retaining the seawall (along the western portion of the site), how were the potential coastal erosion hazards to the sewer line assessed? Generally, this (western) area of shoreline has historically had lower rates of erosion compared to shoreline areas to the east, due to a variety of factors including to the site's groins protecting this area from storm waves entering the site from the southeast and more erosive resistant glacial till that dominates this section of shoreline (see Figure 1 that depicts historic shoreline change and more erosive-prone glacial-fluvial sand and gravel deposits along eastern shoreline).

If it can be demonstrated that existing erosion hazards are likely to imperil the sewer line, are there alternative approaches to protecting the sewer line, such as relocating it upland or installing sheet pile along its waterward edge?

Recommended Park Concept (concept plan/drawing p. 21):

Based on Connecticut surficial geology mapping, sand and gravel deposits occupy only the eastern third of site which is more likely to support the inland migration of the beach if the seawall is removed or relocated landward (see Figure 1). The balance of the site's shoreline is dominated by more erosive resistant glacial till which is less conducive to the inland migration of sandy beach. 'Enlargement of sandy beach areas' and retaining the existing seawall in place (p. 20) is proposed under the recommended park concept. But because seawalls can reflect wave energy to the toe of wall, retaining the wall can eventually accelerate beach erosion and prevent the natural inland migration of the beach. Therefore, over the long term, retaining the seawall is inconsistent with the goal of enlarging Seaside's sandy beach.

Questions/suggested investigations:

How is the goal of enlarging the beach to be achieved and what sources of sand are anticipated to sustain the expanded beach?

Clarify if the seawall is proposed to be moved inland to increase the area of sandy beach? Or, is the wall proposed to be retained in place with sand placed below the elevation of mean high water to expand the area of dry beach? If so, how will a waterward expansion of the beach be sustained given the erosion producing effects of seawalls and evidence shown in Figure 1 that the Seaside shoreline has historically, albeit moderately, been migrating inland?

The wet meadow proposed west of the existing pump station is within the path of an existing sewer line. How will required elevations to create the wet meadow be achieved if the sewer line exists below the existing grade in this area? What effect would lowering the existing elevations to create the wet meadows have on the sewer line?

How would the existing dune at the east end of the site expand/migrate upland if the seawall is reconstructed in place, as represented in the preferred development option site plan (p. 21)?

Concept A - Seaside as a Destination Park (concept plan/drawing p. 58-59)

Many elements of the recommended park concept, reviewed above, are included in this concept. In addition, two tide pools are proposed along the shoreline under this concept.

Questions/Suggested investigations:

What evidence exists that these tidal pools are feasible at this location given that this habitat type did previously exist at the site?

What is the ecological basis for suggesting that tide pools be created to replace existing subtidal rocky habitats at site?

Why does page 10 of the Master Plan indicate that the seawall is removed under this concept while the schedule of development costs on page 59 describing this concept indicate that the seawall is repaired?

Evaluate the sustainability of the sills/revetments proposed to create the proposed tide pools under existing wave energy regime. Any new shoreline construction should evaluate the long term costs of maintaining such structures.

Concept B. - Ecological Concept (concept plan/drawing p. 70-71)

This concept proposes to restore the shoreline to 'its original state' by installing 'organic material, such as wetland plants, submerged aquatic vegetation, and oyster reef' (p.10). The site plan (p. 70-71) depicts dunes at the east and west ends of the property. Given that the west end of the site is a rocky shoreline, not sandy beach, it's unlikely that creating a dune at this site is sustainable, even if the seawall is removed as proposed under this option. Further, surficial geology along the west end of the site is dominated by glacial till. Soils associated with till would not likely be able to sustain a dune created here by natural inland migration into the till soils, even if the seawall were removed to facilitate dune

migration. Historic aerial photography and coastal surveys from the 1880s do not indicate the presence of (tidal) wetlands along the Seaside shoreline.

Although the primary goal of this concept is to restore/create additional ecological services at Seaside, it also includes nature-based outdoor recreational amenities, including a waterfront nature trail and fishing pier. However, because site parking under this concept adjacent to Shore Road is far removed these facilities, mobility impaired persons could effectively be precluded from accessing these recreational amenities.

Questions/Suggested investigations:

What evidence is there that the coastal habitats communities proposed to be created at the site (e.g., wetlands, submerged aquatic vegetation, oyster reef, dunes) historically existed here and can be sustained under current conditions without significant long term intervention and costs? For example, in Long Island Sound, oyster reefs require brackish water salinity concentrations and relatively low energy environments, neither of which exist at this site.

Please also provide an analysis of whether the suggested design meets ADA accessibility standards for mobility impaired to access the shoreline recreational amenities (e.g., nature trail, fishing pier). If it does not, an alternative design should including parking and other design elements to meet these standards.

Concept C. - Passive Recreation Park (concept plan/drawing p. 80-81)

This concept, including minimal passive outdoor recreation amenities (e.g., walking trails) removes the buildings yet retains the seawall. Although this design option includes limited waterfront trail design elements, site parking is not proximate to these facilities, effectively precluding mobility impaired persons access these site features.

Questions/Suggested investigations:

What is the justification for retaining the seawall if all the structures, except the pump house, are removed?

If the justification for the retaining the seawall is the protect the pump house and the sewer line the runs west from the pump house to Magonk Point Road, provide an analysis that retaining the seawall is necessary and unavoidable to protection these infrastructure facilities from coastal erosion hazards?

Please provide an analysis of whether this design meets ADA accessibility standards. If it does not, an alternative design should including parking and other design elements to meet these standards.

Figure 1.

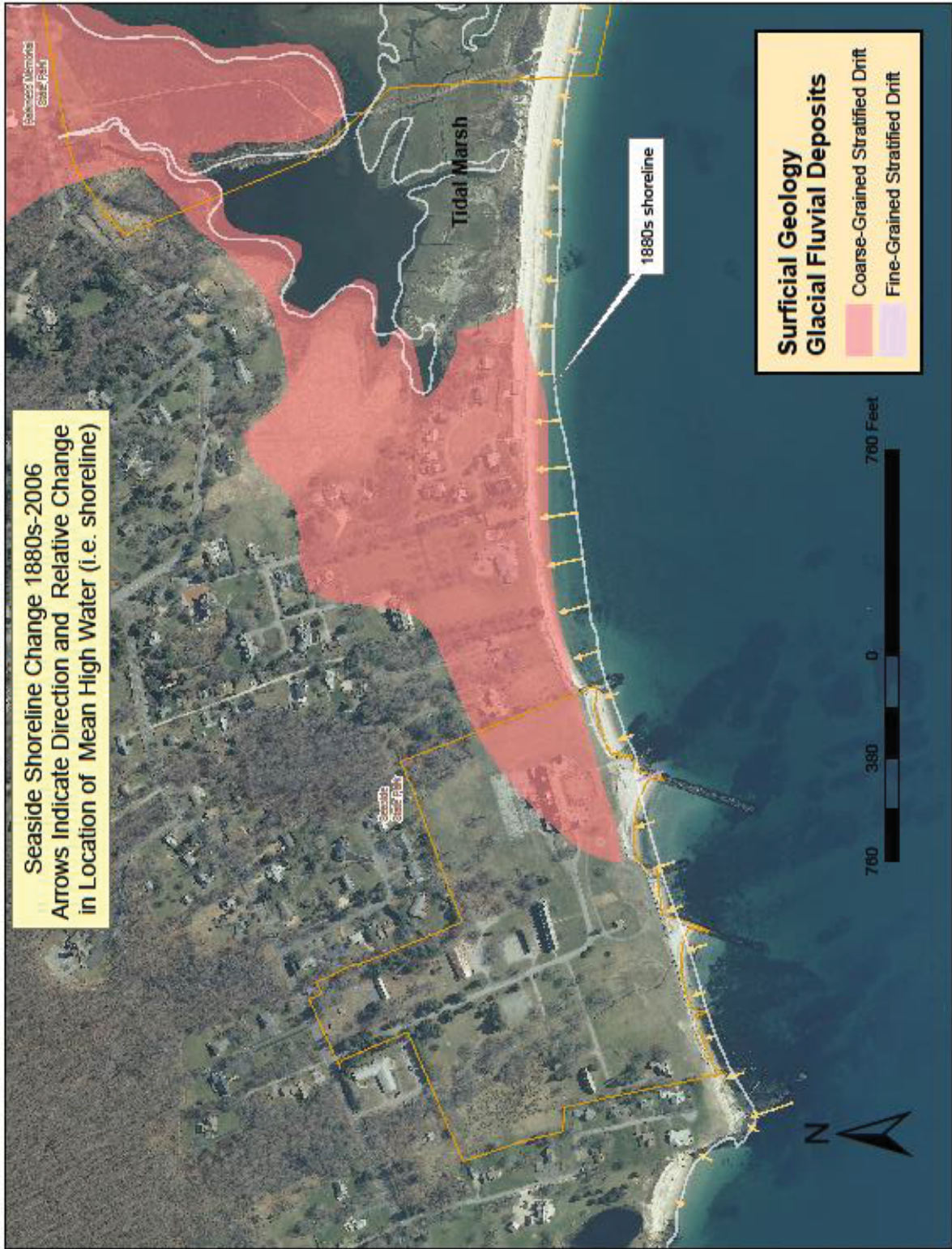


Figure 2
Seaside Shoreline Post Tropical Storm Sandy

h100_2154 10/30/2012 13:11 Joel Stocker



April 25, 2017

Stephen Lecco
GZA Geoenvironmental, INC
1350 Main St
Suite 1400
Springfield, MA 01103
stephen.lecco@gza.com

NDDB Preliminary Assessment: 201702062

Project: Master Plan alternatives (4 options) for Seaside State Park improvements, 36 Shore Rd, Waterford, CT

This is not a final determination. A more detailed review will be necessary to move forward with any subsequent environmental permit applications submitted to DEEP for proposed projects. Please use the assessment number 201702062 with all correspondence.

I have reviewed Natural Diversity Data Base (NDDB) maps and files regarding this project. According to our records, there are State-listed species (RCSA Sec. 26-306) documented within the proposed project area.

Plants:

According to our records, the following State-listed plant species have been documented at Harkness Memorial State Park in Waterford, CT and may also occur 36 Shore Road:

- **Seabeach sandwort (*Honckenya peploides*)**
Protection Status: State Special Concern
Habitat: Sandy coastal beaches. Blooms May, Jun, Jul, Aug, Sep.
- **Field paspalum (*Paspalum laeve*)**
Protection Status: State Threatened
Habitat: Damp, sandy fields, thickets, and shores. Flowers/fruits Aug – Sep.
- **Sand bramble (*Rubus cuneifolius*)**
Protection Status: State Special Concern
Habitat: Sandy soils of old fields, utility transmission corridors, roadsides, openings in woods. Flowers May to mid-Jul. Fruits Jul-Sep.

To identify potential impacts to State-listed plant species, DEEP botanist Nelson DeBarros will conduct botanical surveys along the shoreline and within minimally-managed areas at Seaside State Park. Surveys will be conducted in late August/early September 2017 when all of the species listed above can be easily detected and identified.

For questions regarding State-listed plant species, please contact Nelson DeBarros (nelson.debarros@ct.gov).

Wildlife:

General recommendations for wildlife species are grouped below by Taxa, Relevant Contact, and Habitat Group. The majority of species that have been documented in this area come from two sensitive habitats. One group requires natural dune habitats, and the other group thrives in coastal grassland and woodland habitats. There may specific vegetation and structural components from which each of the species may benefit and they are explained below.

Although there seem to be development plans that include naturalized upland areas, there is not an option that investigated the potential for restoring the entire beachfront to natural coastal processes, which would involve removal of all of the seawalls and jetty structures. Removal of these coastal hardening structures would result in a unique unhardened stretch of coastline in our urbanized and developed state. This unhardened coastline would stretch from this property all the way to the bluffs at Harkness State Park. We recommend that you investigate this option before making your final development plan.

Birds

Beach

- Piping Plover (*Charadrius melodus*) State and Federally Threatened
- Least Tern (*Sterna antillarum*) State Threatened

These beach nesting birds are not found on the property but are east of the property. The main concern with any plan is how foot traffic will increase or be inadvertently directed into plover and tern beach habitat. We recommend you coordinate with Laura Saucier to ensure that increased visitor foot traffic flow will not result in increased disturbance for these nesting birds.

Additionally, a report conducted by Woods Hole, INC (2015), submitted to DEEP analyzed the shoreline dynamics of this area. The report illustrates the long shore currents affecting sand deposits to the east of this property in areas where Piping Plover and Least Tern currently nest (Figure 6-16, pg 82, Attached). To potentially benefit these beach nesting birds, we recommend exploring the efficacy of the removal of the jetties and seawalls from the area of Seaside State Park in order to enhance beach nesting bird habitats near Harkness State Park. The removal of coastal hardening structures may increase sediment transport and deposition in plover and tern habitat.

Contact: Laura.saucier@ct.gov

Rocky shoreline

- Great egret (*Ardea alba*) State Threatened

No site specific recommendations. Not a critical area for this species, but species may use certain portions of area for foraging. Contact: Shannon.kearney@ct.gov

Hedgerows adjacent to natural meadows

- Brown Thrasher (*Toxostoma rufum*) State Special Concern

Landscaping plans that include shrubby hedgerows adjacent to native planted meadows will attract nesting birds. Contact: Shannon.kearney@ct.gov

Shrubland and coastal woodlands

- Migratory Passerines- Regional Greatest Conservation Need

Based on radar analysis, this area has very high and consistent use by migrating passerines. Include landscaping plans that remove invasive and non-native species replacing them with native shrubs and plants; specifically Arrowwood (*Viburnum recongnitum*) and Virginia creeper (*Parthenocissus quinquefolia*) are preferred by migrant passerines for refueling. Include structure design and landscaping that avoids the creation of collision hazards for migrating birds. This includes but is not limited to reducing reflection in windows, avoiding plantings near to reflective windows, and reducing and eliminating up-lighting. See here for more detailed recommendations:

<https://abcbirds.org/program/glass-collisions/bird-friendly-window-solutions/>

Contact: Shannon.kearney@ct.gov

Invertebrates- Contact: Laura.saucier@ct.gov

Recommendations for all: Remove coastal hardening to allow dune habitat to naturally wax and wane into the upland. Incorporate upland landscape design that minimizes lawn and parking and uses natural grasses and shrubs specific for these declining species.

Species that benefit from Sand Dune habitat expansion and restoration:

- Tiger beetle (*Cicindela hirticollis*) State Special Concern
- Coastal heathland cutworm (*Abagrotis nefascia benjamini*) State Threatened
- Apamea moth (*Apamea lintneri*) State Special Concern
- Short-lined chocolate (*Argyrostromis anilis*) State Special Concern
- Dune noctuid moth (*Sympistis riparia*) State Special Concern

Species that benefit from Sand Dunes expansion as well as coastal grasslands:

- Pink Streak (*Dargida rubripennis*) State Threatened
- Apamea moth (*Apamea inordinata*) State Special Concern

Below is a table summarizing the compatibility of the 4 concept development plans with sensitive wildlife mentioned above. The Development plans provided for NDDB Review are attached at the end for reference. Recommendations for improvement are given for some species and plans, but should not be considered final recommendations. Final development plans should take care to consult with species biologists listed above with respect to their effect on particular species.

Species	Concept Plan A Compatible	Concept Plan B Compatible	Concept Plan C Compatible	Concept Plan (Hybrid) D Compatible
Piping Plover (<i>Charadrius melodus</i>), Least Tern (<i>Sterna antillarum</i>)	Neutral: Prefer this kayak launch area to other options, it is farther from the sensitive beaches to the east.	Neutral: Fishing pier and kayak launch area may increase public traffic to sensitive beaches east of site.	Neutral	Neutral: Prefer this kayak launch area, it is farther from the sensitive beaches to the east.
Great egret (<i>Ardea alba</i>)	Neutral: foraging opportunities along jetty structures, and tide pools/ but benefit may be offset by public use and disturbance	Neutral: foraging opportunities along jetty structures, but may be offset by public use of piers and kayak launch causing disturbance	Neutral: foraging opportunities along jetty structures remain unchanged	Neutral: foraging opportunities along most jetty structures remain unchanged, may be disturbed by fishing pier use
Brown Thrasher (<i>Toxostoma rufum</i>)	Neutral: Northwest woodland undisturbed; placement of hedgerows along edges of savannah grassland and coastal meadow may provide nesting habitat	Benefit- increased shrubby areas along edges of meadows and elsewhere will provide nesting habitat; walking trail should include recommendations to stay on trail to protect sensitive nesting birds	Benefit: increased shrubby areas along edges of meadows and elsewhere will provide nesting habitat; walking trail should include recommendations to stay on trail to protect sensitive nesting birds	Loss:- more potential habitat created in A, B, C; more parking areas along with walking trail take away from potential habitat that was in other plans
Migratory Passerines	Neutral- Northwest coastal woodland remains unchanged; placement of native shrub plantings may create benefit	Benefit: increased shrubby areas along edges of meadows and elsewhere, as well as removal of any collision hazards will improve habitat	Benefit: placement of native shrub plantings can benefit, as well as removal of any collision hazards will improve habitat	Loss- more potential habitat created in A, B, C; more parking areas along with walking trail take away from potential habitat that was in plan A, disturbance of woodland forest in northwest corner of property by playground

Species	Concept Plan A Compatible	Concept Plan B Compatible	Concept Plan C Compatible	Concept Plan (Hybrid) D Compatible
Tiger beetle (<i>Cicindela hirticollis</i>)	Loss: coastal hardening doesn't allow natural dune structure and refuge for animals from high water	Potential benefit: Natural dune action may provide habitat and refugia	Neutral: no change from current-beach wall and jetty structures disrupt natural dune action	Loss: beach wall and jetty structures disrupt natural dune action, increased beachfront recreation trails increase public trampling
Other Invertebrate Sand Dune specialists (4 species)	Loss: additional coastal hardening doesn't allow natural dune structure	Potential benefit: Natural dune action may provide increased habitat if allowed to develop and mature	Neutral: no change from current-beach wall and jetty structures disrupt natural dune action	Loss: beach wall and jetty structures disrupt natural dune action, increased beachfront recreation trails increase public trampling
Other Invertebrate Sand Dune and Coastal Grassland Specialists (2 species)	Loss: additional coastal hardening doesn't allow natural dune structure, no increase in natural upland habitat that would need to be contiguous with coastal dunes	Potential benefit: Natural dune action may provide increased habitat if allowed to develop and mature; upland natural meadows/grassland areas may benefit	Neutral: no change from current-beach wall and jetty structures disrupt natural dune action	Loss: beach wall and jetty structures disrupt natural dune action, increased beachfront recreation trails increase public trampling

Please be advised that this is a preliminary review and not a final determination. A more detailed review will be necessary to move forward with any environmental permit applications submitted to DEEP for the proposed project. **This preliminary assessment letter cannot be used or submitted with your permit applications at DEEP.** This letter is only valid for one year.

Natural Diversity Data Base information includes all information regarding critical biological resources available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Bureau of Natural Resources and cooperating units of DEEP, independent conservation groups, and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Consultations with the NDDDB should not be substituted for on-site surveys required for environmental assessments. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated in the NDDDB as it becomes available.

Please contact me if you have any questions (shannon.kearney@ct.gov). Thank you for consulting with the Natural Diversity Data Base and continuing to work with us to protect State-listed species.

Sincerely,

/s/ Shannon B. Kearney
Wildlife Biologist

Cc: Nelson DeBarros, DEEP Plant Ecologist
Laura Saucier, DEEP Wildlife
Ann Kilpatrick, DEEP Wildlife
Robin Blum, DEEP Wildlife
Mike Lambert, DEEP Outdoor Recreation

Attachments: (2)- 4 Concept design maps, Goshen Cove Report, pg 81-82

FIGURE B-1
CONCEPT A
SEASIDE AS A
DESTINATION PARK

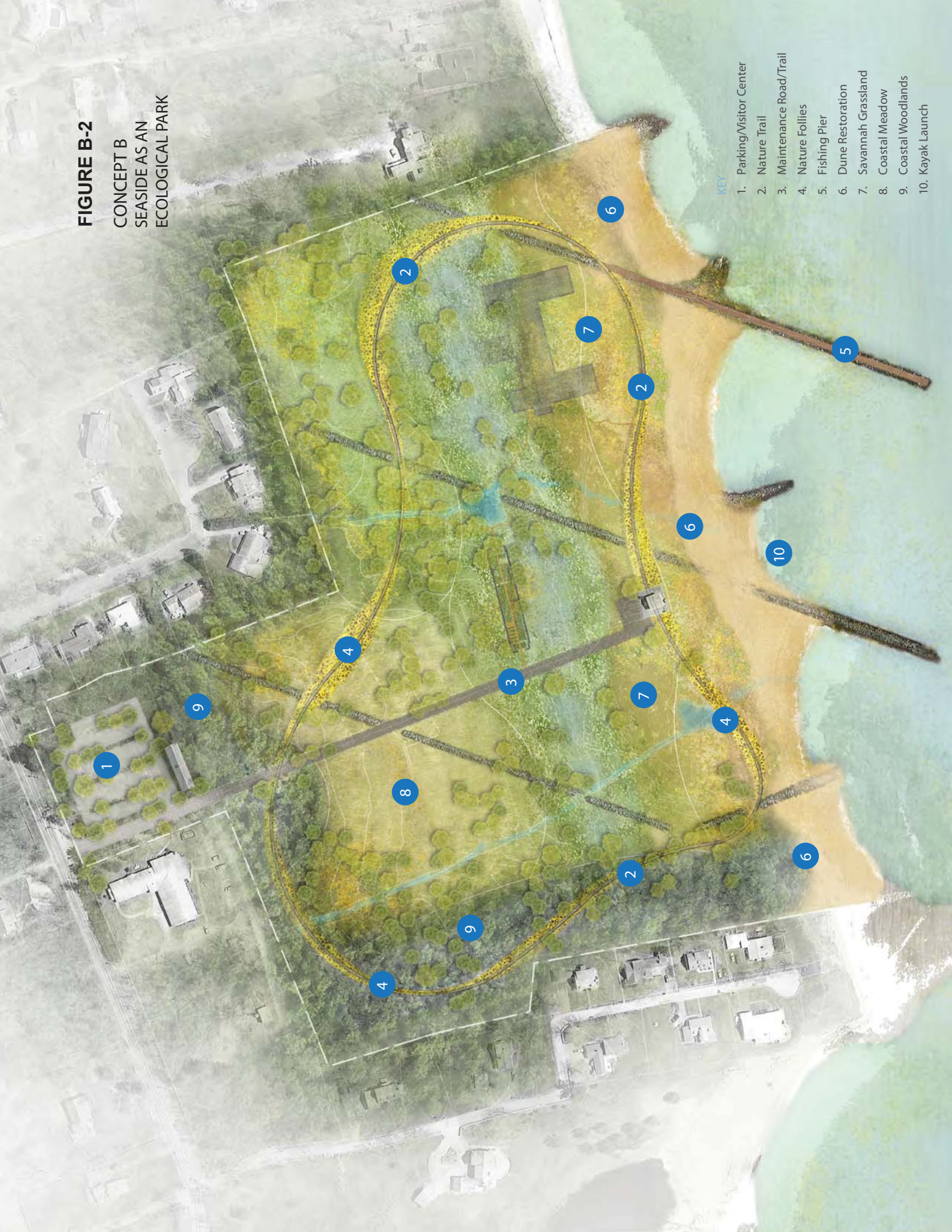


KEY

1. Entry Road
2. Parking
3. Main Lodge
4. Auxiliary Lodge
5. Inn or Single Family Vacation Rental
6. Boardwalk
7. Tidal Pools
8. Seawall
9. Overlook
10. Dune Swale
11. Wet Meadow
12. Savannah Grassland
13. Coastal Meadow
14. Coastal Woodlands
15. Fishing Pier
16. Kayak Launch
17. Maintenance Shed
18. Visitor Center
19. Old Pump House

FIGURE B-2

**CONCEPT B
SEASIDE AS AN
ECOLOGICAL PARK**



KEY

- 1. Parking/Visitor Center
- 2. Nature Trail
- 3. Maintenance Road/Trail
- 4. Nature Follies
- 5. Fishing Pier
- 6. Dune Restoration
- 7. Savannah Grassland
- 8. Coastal Meadow
- 9. Coastal Woodlands
- 10. Kayak Launch

FIGURE B-3
CONCEPT C
SEASIDE AS A
PASSIVE RECREATION PARK

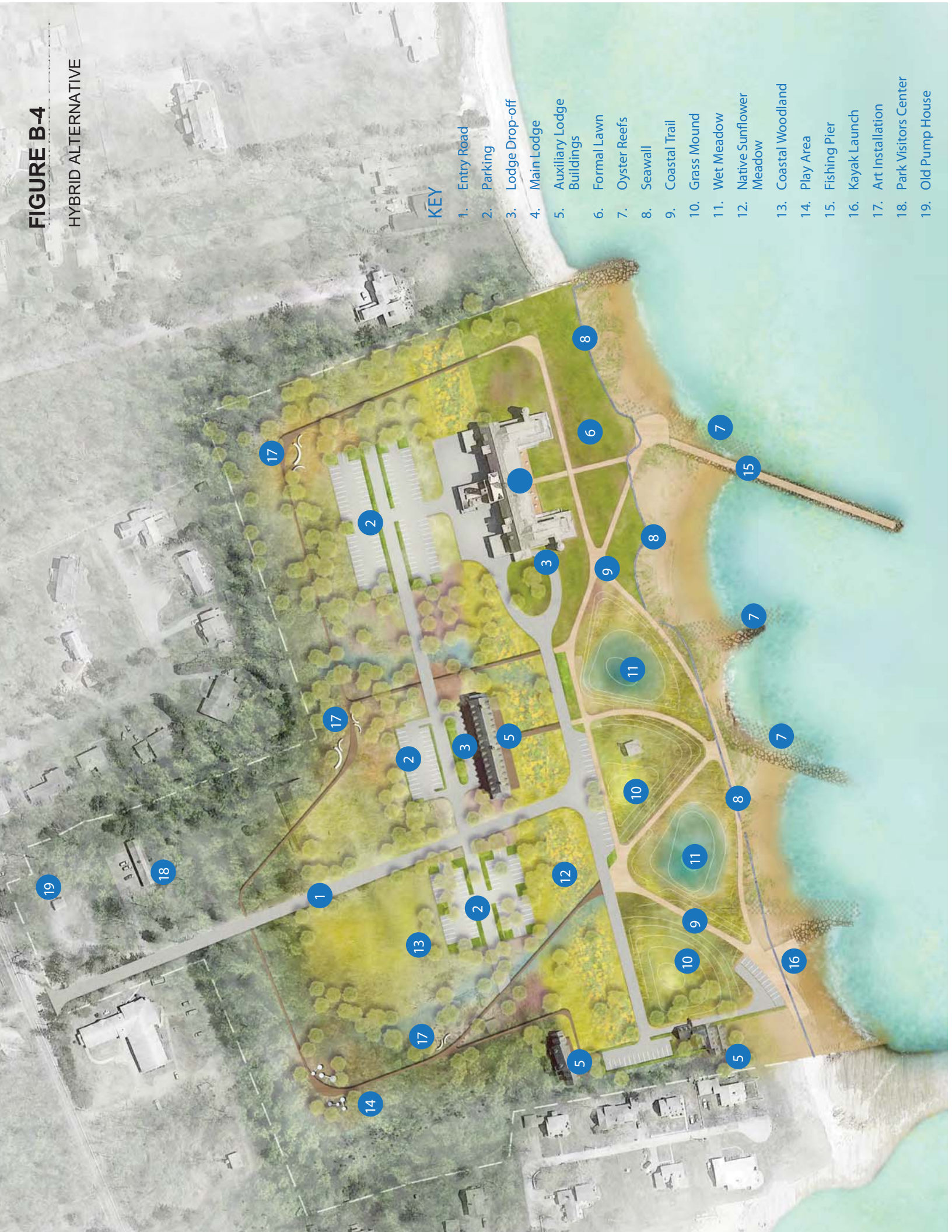


KEY

- 1. Park/Visitor Center
- 2. Walking/Jogging Trail
- 3. Maintenance Road/Trail
- 4. Pump House
- 5. Picnicking/BBQ Grounds
- 6. Open Lawn
- 7. Savannah Grassland
- 8. Swimming Beach (existing)

FIGURE B-4

HYBRID ALTERNATIVE



KEY

- 1. Entry Road
- 2. Parking
- 3. Lodge Drop-off
- 4. Main Lodge
- 5. Auxiliary Lodge Buildings
- 6. Formal Lawn
- 7. Oyster Reefs
- 8. Seawall
- 9. Coastal Trail
- 10. Grass Mound
- 11. Wet Meadow
- 12. Native Sunflower Meadow
- 13. Coastal Woodland
- 14. Play Area
- 15. Fishing Pier
- 16. Kayak Launch
- 17. Art Installation
- 18. Park Visitors Center
- 19. Old Pump House

6.4.2 *Sediment Transport Results*

In order to understand the nature of the transport in the vicinity of Goshen Cove, the regional sediment transport patterns were evaluated to ascertain the overall sediment transport fluxes. This section uses the results of the regional wave model, as presented in Chapter 6.3, to determine the nearshore hydrodynamics, and subsequently, the sediment flux (representing the rate of sediment moving along the coast) and divergence (indicating potential areas of erosion/deposition) along the coastline, with specific focus on the quantitative rate of sediment transport near the Goshen Cove inlet.

The regional wave modeling results were used as input into the non-linear sediment transport model. Wave results from each of the average annual directional spectra bin simulations were used to develop the complete summary of sediment movement for various wave conditions and then combined to define the average annual sediment transport regime throughout the region.

Figure 6-16 presents the nearshore bathymetry (upper panel) and the average yearly sediment flux (lower panel). The top panel provides a geographic reference for the sediment transport results presented in the lower panel. The sediment flux (lower panel) represents the rate of sediment moving along the coast. Negative sediment flux values indicate movement towards the east (from left to right) and positive values indicate movement towards the west (from right to left). This rate is presented in units of cubic meters per year and can be used to quantify the annual sediment transport in the study area. The arrows on the lower panel indicate the direction of sediment transport. The plus signs indicate areas where sediment is likely to accrete given the potential sediment transport processes, while the negative sign indicates area where sediment is likely to erode due to a divergence in the sediment flux rate. These calculations assume that sediment is available on the beach for transport (e.g., potential transport). If the shoreline is armored (e.g., revetment), or doesn't have a sediment source readily available, then the sediment transport rates may vary compared to the values presented herein.

The sediment flux indicates that the magnitude of the transport varies throughout the domain. An average annual longshore transport rate of approximately 20,000 to 30,000 yd³/yr to the east along the beach west of the Goshen Cove inlet. In this location, the rate is fairly consistent. However, just to the east of the inlet, there is a reversal in the transport rate, as sediment is transported to the west at a rate of approximately 15,000 to 20,000 yd³/yr. These results indicate that the existing inlet location resides in an area of sediment convergence, where (on average) sediment is being transported from the east towards the west (east of the inlet), and from the west to the east (west of the inlet). While it is likely that these two conditions don't occur simultaneously, on a net annual bases the inlet resides in an area that would expect to experience an excess of sediment. This likely is a primary contributor to the existing inlet instability as the incoming and outgoing tidal exchange (water) has to work hard to move a significant amount of sediment. Therefore, the existing inlet location is not an ideal location to promote inlet stability.

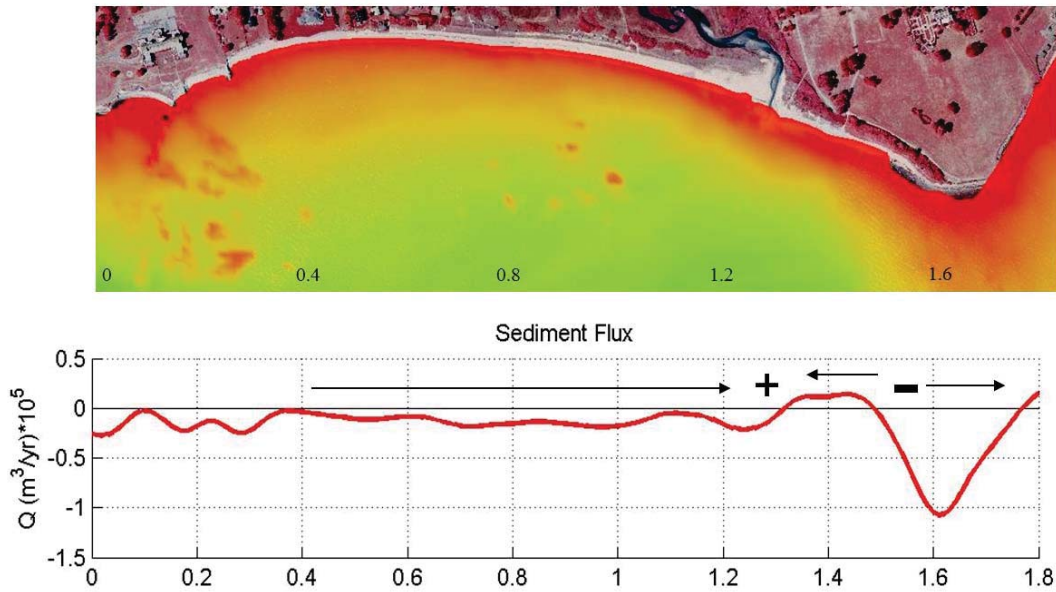


Figure 6-16. Annualized alongshore sediment flux for Goshen Cove region.

While the average annual year provides valuable insight into the long term trends of sediment transport at Goshen Cove and the surrounding area, large storm events can cause significant amounts of sediment transport over a short period of time, and can lead to severe reactions to inlet stability. The increased water levels, large waves, and increased wave energy associated with these storm events can cause pronounced changes in the shoreline, the nearshore bathymetry, and the inlet, due to both the longshore and cross shore sediment movement. Figure 6-17 illustrates both the increased wave energy (top panel) in wave height, and the storm induces longshore transport in the bottom panel. While the quantity associated with the storm rates is relatively unimportant (since the storm lasts for a short period of time), the direction in transport and areas of divergence and convergence occurring during a storm event are important. In the vicinity of the Goshen Cove inlet, there is a marked gross transport towards the west, which likely drives the inlet in that direction (inlet migrates to the west). Once in this position, the channel is hydraulically inefficient and is more prone to closure or breaching back to the east.

Amanda Fabis

From: Brendan O'Shea <boshea6921@sbcglobal.net>
Sent: Thursday, January 15, 2015 2:22 PM
To: DEEP Seaside State Park
Subject: Please use the property as a place for peace, outside enjoyment and education

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 12:09 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Chas Pankenier [mailto:cpankenier@gmail.com]
Sent: Wednesday, August 31, 2016 10:19 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Property

As a student of Cass Gilbert's life and work in Connecticut, I want to advocate--strongly--for the adoption of the "lodge option" for the future of the Seaside Property.

I won't rehash the site's one-of-a-kind place in Gilbert's architectural career, nor the state's history, medical and otherwise. It's enough to say that posterity will likely judge adaptive re-use of the buildings to have been the superior choice.

Charles Pankenier
520 Main Street #10
Ridgefield CT 06877

Seth Taylor

From: TARRYWILE MANSION <tarrywile.mansion@snet.net>
Sent: Thursday, January 15, 2015 2:43 PM
To: DEEP Seaside State Park
Subject: Seaside

Dear DEEP,

I read with much interest an email I received from the CT Trust for Historic Preservation on Seaside. I have been by the property many times on the Ferry and always wondered what the building was.

I am sure many of my ideas have come up before, but I will put them out there. A reuse as a school whether a High School Magnet School studying Marine Sciences, or seeing if UCONN has a need or wish to do another campus in addition to Avery Point.

Like us, perhaps a rental facility for weddings, events. A tent wedding on the lawn with a view of the sound.....

Recreation as a State Park, not sure how much it can be curtailed. Looking at the property, I would hate to see sunbathers all over it on the beach. Limited use to surf casting/fishing??

Best of luck with this property/buildings. It will be interesting to see where it heads.

Becky B. Petro
Executive Director
Tarrywile Park & Mansion

Amanda Fabis

From: Alicia primer <AMPrimer@msn.com>
Sent: Thursday, January 15, 2015 6:20 PM
To: DEEP Seaside State Park
Subject: Please save the Cass Gilbert buildings.

Hello

I feel very strongly that the buildings at Seaside should be restored and saved. They are treasures and important to the State, and to the architectural history of the country.

Since many national parks have hotels (Yosemite, the Grand Canyon, etc.), there is precedent for having hotels within public parks. A long term lease to a hotel would be the perfect solution. A fine hotel, similar to the Ocean House in nearby Watch Hill RI is a perfect example of a viable enterprise and historic landmark.

I grew up in nearby Niantic and am a summer resident of Groton Long Point CT. I am very familiar with the site, having worked nearby for several summers.

Please save the Cass Gilbert buildings. Thank you.

ALICIA PRIMER via iPad

Weston: 781.899.5597
Groton Long Point: 860.536.0035
cell: 781.771.9510

Amanda Fabis

From: Lynnette Purvis <lynnette.purvis2@gmail.com>
Sent: Wednesday, August 17, 2016 7:56 AM
To: SeasideEIE, DEEP
Subject: Dog park

Do you have a dog? I hope you do. That way you will understand what I talking about. Do you realize how many people have dogs around here and yet not one beach in the area has a dog park. Come summer most beaches around here won't allow dogs and even if they do my boys who love the water must stay on a leash. Like most people who regularly take their dogs out if I find an empty beach, mid-week in the early morning, I'll slip their leashes off and let them have a good run. But I'm taking my chances. Often I go to Seaside, no one bothers us there. If you turn this into a state park which will be nice, please consider including a dog park. I believe it would bring a lot of people down to enjoy it and could even bring in much needed revenue as you could charge a fee, just like the regular park.

I am disabled and have 2 service dogs, they mean the world to me, they are my lifeline. I would dearly love to be able to take them to the beach and let them run legally.

Lynnette Purvis

Hello,

I attended the Open House meeting at the Waterford Town Hall on Wednesday, February 4, 2015 6:30PM. The meeting provided a look into the comments received and planning to this point regarding the property for those of us interested enough to attend.

One of the items in the presentation was the idea of utilizing some form of more natural beach protection such as dunes instead of the existing seawall.

I would like to express my concerns with this idea, and ask that my family (owners of 24 Magonk Point Road - directly abutting the park on the west beachfront) be consulted specifically about this issue, as it may impact our existing seawall. Our seawall directly continues the structure of the Seaside seawall on this western end, and faces any weather as part of the larger beachfront in a contiguous manner. The loss of the existing Seaside seawall anywhere near this public/private property line would be of great concern to us. There would be considerable construction required to attempt to maintain this area should the Seaside seawall be removed, and/or replaced with some form of dune system. Dunes can move, and expose the corner that would be left vacant by the absence of the Seaside seawall. Our property could then be subject to great damage, and excessive financial hardship.

Since the sound overflows these walls at times, and in the future will probably reach to the buildings (see FEMA flood plan) the area in potential danger is extensive. These seawalls have been effective at supporting the area for over 60 years, and protected the properties when many others in the area have been greatly damaged.

The town storm drain system runs down very near our property line with Seaside, it being only 15' or so away from our fence. Although this system is on our property, changes to the seawall system could impact the area if the existing seawall is removed, or some other adequate protection is not provided.

The Waterford sewer system also runs through our property onto the Seaside site and across to the pumping station. This system obviously needs to be protected. The area towards the sound from this sewer line path is currently protected only by the seawall. Plans including not maintaining the seawall will need to consider how this protection of the pipeline will then be provided. This area is over run by the sound during major storms. How would dunes stop this, unless higher than the existing seawall? And although dunes could be constructed higher than the existing seawall, would they be able to withstand the wind and water from a storm like Sandy? At such a height they would not be something that one could suggest is more natural, since nothing like a dune that high exists in the area to my knowledge.

We also would ask that we be included directly in discussions about the Superintendent's house at the western beachfront Seaside property. The superintendent's house and ours were constructed in a time when modern property setbacks were treated differently than today. We are the predominant abutting property owner to the park at this area. We have recently replaced our property line fence. The year we replaced it a hurricane brought down a tree on the Seaside property and destroyed a section of this new fence. We did not attempt any claim for compensation, and repaired the fence ourselves. However, there are several other trees which present the potential for more damage to our property due to their proximity to our fence. I have the information for the existing property maintenance director Douglas J. Moore, who I will be in contact with to discuss possible preventive actions I will propose for this spring.

The superintendent's house was just that for the majority of the time. It housed a family, and had an office or two inside that were used at some points. It has never had much activity therefore. Due to the proximity of the structure to our own family home (again, due to less than normal setbacks), we are naturally concerned about future uses of it. Increasing the activities to be considered at this building threaten our enjoyment of our own property, as well as the Smith and Patterson properties north of ours, which also abut this area of the park. In the last few years, as more people find out about Seaside and it's availability, we have become more concerned about vandalism. Many people look for ways of entering the building. Of course we understand that people are going to enjoy this area in the future, including walking, picnicking, sunbathing, etc. However, concepts that might include uses for the structure in some active way other than an office or two concern us due to the abnormal proximity to our buildings. The idea of putting additional parking for example at this location does not appeal to us for several reasons. The light

needed currently just for vandalism reasons is a nuisance to us, as it shines directly into our east facing windows. However, we certainly understand the necessity of it. Lights from automobiles coming in and out of the area would increase this disturbance.

We have issues each year with fishermen, who do not observe laws regarding where they may and may not go. Some of these people park at Seaside and walk across the beach in front of us, around the point and across several other properties to the point of rock near the Kitchings property. Although this can not be done legally without walking through 4-5 foot water, people then trespass to get around these areas, or because they just like the convenience of walking across a smooth seawall rather than a difficult gravel beach. Additional parking at the superintendent's building will probably exacerbate this problem.

We have marked our fence between the properties with "No Trespassing" and other signs. We would like to see the park system indicate that beyond a certain point is private property, so that people are notified not to go beyond. Something from the state or town is more convincing than a private property owner's sign. Over the years people have had play balls come across our fence, and pets run over onto our property. These people think it's ok for them to trespass to retrieve these things. While we realize it seems petty to complain about this, it is an indication that the owners of Seaside are not acting responsibly to inform the public of the restrictions and creating buffers to eliminate it. We have kept our fence as a chain link style to allow both sides to enjoy the view with little restriction to sight. We would hope that the state and town would do the same in their plans.

Thank you for your consideration with these points. I look forward to hearing from you when we can be of assistance with your planning.

Timothy G. Radway
24 Magonk Point Road
Waterford, Ct 06385
610-334-2923

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Thursday, September 01, 2016 8:23 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Proposed plan for the development and use of the new state park in Waterford

From: Jeff Radway [mailto:mzsfbs@gmail.com]
Sent: Wednesday, August 31, 2016 4:49 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Fw: Proposed plan for the development and use of the new state park in Waterford

Probably sent this to the wrong DEEP address the first time so please take note of it in your considerations concerning Seaside.

From: [Jeff Radway](#)
Sent: Wednesday, August 31, 2016 8:28 AM
To: DEEP.SeasideStatePark@ct.gov ; [Kathy Jacques](#) ; [Tim](#) ; [jon radway](#) ; [Terri Radway](#) ; serenseven@aol.com
Subject: Proposed plan for the development and use of the new state park in Waterford

To whom it may concern,

In my opinion, in addition to environmental issues some of which are detailed below, the current economic climate will not support the level of economic involvement on the part of the taxpayers of Connecticut which the recommended plan involving creation of a "destination venue" would require. To commit to a plan involving expenditure of state funds on that level without any firm guarantees on the part of private interests to expend significant sums as part of the plan, is inadvisable. The passive use plan is the admitted least cost alternative and if it were to be accompanied by a stabilization continuation of the major structures for a period of five to ten years the possibility of further use at a time when the economy will better support some activity is still there.

Despite what has been offered as evidence of limited to no impact on local traffic patterns by the recommended option, as a long term property owner in the area going back to the time when Seaside was in operation as an institution, I am quite sure that the recommended option will lead to the need for significant additional expenditures by the taxpayers of the town of Waterford for road improvements. As the states own discussion admits, the traffic studies did not take into reliable account the fact that a significant portion of the employees at the Seaside institution were resident there, and therefore commute traffic was not a significant issue. This will change if the "destination venue" approach is undertaken.

Increase in impervious surface is a major issue in most littoral areas , and road improvements as well as parking requirements at the site would pose a major danger to an already stressed environment. The maintenance of the existing hard seawall should help to mitigate runoff from the rest of the property as long as it's use is not significantly expanded, and has always contributed to the limitation of erosion from this property. It should be maintained as it is currently designed. Existing impervious surface should be removed as much as possible. Until the water quality issues affecting shellfish and other forms of marine life in Long Island Sound are mitigated there is little hope for any expansion of the shellfish population in the immediate area of the Seaside park. These water quality issues are largely caused by activities far outside the immediate area of

the Seaside Park, but the infusion of money for projects like that (especially involving oysters, which for other reasons as well are not suitable for the Seaside area) would be a waste.

The existing sand beaches are quite suitable for swimming and other beachside recreational activities and with little expense some of the other areas could be usable for launching small human powered craft such as kayaks and paddle boards without increasing impervious surface. Many other coastal areas use unsupervised bathing “at one’s own risk” to eliminate the costs of supervision without prohibiting the recreational use, and there is no reason that the state of CT can not do the same here. Motorized vehicular traffic on the grounds should be limited to electric vehicles solely for the use of the handicapped and maintenance personnel.

Some form of publicly accessible rest room facilities must be made available as the current situation is environmentally undesirable, but portable toilets will do for the vast majority of the clientele and a facility limited to the use of the handicapped could be affordably made available. Since pet oriented recreation has become a significant aspect of the current visitors to the park, sewage disposal policy and practice also must be created and enforced for the pets.

As you have probably surmised from the above, I am convinced that some modified form of the passive use program for the park at Seaside, is the most desirable option, at least for the period of the next ten years. There are more significant needs on which the state of CT and the town of Waterford taxpayers money should be spent than creating some kind of vague “public private” partnership which most likely would benefit private interests at the expense of taxpayers and significantly increase the environmental degradation which currently affects Long Island Sound. After all, largely unrestricted development throughout the nation is what has caused the very significant degradation of the marine environment all over the planet.

Sincerely,

Jeffrey C. Radway

24 Magonk Point Rd.
Waterford, CT

alternately...
16 Fern Drive
Hawley, PA

Amanda Fabis

From: Katherine Rattan <katerattan@gmail.com>
Sent: Wednesday, August 17, 2016 10:41 AM
To: SeasideEIE, DEEP
Subject: seaside waterford ct - public comment

The following is my public comment on the Seaside EIE. I am very pleased that this park would be managed through a Public Private Partnership. The DEEP doesn't have the resources, nor do they have the consistency of funding to manage a park such as this.

I would like to see the "lodge" concept developed into something like the Ocean House in Westerly, which was not one of the comparable properties in report. Despite it's exclusion, I believe that the properties have several similarities including: historic property, water front access and waterviews, availability of water and sewer. To achieve the goals the private operator needs to develop a top notch restaurant and bar. There are very few waterfront dining options in Waterford. Mago Point would be the only one I can think of, despite Waterford's stunning coastline. This would be a compliment to the areas seasonal tourism industry as well as being an amenity for our year round residents. If combined with an farm-to-table concept, we would further support agriculture and farmland preservation.

Further, I would like to note that, as a relatively recent bride, there are in inadequate number of wedding and banquet venues. Allowing this use would promote competition in the area and provide additional facilities for local employers to hold corporate functions.

The coastline in this area is underdeveloped. We need storm resilient, beautiful landscapes with 1st class amenities that will bring tourist dollars and reinvest local dollar in the community. A vibrant Waterford will improve livability and viability of the region as a whole.

Lastly, because this is a bucolic neighborhood and because there will be public access; it is imperative that the RT213 corridor be improved with formal bike lanes or a multi-use bike path. My preference is to narrow the road and provide a side path based on the proximity to an elementary school and the future use by families with small children. A path should run from Waterford beach to RT156 along RT213. Additionally, sharrows should be placed on Shore Rd, where the right of way appears constrained; however there may be a future need to expand a sidepath on Shore Road as well. While supporting year round residents, such bike paths would also provide recreational and transportation opportunities for lodge guests both to get to surrounding parks, town historic sites, and the golf course.

Keep up the good work.
-Katherine Rattan
New London resident

Amanda Fabis

From: Ribas, Francisco <fribas@gfnet.com>
Sent: Thursday, March 26, 2015 9:09 AM
To: DEEP Seaside State Park
Subject: 3/25/15 Seaside Presentation - Waterford Town Hall

To whom it may concern,

I attended last night's presentation regarding the future plans for the pending development of Seaside State Park, Connecticut's 108th park in the Town of Waterford. I would like to thank the DEEP and their agent/architects for taking the time to come to Waterford and keep the local residents informed of the ongoing plans.

I am very aware of the recent history of the planned development of Seaside Park, first with the private developer and now with the State. I have owned a second home here in Waterford since 2001. Since then we have become members of the Friends of Harkness and members of the Friends of Connecticut State Parks, even a past board member. In our extensive involvement with Harkness, we organized and financially supported the "Gatsby" gala held there at Harkness Mansion to celebrate the 100 years of Connecticut State Parks. We even secured the support of one of our employers to donate the "100 year Centennial banners" displayed at all the Parks.

The three proposed plans are all wonderful and would better the current status of the park. I feel that if the State wants to really show the State and the Southeast Region something new in regards to its State Parks System then we should try and get Option A - Destination Plan approved. I feel that it would be a wonderful addition to the family of current parks the State has. A new destination that would draw people to the shoreline and provide them a place to experience the shoreline and then stay overnight. Having a small Inn or Lodge there would provide a source of revenue to help maintain the new park plus add tax revenue to the State and the town of Waterford. The Southeast Region of Connecticut is amazing and should be shown as such. It is not just the lower Southwest Region, aka the "Gold Coast" that can be the shining star of Connecticut. There are currently wonderful attractions right in the area, Harkness State Park and the Eugene O'Neill Theater Center, and the addition of this new State Park would enhance them even more. I fully support the efforts of DEEP in developing a plan that provides a venue fully enjoying the shoreline and the addition of an Inn or Lodge for overnight stays.

Regards and Best wishes on the endeavor,

Francisco X. Ribas

Francisco X. Ribas

Gannett Fleming Engineers and Architects, P.C.

Office Engineer

CTDOT Project No. 301-0092 Rehabilitation of Metro North Railroad Bridge No. 03948R over Sound Beach Avenue and Bridge No. 03955R over Tomac Avenue.

143 Sound Beach Avenue, Old Greenwich, CT 06870

Office Phone 203-637-0036
Cell Phone 203-260-6012

Amanda Fabis

From: ambannas1@gmail.com
Sent: Thursday, January 15, 2015 8:31 PM
To: DEEP Seaside State Park
Subject: Waterford park buildings

Please do not demolish these two beautiful old buildings. We have already lost way to many of our beautiful old historic buildings in this state. If you renovate them perhaps they can be rented for things such as weddings or parties....Could the old nurses residence be used as a hotel for conferences for organizations or cooperation or as some type of resort.it looks like a lovely place for a water park.....if you keep the buildings there is a chance to make some revenue from them if you take them down all you do is destroy another piece of our wonderful history that can never be regained....thank you

Carol Rogers
Sent from my iPad

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 12:07 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: seaside comments

From: Gene Ryan [mailto:gryan@waterfordschools.org]
Sent: Wednesday, August 31, 2016 9:44 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: seaside

Dear Mr.Kalafa,

Thank you and your colleagues for accepting comments on the Seaside property. I will try to be brief since you all probably have a lot of reading to do.

The buildings are and have been the white elephant in the room that has held up any progress on the property. The land as a park is too small to accommodate them. As a former D.M.R. (now D.D.D.) employee at Seaside I have fond memories of the place, the people the activities, I will not miss the buildings. As far as Cass Gilbert, the Supreme Court Building in D.C. is his legacy. No one cares that Neil Armstrong was captain of his H.S. swim team. The one thing I have never heard mentioned is the diverse wild life of the park. I have seen fox, coyotes, fisher cats, turkey, snowy owl, osprey, bob cat, all kind of birds and all the other usual suspects. The park is now used and loved for passive recreation, seems like a natural fit for the size of the land. Thank you for taking the time to consider my comments and all of those submitted,

Respectfully,
Gene Ryan

Gene Ryan
Vice Principal
Scholarship Committee Chairman
gryan@waterfordschools.org

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:17 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside comments

From: ROBIN RYAN [mailto:grryan@sbcglobal.net]
Sent: Saturday, August 27, 2016 10:10 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside comments

Dear David A. Kalafa,

I would like to comment on the proposals the state is looking at for the Seaside property. As a DDS employee who worked in the building and as a neighbor I know first-hand the terrible condition of the buildings. The main reason DDS closed down and moved everyone out was due to the unsafe structural condition of the buildings and high cost of remediation. Over all the years I can only imagine the condition of them now. This will be a very costly endeavor to get them back into any form of usable condition. I believe it was the main reason Mr. Steiner could not move forward on his plans for the building, no one would back him financially even when he had a building on every square inch of the property and had proposed having parking outside the park!

As a neighbor I have witnessed people enjoying the park for years. For the most part people are very respectful of the property; they enjoy it with their dogs, their families and for fishing. The only incidents have always revolved around the buildings. They may have some significant importance but it does not seem most of the people in Connecticut respect or care about that. I have seen people of all ages, ethnic backgrounds, and gender throw rocks at the windows, try to pry the plywood off the windows and doors and spray graffiti. Unbelievably, I have seen families with young children engage in this behavior. I have seen mothers hoist their young children up to try to get them into a window. I have also seen young adults on the roof in sundresses and flip flops. I believe if people in the state of Connecticut felt strongly about these historic buildings they would not be treating them in this manner. I believe given the condition of the buildings, the lack of respect people have for the buildings and the current budget woes it would be best to knock down the buildings and use the park for passive recreation as people have been doing for years. The buildings are an attractive nuisance and the fences built around both buildings do little to stop people from getting to them. In fact I would not be surprised if someone doesn't try to sue the state when they fall trying to climb over. With the buildings gone people can enjoy the property, the state does not have to worry about trying to keep people out of the buildings and if some day in the future they want to look into the development of a private-public venture of creating a small hotel they can do so. I think a new build project would be more enticing to private investors and could perhaps keep a better buffer zone with the neighborhood than the existing buildings. As previously stated, I do not see the majority of the people caring if the buildings are historic or about Cass Gilbert by the behavior they are displaying and have displayed over the years as they try to vandalize them.

If you have any questions I can be reached at 860-442-8087. Thank you for your time.

Robin

Robin Ryan

15 Woodsea Place
Waterford, CT 06385

Amanda Fabis

From: Laurette Saller <laurettesaller@gmail.com>
Sent: Thursday, April 16, 2015 10:13 AM
To: DEEP Seaside State Park
Subject: Seaside park

As a nearby resident, kayaker and avid supporter of wildlife habitat protection, I'm very supportive of passive recreational use for this property.

Please keep me informed of meetings and news concerning this property at this address. Laurettesaller@gmail.com

Thank you

Laurette

Seth Taylor

From: Dennis Schain <dennisschain@gmail.com>
Sent: Tuesday, December 16, 2014 6:26 AM
To: DEEP Seaside State Park
Subject: seaside courant

State Holds Hearing On Seaside State Park Plans

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PETER MARTEKA

Abandoned Seaside Sanatorium

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By PETER MARTEKA

10:33 pm, December 15, 2014

WATERFORD — Barry Gorfain, an avid kayaker and hiker, has a vision for Seaside State Park. The Niantic resident would like to see a launching area allowing direct access to Long Island Sound for kayakers and canoeists — a rarity in the state.

Debbie Tedford took Gorfain's vision and embellished it further, adding that a building could be renovated and that a boat outfitter could rent kayaks and canoes to visitors to the state park.

Gorfain and Tedford were two of more than 100 people who went to the state Department of Energy and Environmental Protection's public information meeting at town hall Monday night for the Seaside State Park

project. Earlier in the fall, Gov. Dannel P. Malloy announced that the abandoned 34-acre grounds of the former Seaside Sanatorium would become the state's 108th state park and the first shoreline recreational area since Groton's Bluff Point State Park was acquired in 1963.

Now comes the hard part for Oak Park Architects LLC and Sasaki Associates, the master planners for the project. The firms, along with the DEEP, Department of Administrative Services and the Office of Policy and Management, need to determine a plan for the property as well as the development costs and future of the former sanatorium buildings.

Monday served as an opportunity to get feedback and ideas, said Susan K. Whalen, deputy commissioner of natural resources and outdoor recreation at the DEEP. She said this was the first of three public meetings that will be held over the winter with a preliminary final master plan ready for review in April.

Jason Hellendrung said the master plan will assess the potential future of the old sanatorium buildings designed by Cass Gilbert that were built in the early 1930s and are listed on the National Register of Historic Places. Options would include stabilization, rehabilitation, reuse or demolition. The master plan will also address public access and potential passive recreation, shoreline preservation and improving the area's ecology.

"We will be developing a lot of different options," Hellendrung said. "We are focusing on the future and what the park is and how it can come to fruition. The waterfront is a real draw."

A new website was launched Monday — <http://www.ct.gov/deep/seaside> — and those wishing to make comments may send an email to deep.seasidestatepark@ct.gov. After the presentation, those attending wrote their comments on sheets of paper or spoke with representatives from the various agencies.

"In this particular area, there is little public access for those of us who enjoy kayaking," Gorfain said after meeting with a representative. "It would be nice to have a decent car-top access. There are a lot of places to explore in the area. Something like this would be less expensive and have less impact on the neighborhood."

"It should be kept passive and low-key," Tedford added.

Some of those who wrote comments agreed with the pair, noting that the park is in the middle of a heavily developed residential neighborhood and that traffic would become an issue if Seaside was heavily used. Some said that the park could be used for shoreline habitat restoration and environmental studies.

"Less is better than more," one person wrote, "Would like to see the buildings preserved."

Others called on the DEEP to preserve portions of the buildings, including an iconic spire on the main hospital building. Another wrote that the chimneys on the nurse's building should be preserved because ospreys nest there and "return there every year."

September 1, 2016

David A. Kalafa
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106

Subject: Seaside State Park Master Plan
Waterford, Connecticut

Dear Mr. Kalafa,

The State Historic Preservation Office (SHPO) has reviewed the referenced project in response to a Scoping Notice posted on the Environmental Monitor. The State of Connecticut designated the referenced property as a state park in 2014. Since that time, the Department of Energy and Environmental Protection (DEEP) has been engaging the public in a comprehensive planning effort to evaluate the best uses for this property. This office acknowledges the efforts taken by DEEP, as well as the goals of the project. SHPO understands that from this planning process three design alternative concepts were considered prior to the development of a preferred plan: a Destination Park, an Ecological Park, and a Passive Recreation Park.

Seaside State Park is listed on the National Register of Historic Places (NRHP) as The Seaside. The property merited this national distinction on the basis of two significant achievements. It was the nation's "first institution devoted exclusively to the heliotropic treatment of tubercular children" and it is a rare example of institutional Tudor Revival architecture designed by the nationally acclaimed architect Cass Gilbert (NRHP Registration Form: The Seaside). It is a unique cultural resource that, if lost, could never be recreated. Of the design concepts, only the Destination Park alternative envisioned rehabilitation of most of the historic buildings that contribute to The Seaside historic property. As a result, SHPO considers the integration of this idea into the final Recommended Concept as a benefit to our state's important historic resources.

SHPO appreciates and strongly supports DEEP's consideration of creating a Seaside Preservation District to guide future rehabilitation and reuse of historic structures. Our office welcomes partnering with DEEP in meeting these goals by offering the professional expertise of our staff for technical guidance, as well as practical experience working with private-public partnerships for the adaptive reuse of historic structures. SHPO recognizes that this relationship would be a critical component for the adaptive reuse of this property. In this regard, SHPO would like to point out that the rehabilitation of existing buildings is considered to be the, "most powerful economic revitalization tools in the nation" by the National Main Street Center. People are drawn to old places to experience their unique beauty, inspirational awe, or nostalgic feel and they are purposely sought out as destinations for the fastest growing sector of the tourism industry: Heritage Tourism. The Destination Park alternative and final Recommended Concept recognize this economic potential.

State Historic Preservation Office

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In addition to the economic advantages of historic preservation, it is also environmentally responsible. Reusing historic buildings is inherently sustainable because it removes the expenditure of energy required for demolition and eliminates waste materials from entering landfills. Furthermore, the Master Plan for Seaside Park has the potential for setting a national standard in preservation and conservation efforts embedded in resiliency efforts. As Connecticut's coastline faces the increased challenges of sea level rise and severe storm events, minimizing the threats to the natural and cultural environments has become an important focus. Therefore, SHPO encourages the inclusion of multiple resiliency elements into the final Recommended Concept including living shorelines, reef balls, coastal meadows, and seawalls that will reduce, and possibly eliminate, the risk of loss.

This office appreciates the opportunity to comment on the proposed project at this early stage of planning and we look forward to additional consultation as the project moves forward. These comments are provided in accordance with the Connecticut Environmental Policy Act. For additional information, please me at (860) 256-2764 or catherine.labadia@ct.gov.

Sincerely,



Catherine Labadia
Deputy State Historic Preservation Officer

cc: Jeff Bolton, DAS

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:18 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Colette Skinner [mailto:colette1012@hotmail.com]
Sent: Sunday, August 28, 2016 1:37 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>; colette skinner <colette1012@hotmail.com>; Alan Skinner <tacks2@hotmail.com>
Subject: RE: Seaside

From: colette1012@hotmail.com
To: colette1012@hotmail.com
Subject: Seaside
Sunday, 28th August 2016

David A. Kalafa
Policy Development Coordinator, DEEP

Dear Mr. Kalafa:

Thank you for the meeting on Wednesday. We would just like to express our concern for the plan to develop Seaside as a "destination" converting the existing buildings into a hotel. We feel it would have a very negative impact on the area disrupting a small, residential neighborhood. Some of the concerns are as follows:

- the amount of traffic on a narrow road would substantially increase, both cars and trucks.
- many homes are close to the parcel and would be affected by noise, lighting, etc. ruining the peace and quiet of the neighborhood....one of the primary reasons they moved to the area
- in ten years should the hotel not attract visitors, we would be in the same place, a large unoccupied, uncared for building
- the dollars necessary to remodel the buildings would most likely increase once the project is undertaken
- how can the state justify a large expenditure when they cannot keep existing parks open or staffed...or support a small staff for Family Day at Harkness.

Under current economic conditions, we would be in favor of demolishing the buildings. At this point, since they haven't been cared for, the cost to redo them does not make sense. The state should consider the less costly options of an open space park, basically how it was used by the public before Governor Malloy designated it a state park...just cut the grass, make it available to the public and wait until the state can legitimately afford another park.

Thank you.
Alan & Colette Skinner
11 Shore Road
Waterford, CT 06385
(860)443-1315

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Thursday, September 01, 2016 8:25 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Proposals

From: Bill Spellman [mailto:btsrsp@gmail.com]
Sent: Wednesday, August 31, 2016 11:02 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Proposals

Dear Mr. Kalafa,

I am writing to voice my opinion on the matter concerning the development of the Seaside property in Waterford. I strongly feel that the "lodge plan" is the best alternative. We already have several parks and open spaces in Waterford and nearby towns that residents can enjoy. The Seaside property is a wonderful space that can be developed into something that can preserve the beauty of the area and also generate revenues for the State. Destination Park is the right choice.

Thank you....Bill Spellman

7 Goundry Drive
Waterford, CT

Amanda Fabis

From: Patricia Spellman <triciacsp@gmail.com>
Sent: Tuesday, December 16, 2014 4:23 PM
To: DEEP Seaside State Park
Subject: alternate uses for Seaside

As a native, resident (and taxpayer)of Waterford, I believe a public and private partnership should be considered for the property. I live nearby and have close access to Harkness State Park, Waterford Beach Park, Eugene O'Neill Theater (which pays no taxes) and Seaside. Yes, we are fortunate to have such beauty, but I believe we need to generate some **tax revenue** in Waterford, and a public/ private partnership should be considered.

Thank you.

Patricia Spellman
7 Goundry Drive
Waterford, CT

Comments for the Seaside Regional Center property:

My comments focus on the shoreline for the site, understanding the dynamics of this coastal zone has always been an interest. At risk of over repetition I have talked about the topic with State and local agencies many times over the years, the following is a brief summary of my usual recommendations. These concepts are important to recognize early in the process because it affects how you deal with hazards to improve safety and how you plan for the historic buildings.

- Try to not repeat the same mistakes we've made in the past (repeating history).
- Try not to fixate on and return the site to what it was at a specific period in time.
- Try to work with the natural dynamics of the system, not against it.

First, the basic themes through most of the historic articles I've read emphasized how the construction of the groins would build a better beach. I've attached a list of several of these articles. Building beaches using structures never works as expected and what we do see here was at the expense of neighboring properties (to the East – see attached photographs). I can assume we've grown out of this way of thinking, but I write just in case. It's a complex issue, we need to stop and think before maintaining the groins and wall systems.

Also with history in mind we should *not* focus on returning the site to what it was at a given time, to how people remember it or to what it was when it was operational. We should instead focus on what the site "wants" to be (what the physical dynamics of the ocean and shore interface would mold the site to if left alone). The goal should be a balance requiring less cost to maintain, both in dollars and environmental degradation. An example, I strongly feel we should not try to return the deck to what it was in the past, instead I feel it should be removed entirely (down to the bedrock if possible). Maintaining features out perpendicular from shore like this into such a harsh coastal zone would cost far too much to maintain, it would be a losing battle. Also, where possible, the broken walls and groins should be removed instead of trying to stabilize or repair them.

Finally, work within the natural dynamics of the system. The "system" spans the shoreline from Harkness point to Magonk point; these headlands approximate the outer limits of a natural cove/dynamic zone where the beach "sloshes" back and forth over the seasons. Again, it's more complex, but to make this work you have to think of outside the boundaries of the property itself. If the designers understood the site dynamics when the facility was originally built they may have seen how the beach naturally fluctuated within the entire zone. While we may never restore this dynamic to what it was, changes could be made to minimize future impacts and possibly restore some of the shoreline movement. An example, the Eastern most groin is so tall and thick even wind-blown sand does not transport around it or over it. Maybe it could be lowered.

A side note. Living Shorelines were referenced as an option for the site. As an advocate for restoring natural processes the concept sounds good, but I want what we do to work. You need to clearly be aware how exposed this site is to ocean waves. Nothing, and mean nothing, will survive between the seawalls and the ocean. Anything "living" would have to be landward of the walls and even then further inland of the current shoreline if the walls were ever removed.

I limit my comments (for now...). Photos and new clippings attached. Thank you for taking public input!

Joel Stocker - Waterford, CT

Photographs - View to East: Loss of sand past Eastern most groin.

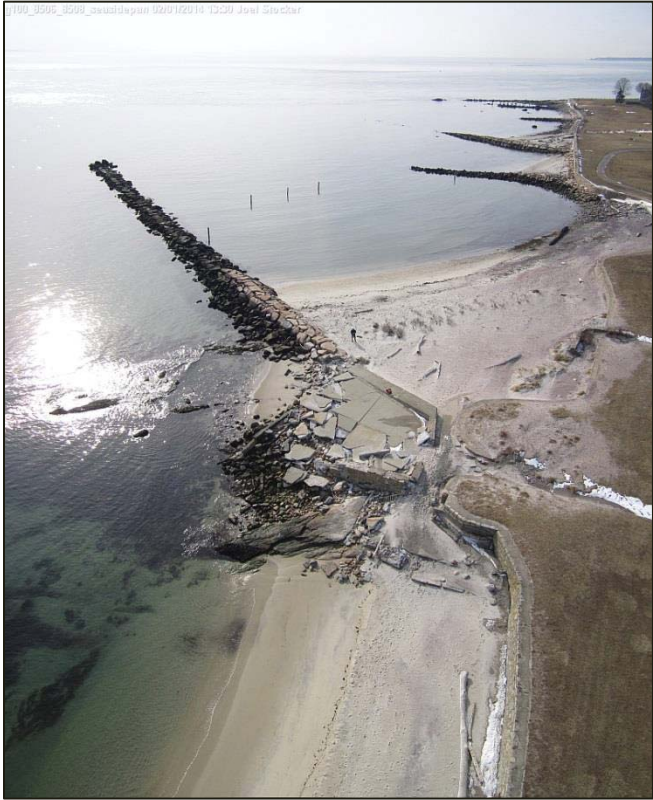


View to West: Groin system and seawalls.



*These are winter shots. Sand does return in the summer, but overall shoreline loss is very high east of the groins.

Close-ups of the "deck" and main groin. February 2, 2014.



Seaside Regional Center Newspaper Article Listing (historic, etc.).

Web links added where available (if found). Many of these copies were provided to me by Bob Nye (*).

11/12/1931

The Day, New London, CONN., Thursday, November 12, 1931 Page Five:

Airplane View of Site of New Seaside Sanatorium at Magonk Pt., Waterford.

Web Link:

<http://news.google.com/newspapers?id=xJErAAAAIBAJ&sjid=nXEFAAAAIBA&pg=2552%2C787189>

Includes oblique aerial of the Seaside property covering the beach front prior to construction of groins. Photo by 118th Photo Section, A.C., C.N.G. (Aviation corps of the Connecticut National Guard). The copy on the microfiche is not clear and no one seems to know if the original still exists. The original would be an *extremely* valuable photo!

08/04/1931 (*)

The Day, New London, Conn., Tuesday August 4, 1931 Page 9

Big State Sanatorium Project.

Seaside Sanatorium Coming to Magonk Point; State Buys 31 Acres With Fine Sandy Beach; Will Expend Nearly \$500,000 in New Location.

Web Link:

<http://news.google.com/newspapers?nid=1915&dat=19310804&id=6rg0AAAAIBA&sjid=EXIFAAAAIBA&pg=1595,3467467>

Article mentions existing jetties [groins] in second to last paragraph.

“Of the waterfront section of the tract, part has a fine white sand beach and the rest is somewhat rocky. Two natural jetties extend in to the sound, however, and it is the opinion of state engineers that if these are lengthened they will cause sand to be washed up on shore during storms creating a perfect beach the length of the shore front.”

Mentions boundary owners, including Brooks. Paragraph 6. “On the east by property of the former Ephraim Brooks estate, now owned by Mrs. Henrietta H. Metcalf and G.V. Rogers.”

08/13/1931 (*) See attached scan.

Newspaper Source? Page?

State Will Buy More Land for Sanatorium.

Article describes the purchase of the additional 70 feet of shorefront owned by Mrs. Alice Metcalf [formerly Ephraim Brooks]. “The additional land has a shore frontage of 70 feet with a fine white sand beach, is 700 feet deep and is 110 feet deep in the rear.”

12/31/1931 (*) See attached scan.

The Day, New London, Page Ten.

Scott Co. to Build Two Jetties at New Sanatorium.

Paragraphs 3 and 4.

“ The jetties, which will be of stone, will be placed to protect the shore front of the sanatorium property, which at present bears the brunt of northeast storms, causing the sand to wash away from the

beach. The location of the jetties will be approximately at either end of the shore front of the property. Of stone construction, one will extend seaward 375 feet and the other will extend 475 feet.

With the shore front protected from storms it is expected that ultimately the whole front will be covered with white sand and that a shoal bathing place will develop.”

03/17/1932 (*) See attached scan.

The Day, New London, Conn., Thursday, March 17, 1932 Page?

P. G. Mono & Co. Awarded Contract for Laying Water Main to New Sanatorium.

Last paragraph.

“Seeks Opinion on Jetties”

“The state tuberculosis commission has asked the attorney general for an opinion on whether the construction of markers at the outer end of jetties to be constructed at the site of the new Seaside sanatorium, if satisfactory to the United States army engineers, will protect the state from liability in the case of wrecks of small boats, running against the jetties during period of high water.”

09/02/1933 (*) See attached scan.

The Day, New London Page 8

New Seaside Sanatorium

Ready for Occupancy in November; Infirmary Erected at Cost of \$370,000; One of Most Modern in Country.

Paragraph 5. “Beach Beautiful Spot”

“The beach is wide and sandy and because of two natural jetties extending out into the sound authorities say it will improve with the years. During storms or rough weather, sand will be washed up, thus widening and improving the beach considerably. A good beach is an essential of the sanatorium in view of the fact that the emphasis in the treatment at the sanatorium is on heliotherapy, or treatment with the sun’s rays.”

Mid story. “In East Wing of Main Floor”

“The sewage is disposed of through a large disposal plant where it is purified and then piped 500 feet out into the sound.”

01/01/1934 See attached scan.

The Day, New London, Conn., Monday, January 1, 1934 Page?

Work on New Sanatorium Now Practically Completed; Soon Ready for Occupancy.

Paragraph 5.

“There has also been considerable outside work, including the construction of two jetties; the installation of a water supply system; the construction of roads and driveways and the grading of grounds.”

09/21/1935

The Day, New London, Conn., Saturday, September 21, 1935 Page 3

Sub article to: \$15,000 Allotted C.G. Academy For Repairs to Buildings.

Seaside Sanatorium Work

Web Link:

<http://news.google.com/newspapers?nid=1915&dat=19350921&id=g540AAAAIBAJ&sjid=ZnEFAAAAIBAJ&pg=1203,1545145>

“Announcement was made this week of an application for transfer of a general repairs and improvement project at the Seaside sanatorium at Waterford from FERA to WPA. The work is listed to cost \$36,418 and is now five per cent complete.”

[*Note: This may be the seawall. Seems to indicate they were *already* doing repairs...]

01/02/1936

The Day, New London, Conn., Wednesday, January 1, 1936 Page 18.

Much Progress Made at Seaside During Past Year.

Web Link:

http://news.google.com/newspapers?nid=1915&dat=19360102&id=rfhGAAAAIBAJ&sjid=N_gMAAAAIBA J&pg=3163,112324

Paragraph 3.

“One jetty, which was started in 1934, has been extended further into the water. Another jetty has been completed and another one started. As a result of this, the beach has improved very much.”

08/13/1931:

8/13/31

YRE MURDER



Associated Press Photo
son (right) of Cleveland
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State Will Buy More Land for Sanatorium

Comptroller Frederick M. Salmon has completed arrangements for the acquisition of another piece of land in Waterford for the use of the state tuberculosis commission in the construction of a new building for Seaside sanatorium. The land is to be secured from Mrs. Alice Metcalf and the price to be paid is reported to be \$6,500.

The additional land has a shore frontage of 70 feet with a fine white sand beach, is 700 feet deep and is 110 feet deep in the rear. It immediately adjoins the so-called Smith

estate on the east, acquired by the comptroller on Aug. 6.

Senator Ward T. Alling, City Manager Holt and City Engineer George E. Watters today held a conference in regard to having the city of New London furnish water for the new Seaside sanatorium, which is to be built in the Goshen section of Waterford.

As a result of the meeting City Engineer Watters is to make a preliminary survey of costs which will be given to Mr. Alling for consideration of the commission in charge of erecting the sanatorium.

Arrested at Montville For Bay State Charge

Wanted in Fall River for committing a statutory offense upon a 16-year-old girl, Jerome Caron, 31, of North Westport, Mass., was arrested in Montville last night by Trooper James Dygert of the Groton state police barracks and a Fall River policeman. He waived extradition and returned voluntarily to Fall River to stand trial.

Caron was located at the home of his brother in Montville, to which he had been traced through letters he had mailed to friends in Fall River.

MARINE NEWS

Coast guard destroyer Ericason is at the Thomas shipyard for repairs.

Steam lighter John B. Collins, after completion of hull, engine and boiler overhaul, left the wharf of the Noank Shipyard, Inc.

Yacht Oraba was hauled out for

2 Sailors Escape Injury in Crash

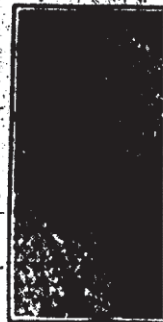
Bernard G. Knott and Mercer Lankford, Submarine Base sailors, were painfully injured, and miraculously escaped injury this morning at 1:30 o'clock when the automobile in which they were riding left the Post road, on the curve just east of the Avery Memorial in Groton and crashed through a fence and down an embankment. The car tore down 11 sections of the fence and one of the railings crashed through the windshield and passed between Knott, who was driving, and his companion, and they both mazed impalement by a matter of inches. The car was wrecked.

Knott received a deep laceration over the left eye and multiple abrasions about the body. Lankford received lacerations about the head and

Dorothy

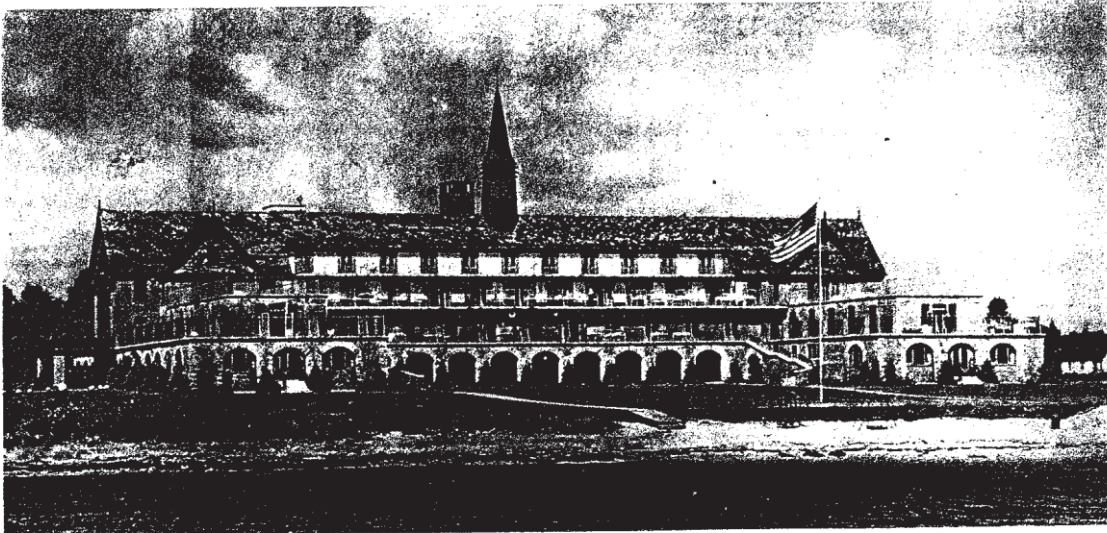
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12/31/1931:

PAGE TEN

12/31/31

Scott Co. to Build Two Jetties at New Sanatorium

The Merritt, Chapman & Scott corporation will soon receive the contract to construct two jetties at the new Seaside sanatorium in the Goshen section of Waterford at the contract price of \$18,760.

The state board of finance and control today authorized the tuberculosis commission to enter into contract with the corporation, and the commission members and representatives of the corporation will meet at Hartford to complete the negotiations.

The jetties, which will be of stone, will be placed to protect the shore front of the sanatorium property, which at present bears the brunt of

northeast storms, causing the sand to wash away from the beach. The location of the jetties will be approximately at either end of the shore front of the property. Of stone construction, one will extend seaward 375 feet and the other will extend 475 feet.

With the shore front protected from storms it is expected that ultimately the whole front will be covered with white sand and that a shoal bathing place will develop.

The jetties will be constructed with equipment and labor from the local branch of the Merritt, Chapman & Scott corporation, and work is expected to get under way in the near future.

P. G. Mono & Co. Awarded Contract for Laying Water Main to New Sanatorium

3-17-32
P. G. Mono & Co., Inc., of 590 Bank street, has been awarded the contract for laying the big water main for the new Seaside sanatorium in Goshua, Waterford.

Approval of the awarding of the contract to the local concern was given by the board of finance and control at its regular meeting in Hartford today.

The Mono concern was found to have submitted the low bid, \$34,238, of 14 opened by the tuberculosis commission Monday. After qualifying for the contract by posting a bond, etc., the Mono company was given the contract subject to the approval of the state water commission and the board of finance and control's approval. The water commission approved the award yesterday.

The contract for the construction of a water tank on the sanatorium grounds was given to the Pittsburgh Des Moines Co. of Pittsburgh on its bid of \$9,320. There were four bids for this job.

Specifications for the pipe job, which will require the laying of

about 16,000 feet of heavy pipe, provide that the work be done as soon as possible with indications that the local contractor will get started immediately. As most of the work has to be done by hand labor it is expected that a good sized force of laborers will be given employment.

The tuberculosis commission, of which Senator Ward T. Ailing of this city is a member, has set April 13 for the opening of bids for the contract of erecting the main infirmary building at the new sanatorium site. The specifications and plans are expected to be distributed to contractors within a few days.

Seeks Opinion on Jetties

The state tuberculosis commission has asked the attorney general for an opinion on whether the construction of markers at the outer end of jetties to be constructed at the site of the new Seaside sanatorium, if satisfactory to the United States army engineers, will protect the state from liability in the case of wrecks of small boats, running against the jetties during period of high water.

New Seaside Sanator

Ready for Occupancy in November; Infirmary Erected at Cost of \$370,000; One of Most Modern in the Country

The new Seaside sanatorium, located at Magonk point in the Coehen section of Waterford, is nearing completion. The infirmary, the main building of the sanatorium, which is being erected at an approximate cost of \$370,000, will be ready for occupancy early in November.

The entire project, when finished will include, besides the infirmary, a home with a built-in garage for Dr. John P. O'Brien, chief of the staff, a two-story duplex cottage with a fire wall separating the two sections for the business manager and assistant physician, an eight-car garage for employes, a sewerage disposal plant, a building housing the male help and staff nurses, and a water tower and pumping plant, already completed, into which water from the New London supply will be pumped for consumption at the sanatorium.

The entire project will entail a total expenditure of approximately three quarters of a million dollars and will not be completed in its entirety until next spring.

The new building, 365 feet in length, was designed by the well known New York architect, Cass Gilbert, who designed the Woolworth building. The building lies east and west, parallel to the shore, and commands an excellent view of Long Island sound. The property on which it is situated covers 32 acres, has a depth of 1,110 feet and was purchased at a cost of \$20,000 from the former estates of Wallace B. Grimes, Frances A. Smith and Erastus M. Smith. It is located just west of the Strand, popular summer colony, and has a shore front of 1,780 feet.

Beach Beautiful Spot

The beach is wide and sandy and, because of two natural jetties extending out into the sound, authorities say it will improve with the years. During storms or rough weather, sand will be washed up thus widening and improving the beach considerably. A good beach is an essential of the sanatorium in view of the fact that the emphasis in the treatment at the sanatorium is on heliotherapy, or treatment with the sun's rays.

To Accommodate 195 Children

The new infirmary will accommodate 195 children whereas the old building at Crescent beach in East Lyme has room for only 50. The old site was unfavorable in many ways. The property was too small, it was only one acre in all. The beach was not sufficiently large to comfortably meet the needs required of it. The state lost a suit to gain land from the McCook estate which adjoined that owned by the sanatorium after several years of litigation.

In 1931, Ward T. Alling of New London who was then state senator, presented to the senate a bill calling for a new site and new buildings. The sum of \$150,000 was appropriated by that body. The bill was displaced in the house after the house had adopted it in concurrence, by another measure. The house reconsidered its action to consider a new bill which, naming the same amount for an appropriation, was more specific in its direction to the tuberculosis commission of the state in directing the purchase saying that it be selected and purchased by the commission. The second bill was transmitted to the senate under suspension and adopted.

Senator Alling works untiringly. Senator Alling requested Comptroller Frederick M. Salmon, who was in charge of the purchasing, to be guided by the tuberculosis commission. As a result of his untiring work in the interests of the sanatorium, Governor Cross appointed Senator Alling as a member of the tuberculosis commission, effective July 1, 1931. It was largely through the efforts of Senator Alling that the Smith estate was chosen. The new infirmary is one of the

refrigerators which are located all over the building. The central wiring board for the telephone system in the building, the elevator machinery, switch board, battery room, boiler room, transformer, salt, water filtering machinery and hot water tanks are all situated in the basement.

The main entrance to the building is on the west end, facing the road which leads from the entrance to the grounds on the Pleasant Beach road. A circular lobby greets the visitor and located just off of this are the general offices. The office of Dr. O'Brien and that of his assistant are in proximity. Adjoining are the waiting room, public telephone room and steward's office. The ground floor also embraces the two dining rooms for the help and the nurses. A large recreation room in the center section provides amusement and instruction for the children during inclement weather.

The kitchen is situated in the rear, on the north side, forming the small arm of the letter E. Here, also, are the dishwashing room, serving pantries and refrigeration room in which four refrigerators will preserve large quantities of meat, vegetables and other edibles. All cooking is done by steam and electrically. The floor of the kitchen is of lino tile and the walls are of glazed tile to a height of seven feet above the floor.

In East Wing of Main Floor

In the east wing of the main floor is a large ward for the children with a nurses' station, diet kitchen, toilets and utility room for the use of the doctors. Each wing also includes a large recreation room and school room. The laundry, laboratory, school supplies room and bakery are also located on the ground floor. The bakery, just off of the kitchen, also uses steam and electricity. Along the wall are sockets into which may be plugged wires running to small hospital wagons. These are thus kept warm at all times so that food carried on them from the kitchen to invalids in the wards throughout the building will be hot. The disposal of garbage is effected by dropping it down through a trap door into an incinerator in the boiler room below. The sewage is disposed of through a large disposal plant where it is purified and then piped 500 feet out into the sound.

X-Ray Department

A very interesting section of the main floor is the X-ray fluoroscopic department.

The walls of the entire section of rooms are lined with lead, that being the only metal through which the powerful rays will not penetrate. A central room, containing the X-ray machine, adjoining a smaller one in which the operator sits, looking out into the room at the patient through glass containing a lead composition and behind walls lined with the metal. The viewing room and developing room are both lined as well as the entire floor.

The morgue and the central radio control room, complete the list of rooms on the ground floor. The radio control room operates the radio for the entire building. Each ward has its loud speaker and the programs are determined by the operator in this central station. The vastness of the building and the ground it covers may be visualized by considering the many rooms and departments located on the ground floor alone.

Three Stories Graduated

The three stories above the ground floor are graduated, growing less wide as they ascend. In front, along the south side of each of the three top stories, runs a wide promenade and sun porch. Each floor recedes in front so that the sun porch of the floor below will have no roof and will be open to allow the sun's rays to fall on it during the whole day. The entire center section, on the south side opening onto this sun porch is

FORMER STATE SENATOR



WARD T. ALLING Worked untiringly for New Seaside Sanatorium.

Showers, toilets and lavatories are located at each end of the floor, one for girls and the other for the boys. Locker rooms, the dentist's office and several utility rooms occupy the remainder of the center section. The west wing of this floor embraces the most beautiful room in the building. This is the assembly room or meeting place of the board of directors. The room is oak wainscoted from floor to ceiling and is luxuriously appointed.

Sun Roof on Each Wing

Going up to the second floor, one finds a ward and a sun roof on each wing. The sun porch, enclosed on by iron railings, is larger in width than any one of the promenades and affords ample opportunity for the children to enjoy the beneficial treatment afforded by sun baths. In the center is another large ward, running the length of the section as on the floor below. At each end of this is the utility room for the use of the attending physician. At each end of the corridor are showers, lavatories and a diet kitchen. The plaster room for the making of casts worn by some of the patients, is located on this floor. No operating is done at the sanatorium. The competent hospital in the near vicinity are relied upon for such work.

This floor also has a promenade porch running the length of the south side of the center section. Because the corresponding sun porch on the floor below prevents the sun above from extending out the same distance, the floor above is, necessarily, less wide. The third floor is even narrower than the second, for the same reason. This gives the effect of large graduated steps on the face of the structure.

Room for Each Child

The third floor is where patient are taken upon arrival. The greater part is devoted to small rooms each of which is occupied by one child. After the cases have been carefully observed and studied to detect the presence of any communicable diseases, the patients are then placed in a ward with the other children. There are three of these rooms in each wing and ten in the center section, making 16 in all. Each of the rooms has an individual toilet and lavatory and each opens onto the third, or to promenade porch. All of these porches are of quarry tile and are enclosed with large, decorative iron railing. The diet kitchen and nurses' station are present here as on the floors below.

A circular fire escape which extends from the top floor to the ground at the back of the building will probably provide much fun for the kiddies when they become accustomed to the stairs and exits.

and has a shore front of 1,780 feet.

Beach Beautiful Spot

The beach is wide and sandy and, because of two natural jetties extending out into the sound, authorities say it will improve with the years. During storms or rough weather, sand will be washed up, thus widening and improving the beach considerably. A good beach is an essential of the sanatorium in view of the fact that the emphasis in the treatment at the sanatorium is on heliotherapy, or treatment with the sun's rays.

To Accommodate 195 Children

Work on New Sanatorium Now Practically Completed; Soon Ready for Occupancy

Work on the new Seaside sanatorium for tubercular children, being constructed on the shore of Long Island sound in the Goshen section of Waterford, was practically completed in 1933. There are only a few interior details yet to be finished before the building will be ready for occupancy.

Contracts have been awarded for the construction of three new buildings on the site, a superintendent's cottage, a duplex cottage and an eight car garage. Work has already been started on the three jobs.

The sanatorium building has four stories one of which is below the main floor. The main floor consists

of an X-ray and radiograph rooms, wards, administration offices, dining rooms, kitchen and a nurses' dining room.

A patients' dining room and wards on the second floor while the entire third floor is occupied by wards. The fourth floor will be an isolation ward for newly received patients.

There has also been considerable outside work, including the construction of two jetties; the installation of a water supply system; the construction of roads and driveways and the grading of grounds.

The site was formerly known as the Wallace G. Grimes and Erastus M. Smith properties and is one of the most beautiful in Connecticut.

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106

Ref: Seaside Master Plan Implementation (EIE)

September 1, 2016

Dear Mr. Kalafa, below are my comments regarding the Seaside EIE.

My interest is the natural category in the CEPA process, focusing on the geology of the area and interactions with the dynamic forces of the ocean. The goal a balance between those forces and any plans for the site, minimizing current and future costs to the public. I believe a good balance can improve the environmental quality as well as the experience for visitors.

My primary concern is that the preferred alternative plan, and the others as provided, do not seem to recognize the true forces along this section of the shoreline, both from major storm events and from regular Nor'easters or even minor storms. I have lived near this shoreline for 30 years and regularly visited the site for over 50 years, with family ownership reaching into the 1880's. In my short 50(+) years I have witnessed, and documented, the destructive power of multiple storms on the Seaside location. I'm convinced the boardwalks, piers, a boat ramp with parking, many features seaward of the wall, would not survive even a short period of time. This includes projects for living shorelines. It's been frustrating for me because no one seems to recognize the forces when they dream about what to do with the site.

How do we know the best way to plan for the property? In my ideal yet unrealistic scenario, the groins and walls would all be removed along with any structures at risk from erosion. Then sit back a few years and watch where the dynamics takes it. With that data in hand only then start thinking of where new structures, buildings, and boardwalks could safely be added. At one point in history, pre-Seaside or pre-European, this section of the shoreline was stable within a range of dynamic forces. Finding that range, whether it's 100 or 200 feet inland and staying out of it with structures of any type, is what I wish we could strive for.

I emphasize my ideal is unrealistic, there is a sewer line smack in the middle of it, there are buildings people are emotionally attached to, the groins and seawalls would cost a fortune to remove, underground drain pipes are scattered about the system, the original frontage has been heavily modified, including sand apparently brought in in the 1960's, and finally, people, including coastal neighbors, won't recognize that removing the hardened features, and the resulting erosion/deposition, could lead to a beneficial dynamic stability (if given enough range inland for the energy to dissipate).

Plan B: Try to model the forces on the site to best understand what could realistically be done to restore some of the dynamics to the system, and then avoid building structures, boardwalks, and decks in that range. The intent, to try not to fight the system.

Even without a model I have some ideas, like punching holes in the groins to restore limited sand movement alongshore, removing portions of the walls, and NOT rebuilding the cement deck (instead scraping away the concrete down to the original sloping bedrock). These could be done without threat to the existing buildings.

Finally, take into account the Seaside property is part of a larger pocket beach system, formerly extending from Magonk point to Harkness point. I understand finding history for the dynamics of this system before the construction at Seaside is very difficult, but prior to building the groins in the 1930's the sand movement appears to have "sloshed" back and forth between these two points with seasonal variations and winds.

The groins at Seaside cut part of the dynamics out of the system, apparently creating erosion East of the site. It's possible restoring sand movement (by removing or modifying the groins) could help to rebuild some of that shoreline.

I have volumes of photographs, paintings, maps, historic records/articles, and early attempts to convince others of my opinions. If you need more information I'll be glad to try to get it to you.

Thank you for your time!

Sincerely,

Joel Stocker
6 West Strand Rd.
Waterford, CT 06385

Additional information. A link to a time series of the site from the 1880's to today: *Note, the 1932 is deceptive. The water was painted black, possibly covering off-shore features.

<http://clear3.uconn.edu/coastalchange/mapsets/mapsWaterford/CM140519164838.htm>

A recent view of the site compared to the primary alternative plan:



A recent view over the old deck (which I feel should be removed down to the original bedrock):

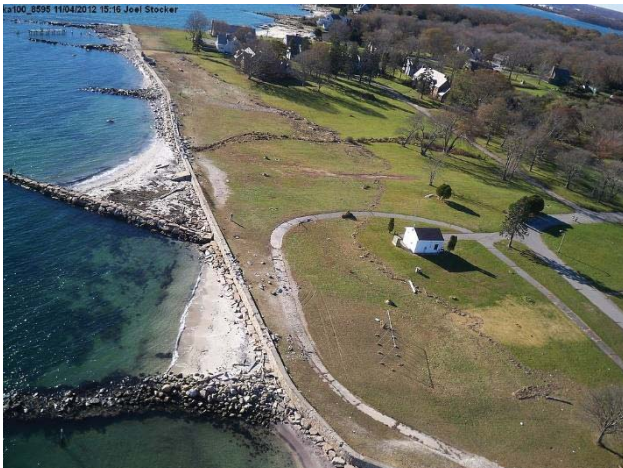


Aerial Views after Irene in 2011 and Sandy in 2012. Dead grass and wrack lines show the extent of flooding. Note damage to the walls. Dates are in the upper left corners of the photographs:

Irene 2011:



Sandy 2012:



Feel free to use photos as you wish. I can provide high resolution versions if requested.

Joel

Amanda Fabis

From: Kerry Sullivan <ksullivan@waterfordct.org>
Sent: Monday, March 23, 2015 11:12 AM
To: DEEP Seaside State Park
Subject: Seaside

Having read the article in the New London Day I see you are taking questions for the Wednesday meeting at Town Hall. I did do the survey a while back and must say that some of the questions on there I didn't find were necessary such as ethnicity. With that being said I would like to ask the following and I am not sure if I will be at the meeting as I have a previous obligation of doing a reading program at one of the elementary schools that evening.

Here is what I would like to know and think is important for the neighbors who do live adjoined to the park:

If this is a state park will there be a fence around the park so that individuals cannot park down some of the side streets and cut through neighbors yards to get to the park? This would be important should there be swimming as well as open beach access should the park fill (as do Harkness, Rocky Neck, Hammanasset a number of times in the summer).

Would there be lifeguards at the beaches?

Would there be a gate at the entrance just passed the Cottage that is currently used for clients with a fee?

Would the upper parking area be blocked off should there be a fee to enter the park? At Harkness there is a small area for people to park and walk into the park early in the morning or late in the evening especially fishermen. The current area at the top of the property can hold a lot more cars and would be problematic to the property owner on Shore Road I would imagine.

Would the state consider putting in a dog park that runs into the water? Possibly making the field by the superintendents house a fenced dog park area that goes right into the water therefore eliminating access to other beaches that are there to dogs? I know a lot of people use Seaside to walk their dogs as I use to be there every day walking mine. However, people do not tend to keep their dogs on leashes even though there are signs and putting in a dog park area could take care of that problem. By having a specific area for dogs to swim would also make it nice for people to go to the other beaches without dogs invading that area. As stated I know longer take my dog there because she is kept on a leash (and was born deaf) and other dogs are not leashed. Some are nice some are aggressive and mine becomes protective.

Thank you for giving individuals the opportunity to ask questions.

Kerry Sullivan, Waterford, Ct

Amanda Fabis

From: Torrent, Moises <Moises.Torrent@ct.gov>
Sent: Monday, April 20, 2015 11:21 AM
To: DEEP Seaside State Park
Subject: Destination Park

I would like to see a destination park. I believe that restoring the beautiful historic buildings, with LEED certification, is important. I believe that a destination park would bring in good revenue for the state and it would be a major coastal tourist destination. The fishing pier would also be a nice addition for public access.

-Moises Torrent

Seth Taylor

From: Vetchev41@aol.com
Sent: Monday, March 16, 2015 10:26 AM
To: DEEP Seaside State Park
Subject: (no subject)

yes make a park

Amanda Fabis

From: ACS <acsinfo@yahoo.com>
Sent: Wednesday, August 17, 2016 8:22 AM
To: SeasideEIE, DEEP
Subject: Waterford Seaside Park

Hello,

We are wondering if an archaeological survey is planned for this project, which should be considered given the location of the property with respect to known prehistoric settlement patterns and the existence of historic structures on the property. Thanks in advance,

Greg Walwer
203-623-4600 cell

Gregory F. Walwer, Ph.D
ACS Director
Phone: (203) 458-0550
Fax: (203) 672-2442
E-mail: acsinfo@yahoo.com
Website: [Archaeological Consulting Services](#)

Archaeological Consulting Services

Based in Connecticut, ACS conducts archaeological and cultural resource management (CRM) surveys, specializing i...

Amanda Fabis

From: Christopher Wigren <cwigren@yahoo.com>
Sent: Friday, January 16, 2015 2:59 PM
To: DEEP Seaside State Park
Subject: Seaside comments

It's vitally important to make every effort to preserve the historic buildings at the Seaside Hospital. Since there already is a state park nearby, there is absolutely no point in sacrificing historic buildings for parkland. Demolishing them would be a waste of historic, economic and natural resources.

As unusual and significant buildings designed by a nationally-known architect, Seaside is not just part of Connecticut's history, it is also an important part of the State's history, since it was the State that built the hospital as a cutting-edge facility for treating a serious and pervasive disease. This is something to be proud of. Not only that, but the taxpayers' investment in constructing them must not be discarded.

A detailed study of the Nurse's dorm has shown that it is structurally capable of being reused, and I suspect that a similar study of the hospital building will yield the same results. A public-private partnership similar to the abandoned deal, which would marry private development of the buildings to public access to the waterfront seems to be the most logical approach.

Christopher Wigren
New Haven

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Friday, September 02, 2016 8:15 AM
To: Bolton, Jeffrey; Seth Taylor; Stephen Lecco
Subject: FW: Seaside Park Comments

The below was sent to the old master plan dedicated email. Although sent to the incorrect email address I think it should be included in the EIE record. There are two others as well that were sent to this address before the deadline for comments that I will forward to you. – David Kalafa

From: Donald Wright [<mailto:dhwjr@aol.com>]
Sent: Thursday, August 25, 2016 12:00 PM
To: DEEP Seaside State Park <DEEP.SeasideStatePark@ct.gov>
Subject: Seaside Park Comments

From:
Donald Wright
Waterford, CT.

I am strongly opposed to any commercial development of the Seaside property in Waterford.

Why does everything have to be income generating?

Connecticut has very little coast line that is accessible to the General Public as it is.

The State and the Town should be working on making as much coastal property open to all.

Despite promises that may be made, once commercial development has been undertaken, the property will not be completely accessible.

That land will become 'Private' and will require a high fee of some type. And will have too many use restrictions.

The greedy are always looking for a cheap and fast way to make a buck. And will use the disguise of 'This is the good for all' when in fact it just is good for a few.

Seaside should become a State Park, 100% of the property.

As far as restoration of the buildings, that is a waste of money.

Because some architect of some note designed the buildings is not a valid reason to try and save every single dilapidated building in existence.

Seaside should be an open area that includes various groves / planting areas of native plant species. And promotes an area that is compatible with wildlife.

Make Seaside exclusively a Park that all can enjoy.

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:15 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

-----Original Message-----

From: Karen Bassett [mailto:bassetts29@icloud.com]
Sent: Saturday, August 27, 2016 10:11 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside property

Dear Sir,

I am a relatively new CT resident after living in numerous other US states, not being a “military brat”. I have been very disappointed in CT and its inability to modernize and become an active state in the 21st century. I am a senior citizen but can easily understand why the younger population prefer to leave this state. The Seaside property is a perfect example. It was “abandoned” years ago and now in total disrepair infested with who knows what. If CT has a governmental property they no longer need, the property should be immediately sold or leveled so that someone else can develop the property in an attractive manner and for a useful purpose for the community, creating jobs and income. I understand that the Waterford area lost jobs with the closing of Seaside but nothing was done to continue the use of the property and the replacement of jobs on that property. Shame on CT for remaining in the “revolutionary” period of history and not progressing/modernising with the rest of the country. No wonder we are in such a tough financial condition. What company would want to move to such a backward thinking state? Be progressive and make Seaside a place that someone would like to use...either as a park, a business, a resort. It was a business for years and years and the neighbors were okay with that or they would not have moved there. There were shift changes and traffic three times a day and the neighbors survived. Now they need to accept something new. Make it beautiful, safe, and functional for the benefit of CT. Let us move forward with modern ideas and progressive thinking so we can begin to attract businesses and young people. Good luck and best wishes. I would like to be part of the process not someone to hold back progress. Karen Bassett (860 739 6743)

18 Aug. 2016

From: Linda Bethencourt
95 Clark Lane, Apt. 303
Waterford, CT 06385

To: David A. Kalafa

Subj: Seaside State Park

I am writing to express my feelings about Seaside Hospital property on Shore Road in Waterford, Connecticut.

I believe it should be a place where everyone can enjoy the natural beauty of the water and trees. The place holds fond memories in the 1960's.

My aunt was a nurse there for forty years. She took me, siblings and cousins there in the summer to enjoy the whole atmosphere.

I would like to see it as a beautiful state park similar to Harkness, also in Waterford.

Thank you for your attention

to this very important matter.

Sincerely,

Linda Bettencourt

Ms Linda Bettencourt
95 Clark Ln Apt 303
Waterford CT 06385-2134

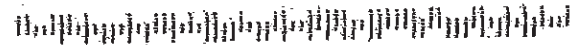
HARTFORD CT 061

19 AUG 2016 PM 7 L



David A. Kalafa
D.E.E.P. development coordinator
79 Elm Street
Hartford, CT 06106

06106-185079



Amanda Fabis

From: Paul Bialecki <pelicanspouch@hotmail.com>
Sent: Tuesday, December 16, 2014 9:50 AM
To: DEEP Seaside State Park
Subject: Fishing pier at Seaside

I would like to see a fishing pier extended off the shore at Seaside. These are excellent fishing grounds for a variety of fish presently accessible only by boat or from shore at nearby Harkness. This extended pier would be a first for CT. matching those few along the East coast and Gulf coast. The pier along the CT. River adjacent the DEEP headquarters in Old Lyme is greatly used and free of charge. I propose that the pier at Seaside also be free of charge. I believe it would be greatly used and worthwhile to the people and popularity of the State.

Paul Bialecki
Commander
New Britain Power Squadron, a Unit of United States Power Squadrons
203 Roxbury Rd.
New Britain, CT 06053
Pelicanspouch@hotmail.com

Amanda Fabis

From: bm233@sbcglobal.net
Sent: Friday, April 24, 2015 2:13 PM
To: DEEP Seaside State Park
Subject: I support making Seaside State Park an Ecological Park.

Sent from Windows Mail

Amanda Fabis

From: Kierran Broatch <kbroatch@gmail.com>
Sent: Tuesday, December 16, 2014 10:16 AM
To: DEEP Seaside State Park
Subject: Written Comments for Seaside State Park Plans

To Whom It May Concern,

First of all, I would like to express my sincere thanks to the State of Connecticut for its investment in this amazing shoreline property. In a time when public access is dwindling in our state, this acquisition is like a breath of fresh air. That being said, as an avid saltwater angler and life-long Connecticut resident, I must stress the importance of making this state park completely accessible to surf fisherman 24 hours a day, seven days a week. Just like at Harkness Memorial and Silver Sands State Parks, I think there should be designated fishermen parking lots created just outside Seaside, which anglers park and walk from after the gate is closed for the night. Arguably the best striped bass and bluefish action occurs before and after the park would be open to the general public, so it's critical that anglers are able to access this productive stretch of coast during those times. Thank you for your consideration.

Best regards,

Kierran Broatch
44 Long Island View Road
Milford, CT 06460
(203) 623-1193

Amanda Fabis

From: Bronin, Sara <sara.bronin@uconn.edu>
Sent: Friday, January 16, 2015 4:09 PM
To: DEEP Seaside State Park
Subject: Comments on Seaside Park State Project

Hello,

I am writing to express concern about the pending development of Seaside Park. My concern relates to the historic buildings located on the site, which are irreplaceable assets now owned by the State. By way of introduction, I am a law professor at UConn, who specializes in (and has written two books on) historic preservation law, among other topics. I serve on the boards of the CT Trust for Historic Preservation, the CT Trust Revolving Fund, and the CT Fund for the Environment.

Adaptive re-use of the historic buildings at Seaside Park -- including the Superintendent's House, the Nurses Quarters, the Duplex and the Sanatorium -- should be achieved either through state funding or through a public-private partnership. The buildings have been evaluated as structurally sound by engineers, and the previous preferred developer was planning on reusing them. They have many decades of life left in them, and they could be used for a variety of purposes. Market-rate senior housing seems to be one purpose that would be both profitable for the parties developing it and enjoyable for the residents living there.

Whatever the use, please don't let these eminently usable buildings fall into the sea!

More broadly, DEEP's stewardship of historic properties on State-owned lands could benefit from resident curatorship programs used in other states. A few years ago, DEEP did develop a pilot curatorship program, but I'm not sure that it exists any more. Curatorship programs in other states place screened, trained professionals (such as carpenters) into a building in disrepair, at no cost to the state; in exchange to living there for free, they fix up the site in accordance with state standards. Using this approach could be very beneficial to all participants, although a curatorship might not be appropriate for Seaside Park given the scale of the buildings.

Sincerely,
Sara Bronin

Sara C. Bronin
Professor of Law
Faculty Director, Center for Energy & Environmental Law
University of Connecticut School of Law
65 Elizabeth Street, Hartford, CT 06105
sara.bronin@uconn.edu
www.law.uconn.edu/faculty/profiles/sara-c-bronin
<http://works.bepress.com/bronin/>

September 1, 2016

David A. Kalafa
DEEP Policy Development Coordinator
79 Elm Street
Hartford, CT

Dear Mr. Kalafa,

Over several years, we have worked with a group of informed citizens from across the country with specialized backgrounds in American architectural history, historic preservation, real estate development, hospital architecture, and public advocacy regarding the status of Seaside Sanitorium (1931–1934) in Waterford, Connecticut. Located on Long Island Sound, this 36-acre site originally built as a treatment center for children afflicted with bone and lymphatic tuberculosis poses a significant historic resource for the State of Connecticut. The Stephen J. Maher Infirmary and the Nurses' Residence (each designed by American architect Cass Gilbert), a duplex residence for staff doctors (designed by New London architect Fred Langdon), and a superintendent's cottage and garage, *are economically worth much more to the State if they are adaptively reused than if they are demolished.* The state should be conserving its historic resources, not squandering them.

With great interest, we have followed the state's decisions about Gilbert's buildings on the site, including most recently the discussions by the Connecticut Department of Energy and Environmental Protection (DEEP) and PFK's proposed options for the park land. *We write today to underscore the significance of the Gilbert buildings, in particular, and the need to save them through Option 1 and make them a part of any new plan for the site.*

PFK's Option 1, whereby a public-private partnership would mimic the management structure of such state park lodges as the inn at Bear Mountain State Park, New York, is viable because historic properties *add value*, which is substantiated by studies through the Main Street program, the National Trust at large, and other historic preservation groups. As we know, once the distinctive aspects of the property--in this case, the Gilbert buildings--are demolished, the opportunity for economic leverage dwindles considerably. Neighbors' concerns about the lack of buffer between the Seaside and the residential area can be mitigated with well-formulated landscaping. Traffic concerns can be allayed by good planning. The size and orientation of the property allow a great deal of flexibility in this regard.

For years, Seaside has existed under the radar. Compared to the high profiles of Gilbert's Minnesota State Capitol (1895–1905), Woolworth Building (1910–1913), and United States Supreme Court (1928–1935), among other well-known projects—most of which are located in highly populated areas—Seaside is an unsung monument in the town of Waterford and in the state at large. Listed in the National Register of Historic Places in 1995, “The Seaside” represents the culmination of Gilbert's illustrious and wide-ranging architectural career.

Completed in the last year of Gilbert's life, the sanatorium complex serves as a testament to his many abilities as a designer and planner. Inventive American Shingle-style and Queen Anne revival details on the Infirmery and pre-nineteenth-century, French-inspired gable elements in the Nurses' Building harken back to his historicist orientation in early residential projects in St. Paul and elsewhere. The plan of the Waterford complex incorporates both Beaux-Arts– and picturesque-inspired planning that informed his campus and city plans from Connecticut to Texas. Gilbert's keen interest in the use of open space and natural vistas at Waterford reminds visitors of his successful designs completed in New Haven on the Green and for Oberlin College on Tappan Square. Furthermore, the civic scale of Seaside was motivated by his highly regarded state capitol designs in Minnesota, Arkansas, and West Virginia, and also the civic center of five Gilbert-designed buildings at Waterbury, Connecticut, anchored by a city hall that has been historically renovated to spectacular effect. Throughout, Gilbert's two buildings at Seaside are defined by high-quality workmanship—a hallmark of his architectural practice—and a thoughtful integration of architecture, planning, and landscape.

Seaside provides a touchstone for the history of twentieth-century public health; the Infirmery is one of only three buildings remaining in the state from the era before antibiotics were available to treat tuberculosis effectively. The other remaining sanatoria, Uncas-on-Thames in Norwich and Cedarcrest in Hartford, were built twenty years before Gilbert's project at Waterford and are not associated with nationally acclaimed designers. Gilbert's Infirmery thus represents a rare building type in the regional and national landscape. The Waterford project, moreover, was consistent with his philanthropic activities. Gilbert took special interest in aiding charities that benefited underprivileged children as well as those with medical challenges.

The Seaside Sanatorium also offered a strong connection to his adopted home state. After Gilbert had moved East, he acquired a Revolutionary War–era summer house, the Keeler Tavern Museum, in Ridgefield, Connecticut, where he relished spending time. For many reasons, Gilbert felt especially strong ties to the colonial past of the region. His grave, in fact, lies in Ridgefield not far from this retreat.

Both the Infirmery and Nurses' Building are too important to lose. These historic and cultural resources represent key moments in American architectural and regional history. ***If demolished, they could never be replaced and the state would lose an economically significant resource for the area. We strongly believe that these buildings should be saved and adaptively reused as DEEP pursues its plans.***

Sincerely,

Barbara Christen, Ph.D., *Baltimore, MD* / Former executive director of the Cass Gilbert Projects (NY)

Andrew Dolkart, M.S., Director, Historic Preservation Program, Columbia University, *New York, NY*

Robert W. Grzywacz, Vice President, Architecture Studio, DeCarlo & Doll, Inc., *Meriden, CT*

Helen Post Curry, great-granddaughter of Cass Gilbert, *New Canaan, CT* / Administrator, Woolworth Building Tours (NY)

Chuck Post, great-grandson of Cass Gilbert, *San Francisco, CA* / Real estate developer

Amanda Fabis

From: J. M. Coates <jmcoates@gmail.com>
Sent: Tuesday, April 21, 2015 12:49 PM
To: DEEP Seaside State Park
Subject: an idea for the buildings that was missed

Importance: High

For the A model of keeping the buildings: There is another possible mixed use for both buildings or at least the second building. It would be worth considering doing only a basic rough restoration of the second building into artist and designers live and work spaces. These workshop like spaces do not need to be over the top fancy or made boring like a cookie cutter hotel renovation. Mostly, raw in nature but with some amenities like a full bathroom and kitchen for each space.

A gallery could also be part of the building or it could be located in the main building. I don't know the layout or if it could work but, maybe the second building could be just the gallery and studio spaces but a section of the main building could be separate live in residences for the artists who use the studio spaces as only studio spaces.

I think a permanent live and work combo would be ideal but, it could also be a time limited art and design retreat or residencies program where applicants are chosen each year by the preceding year's participants along with a committee of Connecticut artist and designers. It could also be a combo. Mostly live in but also some short term residencies as part of a retreat.

Some of the work that might be done in either scenario could be made by a painter, photographer, graphic designer, sculpture, moving image artist (video, film), jewelry, print maker/letter press, digital media, fiber artist, architect, etc. The only catch is that, no artist or designer can use materials that might pollute the park like non degradable plastic parts, dust, or toxic chemicals. This would only limit messy art like ceramics, large dusty sculpture, chemical photography (mostly gone now anyway), and messy mixed media. Those would be restricted in who is picked and what they can do.

The criteria for choosing those who use spaces or live there could also include that some or all of the artists produce work based on Connecticut, New England, or Shoreline nature, natural environments, or history. While this would be a bad idea to require ALL of them to do that (considering freedom of speech and the need for the artist and designer to make and sell what they need to make and sell), I think requiring 10-20% chosen residents to produce one or more works a year based on that criteria would be a small price to pay. That % of regional themed art/design (subject or materials) could rotate through the residencies over the years. In theory, all would do it at least once over a 10± year period and be required to do so at least once while there no matter how short a time.

The gallery, besides showing work from the residencies, could also have a second space dedicated to individual artists or designers that changes seasonally. The gallery can also show and sell non residency art and design. The gallery could be a revenue generating source for the park. Dedicating all profit to conservation efforts and research there and at other state parks and forests.

If a hotel and restaurant are in the main building with a gallery, the park could become a big destination for environmental tourism. The restaurant could feature Connecticut grown food, wine, and beer. The hotel sound front could be a destination for weddings (not so much receptions but for the wedding itself). Acadia, Yosemite, and other national parks that have hotels, food, and galleries come to mind. Although, they are not very well thought out or well run in some cases. The propensity to "vendor" it out to low bid private companies results in a poor visitor experience. For the hotel, a vendor may be desirable as that industry is generally well run if a good vendor is picked. But the

restaurant might be or should be run by a top, local or regional chef who proposes what local foods they would prepare. It would become another location, in a sense, of his or her already popular restaurants for quality, local cuisine.

That was a rough first draft of a possible art, design, cuisine, eco tourism nature park. Variations on that are possible but, if the objective is to preserve the buildings, cheap, easy studios for artists and designers could be a way to save a good part of both structures. Galleries are also simple and raw. Two layer drywall and LED (cheap to use) track lighting, + a small back room office and packing/prep room, mostly.

The buildings could be run on solar and/or wind power, be LEED up to the level they can be, etc.

Transforming the park not only into a place of science, learning, and recreation but of humanity, history, and creativity, could make it a big destination for those traveling through and to the state of Connecticut in the coming decades.

Joseph Coates

born in Connecticut

parents, grandparents, and great grandparents from Connecticut

Amanda Fabis

From: Dave Collins <ltsatch@yahoo.com>
Sent: Tuesday, December 16, 2014 11:01 AM
To: DEEP Seaside State Park
Subject: Fishing at Seaside

Hello, My name is David Collins from 191 Milton Avenue in West Haven, CT. I was recently very pleased to learn that the Seaside property in Waterford is to be turned into a State Park. I have accessed the property in it's various forms since the mid eighties. My use of the property has been limited to surf cast fishing and kayak launching (when the gate used to be open). It would be my wish that these two recreational activities be included in the future use plan for the park. I would also like to see some sort of night time fisherman only access allowed ala Harkness and Silver Sands, with a dedicated parking area for this use. As for the buildings that already stand on the property, although they are impressive to look at, they may be a drain on the DEEP budget just in maintenance and security alone. If they are to be demolished, I would suggest some sort of salvage of the beautiful weathervane atop one of the cupolas, to be displayed somehow in a small visitors center or office with rest rooms. The three jetties that are on the beach at the property are in need of repair and should be rehabilitated as well as the sea wall along the beach.

Respectfully submitted,
Dave Collins

Amanda Fabis

From: Merina Corby <merinacorby@gmail.com>
Sent: Wednesday, August 17, 2016 6:26 PM
To: SeasideEIE, DEEP
Subject: re: Seaside

Please make this site available to the public by creating a lodge with trails, etc.

Many thanks,

Merina Corby, PhD
New London, CT

Amanda Fabis

From: Peter Davis <pwd7174@gmail.com>
Sent: Monday, February 02, 2015 12:26 PM
To: DEEP Seaside State Park

A request please.....has there been any communication from Waterford Selectman or other administrative folks regarding follow up meetings? Requests for copies of public comments or other efforts to communicate? Would appreciate a response. Thanks!!

Amanda Fabis

From: Peter Davis <pwd7174@gmail.com>
Sent: Monday, February 02, 2015 8:13 PM
To: DEEP Seaside State Park

Read with interest the article today relative to Senator Paul Formica's proposed bill. We should all support as much transparency in government processes as possible, but in some respects the bill may be flawed. In the interest of constructive commentary, as a municipal planner for many years I have learned that most projects in their initial "discussion" phase do not contain a significant level of detail. For example, the Town of Waterford recently applied for and received grant funds for two projects that were very conceptual in form. The Jordan Village VCI grant work to explore various uses and potential improvements to Jordan Village. This project was in fact expanded well beyond the village to include an area up to and including the shopping areas at Clark Lane. The second project to be defined with grant funds was Mago Point. The study/plan also explores many issues in concept. It is important to note that the State funded both of these projects and in both instances there was not much more than a thought or desire on the part of Town officials to initiate the projects. There was little or no input from stakeholders prior to the grant applications being submitted. It was all essentially done in-house and meaningful public comment and participation didn't really occur until after State funds were secured. Not unlike the processes followed in East Lyme mentioned by another commentator. We can't rewrite the history of Seaside over the past ten years. But going forward we should really expect that our local leadership will communicate effectively with our State delegation to move towards a resolution that the community can support and does not destroy valuable resources and a stable residential neighborhood. I don't know that as the current situation relates to process, we should be asking the State to do something we do not practice ourselves. In the end, the issue really boils down to better communication on everyone's part.

Peter Davis

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 8:40 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Cindy D [mailto:cindbrc@gmail.com]
Sent: Monday, August 29, 2016 4:55 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>; kathleen.mccarty@housegop.ct.gov; paul.formica@cga.ct.gov
Subject: A neighbors view of the Seaside property

My name is Cindy DeBiasi. I live across the street from Seaside at 45 Shore Road. I have been in this location for more than twenty years. During that time I have watched the Seaside property and the buildings decay from neglect. No resources have been invested to maintain those buildings or the seawall or any other structure on the property. No effort has been put into environmental management. As an example there is drainage that runs from wetlands by my house that is designed to run through the Seaside property. The portion of drainage on the Seaside property has never been maintained or cleaned. My point being that after decades of neglect I have great concern over the ability of the state to properly maintain the property if concept A is developed. It is my perception that tremendous resource will need to be employed to develop and maintain the property as concept A and at this present time and in the future the State of CT cannot afford those resources. Businesses and people are leaving the state due to high taxes and high cost of living. State income may reduce as an effect of this exodus and only make state budgets tighter.

I am against concept A from an environmental standpoint as well. Animal species will be affected. There is large population of deer, turkey, osprey, fox, and others. Placing concept A into this environment will threaten these populations and further reduce their natural environment. These animals continuously cross Shore Road onto the Seaside property. Increased traffic will threaten them. Passive use as in concept B or C will be the best option. A plan that will intertwine with these species rather than push them away into a further reduced ecosystem is necessary. A large influx of supply trucks, cars, employee vehicles, and other maintenance vehicles will have a negative impact.

It is also my belief that any increase in traffic in the area is not supported by the road structure. Gardiners Wood Road has been overlaid with pavement. The underlying structure is very uneven and prone to pot holes. An increase in traffic will only further degrade a road that is already compromised. There is no side walk on that road. I have seen walkers and runners on that road nearly hit by oncoming cars. Any increase in traffic will only further jeopardize the safety of pedestrians on that road. The main stream of traffic may come from Rt. 213, Great Neck Road. I have seen how the traffic can backup and come to a halt at the intersection of Great Neck and Shore Road during the concerts that were held at Harkness State Park. If a major destination park is placed at Seaside we may see that type of backup on a routine basis. The area is largely residential. Millstone Nuclear Power Station is one mile from the Seaside property. In the event of an emergency response from Millstone residents may need to evacuate the area. Added traffic congestion can threaten a safe and timely evacuation.

In summary, as a long-term resident of the area it is my belief that it is time for the buildings to come down. Is it a shame to do so? Yes. Is it practical given building condition, environmental concerns, state funding and the residential character of the neighborhood? Yes. The hospital has been closed for many years now. That part of history is now over. The responsible thing to do now for residents and for animal species in the area is to merge with the existing neighborhood and create a place where people can go enjoy nature and all the natural beauty of the shore line in a passive, low impact manner. Utilize a onetime investment with low maintenance costs to make us a park and not to generate a business.

Amanda Fabis

From: Deshotel, Clopha <CDeshotel@hcc.commnet.edu>
Sent: Tuesday, February 17, 2015 1:42 PM
To: DEEP Seaside State Park
Subject: Additional 2015 Meetings about Waterford new seaside park???

Additional 2015 Meetings about Waterford new seaside park???

STATE OF CONNECTICUT

DEPARTMENT OF PUBLIC HEALTH

Raul Pino, M.D., M.P.H.
Commissioner



Dannel P. Malloy
Governor
Nancy Wyman
Lt. Governor

Environmental Health Section

August 23, 2016

David A. Kalafa, Policy Development Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

RE: Notice of Scoping for Seaside State Park Master Plan

Dear Mr. Kalafa:

A review of the scoping notice reveals a proposal to transform the former Seaside Regional Center site into a 32-acre State park. The project does mention activities involving renovation as well as demolition of historic buildings; therefore, a plan must be in place to address lead-based paint, asbestos and lead contaminated soils since these types of construction activities could result in the disturbance of surfaces that may contain lead-based paint, asbestos and/or lead contaminated soils. If a new building is to be constructed as part of the project plan, it should be built using radon resistant features for occupied spaces.

The following summarizes the Department's position with regard to lead, asbestos, and radon:

A. Lead-Based Paint:

It does not appear that renovation or demolition activities that may be associated with this project are subject to the Department of Public Health (DPH), Childhood Lead Poisoning Prevention and Control Regulations (§§19a-111-1 through 19a-111-11). However, there are other issues that must be addressed related to lead-based paint. Among these issues are the following:

- Testing of paint on existing structures marked for demolition or testing for lead in soils should be performed by a lead inspector or lead inspector/risk assessor certified by the DPH.
- Planned demolition or soil removal activities should be performed using lead-safe work practices.



Phone: (860) 509-7299 • Fax: (860) 509-7295
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- If lead-based paint or lead contaminated soil is identified, the classification and disposal of generated waste must comply with the Resource Conservation Recovery Act (RCRA) and Connecticut Department of Environmental Protection standards (e. g., Toxicity Characteristics Leaching Procedure [TCLP] testing, reporting, and record keeping requirements).
- Additionally, if lead-based paint, lead containing paint, or lead contaminated soil is identified, workers must be trained (as a minimum) according to the Occupational Safety and Health Administration (OSHA) lead standards (29 CFR 1926.62).
- Because other contaminants may also be present on the site, additional health and safety training may be required (e. g., hazardous waste and/or asbestos).

Additional inquiries on the subject of lead-based paint can be directed to Krista Veneziano of the Lead Poisoning Prevention and Control Program at (860) 509-7299.

B. Asbestos Program:

The demolition of an existing building in conjunction with this project may impact asbestos-containing materials. As required by the asbestos National Emission Standards for Hazardous Air Pollutants (40 C.F.R. Part 61, Subpart M) and in order to ensure compliance with DPH regulations, a thorough inspection must be conducted to determine the presence of asbestos prior to the commencement of the planned demolition activity. A DPH licensed asbestos consultant, with certification as an Inspector or a Management Planner, must be hired to conduct such an inspection. If asbestos is identified, it must be properly abated. A DPH licensed asbestos contractor must be hired to conduct asbestos abatement that involves more than three (3) linear feet or more than three (3) square feet of asbestos-containing material. Additionally, the DPH must be provided with notification prior to asbestos abatement that involves greater than ten (10) linear feet or greater than twenty-five (25) square feet of asbestos-containing material. Asbestos abatement must be performed in accordance with all applicable federal, state and local regulations.

Additional inquiries on the subject of asbestos abatement can be directed to Ronald Skomro, Supervising Environmental Analyst of the Asbestos Program at 860-509-7367.

A. Radon

The Connecticut Department of Public Health Radon Program recommends that during the construction of an occupied building, radon resistant features should be built into the infrastructure of the building.

The list below describes the basic components of radon resistant new construction:

- A gas permeable layer, such as 4-inch gravel, placed beneath the slab to allow soil gases to move freely underneath the building
- Plastic sheeting over the gas permeable layer and under the slab to help prevent soil gases from entering the home
- Sealing and caulking all openings in the foundation floor to reduce soil gas entry

- A vent pipe, such as 6 inch PVC pipe, to run from the gas permeable layer through the building to the roof to safely vent soil gases above the building
- An electrical junction box installed in case an electric venting fan is needed later

The new building should be tested for radon after construction is completed. If radon results are at or above 4.0 picocuries per liter (pCi/L), the existing system should be activated by installing an in-line fan.

Additional inquiries on the subject of radon resistant new construction can be directed to Allison Sullivan, Environmental Analyst 3 of the Radon Program at 860-509-7299.

Sincerely,



Suzanne Blancaflor, M.S., M.P.H.
Chief, Environmental Health Section

Drinking Water Section

August 31, 2016

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, CT 06106

Re: Notice of Scoping for Seaside Park Master Plan

Dear Mr. Kalafa:

The Drinking Water Section of the Department of Public Health has reviewed the above-mentioned project for potential impacts to any sources of public drinking water supply. This project does not appear to be in a public water supply source water area; therefore, the Drinking Water Section has no comments at this time.

Sincerely,



Patricia Bisacky
Environmental Analyst 3
Drinking Water Section

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 8:41 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Raymond Drennen [mailto:drennrj@gmail.com]
Sent: Tuesday, August 30, 2016 12:30 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Master Plan

Dear David,

I was not able to attend to the Public Scoping Meeting in Waterford but I would like to express my concern and opinion.

I understand that the property is a great location for many activities. I agree that the buildings do have historical significance. However I believe that they have been neglected for too long and would require significant expense to bring them up to code. I am concerned that the hybrid plan would also bring extensive traffic to this area of town causing extreme congestion. I believe it will be disruptive to the ecology of the shore and the surrounding area.

Currently there is Rocky Neck and Harkness on either side of this park as well as Waterford Beach and Ocean Beach Park available to the general public.

The state of CT cannot afford another expensive project (private or public) at this time. I believe there are better locations for private investment to host business events that are closer to area activities. Downtown New London for example.

I think at this time that it would be best for the state to make this a Passive Recreation Park. It is the lowest cost and least disruptive to area and the ecology.

Thanks,
Ray

--

Ray Drennen
11 Gun Shot Rd
Waterford, CT 06385
drennrj@gmail.com
Mobile 860-680-6113

Amanda Fabis

From: John Elsesser <jelsesser@coventryct.org>
Sent: Thursday, January 15, 2015 3:25 PM
To: DEEP Seaside State Park
Subject: Suggested re-uses
Attachments: 20140131080131891.pdf; 20140131081508565.pdf

1 .How about building a Velodrome and reusing the buildings as support for the events. See http://thevelodrome.com/town_events/facility-information/# as an example.

2. Resurrect the CT Equestrian idea (see attached reports)

In either case the buildings can be preserved and used for the events and also rented out for weddings, concerts (think Newport Jazz).

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Seth Taylor

From: FOX, MERRI PW <merri.fox@pw.utc.com>
Sent: Thursday, January 15, 2015 4:38 PM
To: DEEP Seaside State Park
Subject: comments

I support the acquisition of shorefront property for more beach and picnicking facilities. However, I do not believe the historic value of the buildings is worth the cost of restoration and maintenance to us tax payers. Our taxes are high enough. If they can be demolished I think it would be a fantastic beach park.

THIS DOCUMENT DOES NOT CONTAIN TECHNICAL DATA TO THE EAR OR ITAR

Merri Fox
harwinton ct

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Thursday, September 01, 2016 2:00 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside State Park
Attachments: EIE Scoping_OLISP.DOCX

From: Fox, David
Sent: Thursday, September 01, 2016 1:45 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Cc: Corsino, Louis <Louis.Corsino@ct.gov>; Kozak, David <David.Kozak@ct.gov>; Johnson, Mark <Mark.Johnson@ct.gov>; Thomas, Eric <Eric.Thomas@ct.gov>
Subject: Seaside State Park

David

As we discussed, I circulated the Seaside State Park scoping notice throughout the Department on my List of Projects Being Reviewed. I received the following comments that are submitted for your consideration.

From the Inland Fisheries Division:

I reviewed the Master Plan for the proposed development of the Seaside property in Waterford. The Plan outlines three preliminary plan concepts and a recommended concept for what would become Seaside State Park. The recommended concept is a hybrid of the three preliminary plan concepts. It includes a State Park Lodge, preservation and enhancement of some of the upland habitats (e.g., freshwater wetlands, coastal forest and grassland), enhancing offshore fish habitat (e.g., reef ball placement), and providing public access to the shoreline for passive recreation, non-motorized boating and fishing.

Prior to the development of the Master Plan, Marine Fisheries Division staff were involved in Agency discussions about fishing access on the site, and provided a preliminary plan for a fishing pier that could be built over the existing jetty. That plan was included in the recommended concept in the Master Plan.

We do not have any additional comments at this time, other than to say we are pleased that the recommended plan includes high quality access for fishing, and in particular that the fishing pier we recommended was included. We look forward to providing additional assistance with the design of the pier, as well as any proposals to enhance offshore fish habitat that is appropriate for the site.

Thanks,

Mark Johnson
Senior Fisheries Biologist (Coastal)
Habitat Conservation/Enhancement Program, Inland Fisheries Division
Connecticut Department of Energy and Environmental Protection
Marine Headquarters
P.O. Box 719, 333 Ferry Rd, Old Lyme, CT 06371
P: 860.447-4342 (direct line)

From the Air Planning & Standards Division:

For large construction projects, the Department typically encourages the use of newer off-road construction equipment that meets the latest EPA or California Air Resources Board (CARB) standards. If that newer equipment cannot be used, equipment with the best available controls on diesel emissions including retrofitting with diesel oxidation catalysts or particulate filters in addition to the use of ultra-low sulfur fuel would be the second choice that can be effective in reducing exhaust emissions. The use of newer equipment that meets EPA standards would obviate the need for retrofits.

The Department also encourages the use of newer on-road vehicles that meet either the latest EPA or California Air Resources Board (CARB) standards for construction projects. These on-road vehicles include dump trucks, fuel delivery trucks and other vehicles typically found at construction sites. On-road vehicles older than the 2007-model year typically should be retrofitted with diesel oxidation catalysts or diesel particulate filters for projects. Again, the use of newer vehicles that meet EPA standards would eliminate the need for retrofits.

Additionally, Section 22a-174-18(b)(3)(C) of the Regulations of Connecticut State Agencies (RCSA) limits the idling of mobile sources to 3 minutes. This regulation applies to most vehicles such as trucks and other diesel engine-powered vehicles commonly used on construction sites. Adhering to the regulation will reduce unnecessary idling at truck staging zones, delivery or truck dumping areas and further reduce on-road and construction equipment emissions. Use of posted signs indicating the three-minute idling limit is recommended. It should be noted that only DEEP can enforce Section 22a-174-18(b)(3)(C) of the RCSA. Therefore, it is recommended that the project sponsor include language similar to the anti-idling regulations in the contract specifications for construction in order to allow them to enforce idling restrictions at the project site without the involvement of the Department.

In keeping with the Department's interest in furthering the use of alternate fuels for transportation purposes, we recommend that Level 2 electric vehicle charging stations be included at 3% of the parking spaces in the project design. Increasing the availability of public charging stations will facilitate the introduction of the electric vehicle technology into the state and serve to alleviate the present energy dependence on petroleum and improve air quality.

Thanks,

Louis Corsino
Air Pollution Control Engineer III
Bureau of Air Management
Planning & Standards Division
Mobile Sources
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
P: 860.424.3544 | E: louis.corsino@ct.gov

From the Office of Long Island Sound Programs:

See attached.

David J. Fox
Senior Environmental Analyst

Office of Environmental Review
Connecticut Department of Energy and Environmental Protection
79 Elm Street, Hartford, CT 06106-5127
P: 860.424.4111 | E: david.fox@ct.gov



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***Conserving, improving and protecting our natural resources and environment;
Ensuring a clean, affordable, reliable, and sustainable energy supply.***

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:19 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Barry Gorfain [mailto:barrygorfain@att.net]
Sent: Sunday, August 28, 2016 8:40 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside State Park

Hi Dave,

Debbie and I would like to submit our comments on the plan. We would like to see the park with minimal development, removal of the buildings, and for passive use only. We would prefer a cartop boat launch because there is not enough access to the Sound for small boats. Walking trails and picnic areas would be acceptable. These plans would have minimal cost and maintenance, and minimum impact on the neighborhood. Thanks for your hard work.

Barry Gorfain
Debbie Tedford

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:19 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Barry Gorfain [mailto:barrygorfain@att.net]
Sent: Sunday, August 28, 2016 8:40 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside State Park

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Barry Gorfain
Debbie Tedford

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 29, 2016 2:12 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

FYI - More to follow - DK

-----Original Message-----

From: ellengo48 [mailto:ellengo48@yahoo.com]
Sent: Friday, August 26, 2016 11:24 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside

Hello, I don't like the idea of the lodge. I don't think people will enjoy staying in bldgs. that were sanatoriums for tuberculosis patients and institutions for mentally retarded. (I volunteered in the latter and it wasn't a pleasant place.). I favor the passive recreation model, demolishing the bldgs., replaced by open areas and tree groves and beach access (like at Harkness). There are few places one can bring a dog to the beach for a swim; I recommend part be available for them. Walking trails would be great,too.

Ellen Gottfried

54 Rope Ferry Rd., C54
Waterford, CT. 06385

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 3:43 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside State Park: Comments Scoping EIE
Attachments: SEASIDE SURVEY NOTES.pdf

From: Eileen Grant [mailto:eileencgrant@gmail.com]
Sent: Wednesday, August 31, 2016 3:35 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>; Kalafa, David A. <David.Kalafa@ct.gov>
Cc: Wagener, Karl <Karl.Wagener@ct.gov>; Governor.Malloy <Governor.Malloy@ct.gov>
Subject: Seaside State Park: Comments Scoping EIE

Dear David,

I submitted the attached comments to Susan Whalen, Michael Lambert and Tom Tyler on 2/18/15 and asked Susan to forward them to Sasaki in response to the survey the company posted on behalf of DEEP. Susan said she would do so, but in an FOIA package just sent to Kathy Jacques they were not included. I'm, therefore, not sure that Sasaki received them.

I would like to forward them for your attention. I still believe 20 months later that the ideas included in my notes are much more appropriate to the site and neighborhood than the intense usage proposed in the chosen development option.

I live in Madison and am the unfortunate neighbor to two "McMansion" construction projects. In combination, these 20,000 square foot buildings are still unfinished after 18 months. The disruption, noise, dirt, lights, and countless vehicles making material deliveries have ruined the peace and character of a wonderful old neighborhood. I can not imagine what a construction project of Seaside's magnitude will do to the tranquility of the environs (including Harkness, the Niering Preserve and the nesting area for the endangered piping plover.)

Post construction, the light pollution, constant visitor and support traffic to the "lodge", and the noise from events will markedly alter the lives of all in surrounding roads and residences. A 100 room lodge on a 32 acre site is utterly out of proportion and in too close proximity to a densely populated area with insufficient buffers. In Madison, the recently dramatically expanded Madison Beach Hotel has caused uproar among the many nearby neighbors. At present, a number of lawsuits by outraged locals are ongoing. A Seaside Lodge is likely to generate the same reaction by many.

As stated in my notes, I also strongly believe any development at Seaside focused on a well-heeled clientele will edge out the very patrons a State Park is supposed to service.

Thank you for taking a look at the enclosed comments. If you have any questions, my contact information is below.

Eileen Grant
43 Neptune Ave, Madison CT 06443

Friends Of CT State Parks Board of Directors (Past President (2007-2014))
Friends of Harkness Board of Trustees

SEASIDE SURVEY NOTES

I would encourage that everyone proceed slowly and conservatively, concentrating first on improvements that will bring the greatest benefit to the largest number of people in the most economical way.

Improvements that support passive or gentle recreation would likely please the greatest number of patrons. In the process of choosing those improvements, emphasis should be made on providing enhanced access for the handicapped. Too few of our state parks focus strongly on this constituency.

A useable beachfront (safe, attractive & sustainable), paths for walking, running and biking, picnic areas with state of the art litter control receptacles, unobtrusive bathrooms & changing spaces that are well-landscaped, a possible kayak launch area and a place for fishermen are a few things that might be considered.

Thirty two acres is really quite small for a state park (especially one that may someday host swimmers). It will be necessary to carefully consider the number of parking spaces in the park to prevent the property from becoming too congested or contributing to traffic problems on the local roads. Also to help prevent overcrowding, a fee should be charged to patrons. If swimming is allowed, that fee should be commensurate with that of Rocky Neck. If it is not allowed, the fees should be in line with those at neighboring Harkness.

This relatively small space needs to be scrupulously maintained and protected. Every shortfall will be glaringly obvious on the compact property. Abutting landowners will certainly complain should the park's appearance become untidy as they have very clear views of the property (especially from the west.) With so few field staff in parks, this will be challenging. A maintenance person should really be dedicated to the park.

Quality, not quantity-

The best way to gain public trust over time is to do whatever you do, no matter how modest, very well. If the Parks Division and DEEP demonstrates competence, the public will be much more supportive of possible future discreet entrepreneurial programs.

I think setting up any expectation that the park will be self-sustaining will only engender problems for DEEP. The Governor, I think sincerely, meant Seaside Park to exist for the benefit of all citizens. I don't think he had in mind a resort- like rehabilitation of the historic buildings for the benefit of private developers or to feed Waterford's coffers.

Totally restoring the large historic buildings will be very expensive. The only way a developer ("private/public partnerships") could recoup expenses and generate reasonable profit would be to turn the buildings into 24 hour entertainment centers for well-heeled customers. The noise, lights, and traffic would destroy neighborhood

tranquility and forever negatively alter the character of Harkness Memorial State Park.

I think there would be very little prospect that DEEP would realize any significant income from any such partnership. It certainly, however, would be the recipient of all the negative community feeling and, whether responsible or not, called upon to solve the myriad of problems sure to arise from business operation.

Those very citizens who DEEP and the Governor wish to utilize this gorgeous property, would by degrees, be made to feel unwelcome. Resorts like the Ocean House in Watch Hill, Waters Edge in Westbrook and the Madison Beach Hotel in Madison actively discourage non-paying visitors from accessing the shoreline. Despite a beachfront being technically open to all, there are innumerable means an entrenched and powerful business can employ to push people away. Park patrons who "offend" their sensibilities or whose enjoyment in some way "interferes" with that of their clients will be edged out. No doubt the Parks Division would receive escalating calls from the business owners about litter, noise, and unsafe vehicular behavior etc.. After driving Parks crazy with complaints, they would helpfully suggest assisting with security. Those security people could and probably would intimidate those patrons they felt would not "fit" with their desired ambiance.

Until everyone gets their sea legs, no big plans for the large buildings should be launched, particularly if they involve outside parties. It will be tough enough to get the property cleaned up and open for passive recreation, particularly without dedicated personnel. It is not until patrons actually use the new park that the impacts to the neighborhood can be understood.

In the short term, it will likely be necessary to treat the historic structures as we have those at Harkness. Stabilize and secure the buildings, assure that roofs are sound, abate contaminants as budgets allow, and to the greatest degree possible make the exteriors of the structures attractive. If funds are available, remove the parts of the structures that are not part of Cass and Gilbert's original design. Even un-restored, the buildings would be romantic and atmospheric. Harkness with its many un-restored historic structures attracts 250,000 visitors annually; obviously park patrons don't have to have perfection to enjoy themselves.

After cursory clean-up of the largest building, it may be feasible to open up a room or two for a low key interpretive program (history of the Seaside Sanitorium). Perhaps a non-profit group might underwrite such a project.

Your survey asks about a possible small inn or bed and breakfast. The former developer wanted to turn the former nurses' quarters into an inn/hotel. I think this would be far too disruptive for the environs (especially in the evening), very very labor intensive, and unlikely to generate much profit. Having a couple of close relatives in the hotel business, I know that this is a really tough way to make money. Hotel guests can be unpleasant, unruly and require a lot of hand-holding. (24/7!)

Entering into a partnership with a private party would likely result in the private party getting all the profit and DEEP all the grief.

I think there are other possible reuses that would be much less disruptive and labor intensive. The nurse's quarters can prettily readily be reconfigured (bearing walls) to accommodate small business offices either commercial or non-profit (research companies, legal firms, education entities, arts studios etc.) These types of uses have the virtue of being quiet and likely to operate only in daylight hours. Ideally, these entities might in some way support the mission of the Parks System, science, health, recreation etc. . A condition of rental could be that they offer meaningful internships to young persons. The Park System could contract out the management of the building (not the profits), tie the management contract to performance & revenue, and consider carving out a small space in the building for a management office. An on-site manager would eliminate most of the pressure on DEEP to service renters.

Buildings that might be much more suited and manageable for overnight stays are the duplex or the superintendent's residence. A honeymoon suite for Harkness wedding clients, a few rooms for visiting scholars, students, or colleagues of the tenants in the Nurse's building, for example, could be offered to the public. If an employee in charge of security were offered housing in part of those buildings, DEEP could be assured that guests would never become unruly. That security/maintenance person could be charged with controlling park visitors as well. Or alternately, the business manager for the office building could also be responsible for the overnight guests.

If some day, the park wanted to have a food service component, I would take care to offer that service only when the park is open to visitors. As with offering accommodations, too much night activity will disturb neighbors with excess noise, light and traffic. Conceivably something really limited in offerings, but with a lot of profit margin (Jordan's Popovers in Acadia National Park is a goldmine) might work. Part of the Superintendent's residence with the additional of outside seating might suit for that. It's hard to get too annoyed at a breakfast nook.....also, regular park visitors could afford to eat there. (family friendly)

The key to making the maximum amount of money to offset costs, I think, is to keep things as simple as possible while retaining absolute control over all aspects of the property. Launching pilot enterprises in the smaller (and very handsome) buildings could really help with developing workable plans in the larger more daunting buildings.

Amanda Fabis

From: robert_w_grzywacz@sbcglobal.net
Sent: Saturday, January 24, 2015 8:38 AM
To: DEEP Seaside State Park
Subject: Preserve Gilbert!

I'm writing to urge that any plans DEEP proposes for Seaside include the preservation of its two primary Cass Gilbert Designed buildings, the main administrative building and the nurses building.

My I start by saying as Vice President, Architecture Studio at DeCarlo & Doll, I headed the team that restored Gilbert's signature Waterbury City Hall, a project that received much commendation both statewide and regionally. In that capacity I became committed to learning as much as possible about Gilbert and his body of work.

From reading what I've been able to find about Gilbert and from visiting his public buildings in this state, DC, Ohio, NYC and Minnesota, I think his adaptation of the Shingle Style / Queen Anne here may be unique in his otherwise formal and generally classical repertoire. I've not been able to visit Seaside, but from the photos it certainly is romantically evocative. Adaptive reuse of this complex would preserve a notable, but generally under noticed architectural gem. As the Governor has placed a good bit of emphasis on growing our state's economy based on heritage and architectural tourism, the presence and public accessibility of this landmark can only be a plus for our state. (conversely, any proposal to demolish such noted buildings would likely lead to significant public outcry.)

As to use, while it has been considered before, a resort hotel / inn is a natural given its setting. It would be a unique draw on the Connecticut shoreline, and a natural base for exploring local historic resources such as Harkness Park. It could remain in the State's ownership and be leased to a hotelier with the requisite experience in running such facilities. One look at the National Trust for Historic Preservation's Historic Hotels listings shows that such a reuse can be a resounding success in locations with far fewer surrounding attractions to draw in patrons, let alone the beach which would make it totally unique in the state.

By remaining a State property public access to the restored and improved grounds (for example, new gardens in the model of those at Harkness - garden aficionados being another natural draw) this could become a win for the state's economy, a win for our state's budget and a win for the public benefiting from a new Seaside Park!



Robert W. Grzywacz, Architect
23 Foster Street
New Haven, CT 06511
203-865-5282

Amanda Fabis

From: Nick Tech99 <nick99hark@gmail.com>
Sent: Friday, February 06, 2015 8:05 PM
To: DEEP Seaside State Park
Subject: State Park Suggestion

To who it may concern,

I believe that the two main buildings, which would include the nurses quarters and the main Sanatorium building, should be preserved and not demolished. These buildings were built by a renowned architect who also designed many other famous buildings like the Woolworth building in New York and also the U.S Supreme Court House. It should be an honor to have this piece of history here in Connecticut and it should be our responsibility to preserve these buildings if possible. You could renovate both of the buildings so that the nurses quarters could be a hotel on the beach where you could stay longer at the beach and then go to your hotel room at night (Bed & Breakfast). You could make the main sanatorium building a museum, where you could have a tour of the building and see what it was used for/history of the building. I believe that this is the best solution for the use of these buildings because these buildings are only here once. If we tear them down then no one will be able to see them, and then therefore their historic value will be lost for ever. Here in Connecticut we have had many historic buildings which have gotten torn down and forgotten, and I hope this would not be one of them. I am not saying that we should not make it a state park without the beautiful beach front opportunities but I am saying that we should incorporate the historic value of these buildings into the new state park.

Best,
Nicholas Harkey

http://www.ct.gov/deep/cwp/view.asp?a=2716&Q=557916&deepNav_GID=1650

From a gentle hill at Harkness one often sees artists creating land and seascapes which include an iconic structure marking the more distant edge of a protected nesting ground. Whether or not they know its origins and history may be irrelevant; as a newcomer to Waterford over six years ago, I found the building's place in the landscape at once both beautiful—and a mystery. To learn that Seaside was designed by a prominent architect in US history as a place to treat young TB patients seemed right. What about these facts might suggest its future as a new state park?

An alternative plan for the restoration of building(s) at the proposed Seaside State Park, Waterford

At the recent public meeting (March 25, Waterford Town Hall) regarding the proposed park, several scenarios were presented for the public to consider—with the understanding that their pieces and parts could (and should) be switched out to create a final plan.

In addition, costs to restore/reuse the buildings were presented as estimates, and these costs are formidable under current restoration techniques used for stone and brick buildings.

This proposal, independent of any final choice of scenario (those ranging from destination to passive recreation) attempts to put the restoration of buildings (whether a single structure, or a number of them) in context of projects being built around the world with the possibility of using *breathable and sustainable* materials (a single example being hempcrete plaster) as internal insulating material—along with other suitable products and building techniques.

WHY NOT PHASE IT?

Let's assume that a choice will eventually be made about which buildings to save for possible lodge or other use. With the site's recent history, and now its becoming a state park—*why not consider phasing the restoration?* It seems as though the expense to do a worthwhile thing might better take a long range view.

THEMES: BREATHABLE, SUSTAINABLE, RESTORATION

KEY POINTS of this submission focus on three values: Growth, shared experience, and a variety of contributors (state, regional, and local).

1. Seizing what might otherwise be a missed opportunity to institute a plan
2. Project to be phased **over a period of years**
3. Possible contributors of expertise
4. Possible stakeholders (professors, instructors, teachers, students in sustainable building programs/architecture, builders, masons, students in building trade programs, work entry programs, financing institutions, architectural preservation groups)

5. "Ownership" of the park for its contribution to joint endeavors: seashore ecology, sustainable building practices, community, and quality of life for Connecticut residents.

An example scenario might include the following (but as we do not have access to the buildings or the original plans, this is really exploratory).

PHASE I

Prepare the grounds for passive recreational uses so that the public can begin to—and continue to enjoy the park. Evaluate the beach areas and special concerns on the site overall re climate change.

Gut the nurses building; remove lead paint and asbestos from interior. This would require some up front monies and labor to make it a safer worksite. Consider building bathrooms, showers, lockers for swimmers and lodge use later—and for workers now. Or perhaps utilize the other buildings/homes on site to house trade students/instructors for 6-8-week periods of work-study to restore and rebuild the nurses building. Among the projects might include teaching and making restoration millwork to save lots of money. Work with schools, preservation groups, skilled professionals in restoration work—some of them semi-retired, along with other organizations to describe and phase this work.

Decide to make lodging/hostel from the nurses building and in the interim "put up" building trade students in the upper rooms. Or use the rooms as classrooms—or, again—utilize the other houses for classes). Perhaps the other houses are already usable with some work.

Finish the nurses building for use as lodging/hostel BUT ALSO as lodging for small work-study crews to learn about and beginning work on the hospital building (the original architecture of which is really very beautiful—sadly, not in its current state).

PHASE II Restore the exterior of the hospital building to its original beauty. This would mean removing bulky additions OR rethinking the main façade utilizing glass on the first levels.

And onward...

Submitted by

contact info: 860-943-0068 (Anderson)

Tim Harrington

Builder in West Mystic with 40 years' experience in building, restoration, apprentice training.

Christine Anderson

Retired advertising professional, resident of Waterford. Over 30 years' experience in local government, cooperative community and grass roots environmental activities in Massachusetts

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Monday, August 22, 2016 3:56 PM
To: Bolton, Jeffrey; Stephen Lecco
Subject: FW: Request for date change of Scoping meeting for Seaside State Park

See below email chain of comments with Kathy Jacques for the EIE record.

From: Kathy Jacques [mailto:kjacques2015@gmail.com]
Sent: Monday, August 15, 2016 9:19 AM
To: Bolton, Jeffrey <Jeffrey.Bolton@ct.gov>
Cc: Lambert, Michael <Michael.Lambert@ct.gov>; SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: RE: Request for date change of Scoping meeting for Seaside State Park

Dear Mr. Bolton:

Thank you for the detailed response to my request to postpone the August 24 scoping meeting for the Seaside State Master Plan. For the record, I do not entirely agree with you that the statute does not allow a meeting to be rescheduled if it is in the best interest of the public.

I am disappointed that the parties who scheduled the meeting were not more sensitive to the community's desire to reschedule. In my opinion, a public meeting should be held at a time that is most convenient for the public that is being served, and not for the time that is more convenient for the agencies who are hosting it.

I will share the information that you provided to me.

Yours truly,
Kathy Jacques

From: Bolton, Jeffrey [mailto:Jeffrey.Bolton@ct.gov]
Sent: Tuesday, August 09, 2016 11:29 AM
To: Kathy Jacques
Cc: SeasideEIE, DEEP; Lambert, Michael
Subject: RE: Scoping meeting for Seaside State Park

Dear Ms. Jacques:

Thank you for your email and request to move the public scoping meeting. As you may know, this project has just entered into the Connecticut Environmental Policy Act (CEPA) (for further information about CEPA [click here](#)). The first step in this public process is to conduct early public scoping. This step is spelled out in state statute and the public can submit written comments for up to 30 days. The public comment period started on August 2nd and goes until September 1st. Since we have already noticed the project, we unfortunately can't move the meeting date. The public scoping meeting is just another avenue for the public to submit comments, but it is not the only opportunity or way for the public to submit comments. The comments we receive will help us in developing the Environmental Impact Evaluation (EIE), which is the next step after this 30-day scoping process. When ready, the EIE will be published and noticed for a 45-day public review and comment period. Within the 45-days, we will hold a hearing (which is more formal than the meeting set for the 24th) and hear the public's comments on the EIE.

In terms of the selected date, it was chosen primarily due to what state statute dictates, the availability of the venue, the presence of key project members, and a desire to avoid the week of Labor Day weekend and the first couple weeks of school.

If you know of someone who cannot make the August 24th meeting, please let them know they can still submit comments anytime up to and including September 1st. They can submit their comments to:

Name: David A. Kalafa, Policy Development Coordinator
Agency: Department of Energy and Environmental Protection
Address: 79 Elm Street
Hartford, Connecticut 06106
Fax: 860-424-4070
E-Mail: DEEP.seasideEIE@ct.gov

Alternatively, you could have them contact me directly at (860) 713-5706 or via email at jeffrey.bolton@ct.gov and I can direct them in how best to submit comments.

Thank you again for reaching out and your continued interest in the project.

Jeff

Jeff Bolton, Supervising Environmental Analyst
jeffrey.bolton@ct.gov | www.ct.gov/dcs
860-713-5706 (office) | 860-655-0477 (cell)

From: Kathy Jacques [<mailto:kjacques2015@gmail.com>]
Sent: Wednesday, August 03, 2016 12:29 PM
To: Bolton, Jeffrey <Jeffrey.Bolton@ct.gov>
Cc: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>; Lambert, Michael <Michael.Lambert@ct.gov>
Subject: Scoping meeting for Seaside State Park

Dear Mr. Bolton:

I just read the notice of the EIE Scoping meeting that is scheduled for August 24 for the Seaside Master Park Plan. As you know there is a high level of public interest in this project.

I have previously been assured by Michael Lambert, Bureau Chief of Outdoor Recreation, in a reply to my correspondence with Governor Malloy concerning the park planning process, that "one of the most important goals is to engage the public to help shape the future of Seaside State Park."

You may not have realized that the date of the hearing is the last week before children return to school, and a time when many people take their summer vacation. Over the years, I have personally observed that attendance to public meetings drops significantly in August.

In order to better serve the public interest, I would like to respectfully request that this public hearing be rescheduled for a date after the Labor Day Holiday.

If there is a process to formally request a change in the date, please enlighten me and I will resubmit this request in the required manner. Thank you for your attention to this matter.

Yours truly,

Kathleen Jacques
10 Magonk Point Rd
Waterford, CT 06385
860.444.0038

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 3:38 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Saeside State Park Scoping

From: Allan Jacques [mailto:allanjacques@sbcglobal.net]
Sent: Wednesday, August 31, 2016 3:15 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Saeside State Park Scoping

Sent via electronic mail to: DEEP.seasideEIE@ct.gov

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
State of Connecticut
79 Elm Street
Hartford, Connecticut 06106

RE: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for Seaside State Park, Waterford, Connecticut

Dear Mr. Kalafa:

The proximity of Seaside to Long Island Sound offers a unique opportunity to harness the tidal power available just offshore. Tidal energy, unlike wind, solar, or wave energy, is constant and available 24/7, 365 days a year. There are nearby deep water channels such as Two Tree Island Channel and The Race which would accommodate underwater tidal power generators and provide the State with an unlimited source of environmentally clean energy. DEEP could use the location to conduct demonstration and research programs to promote clean tidal energy. The impact on the site would be minimal and would occupy only a small footprint on the property, thereby allowing the State to generate a revenue stream and maintain the undeveloped nature of the park grounds for the citizens to enjoy.

Tidal power offers several advantages:

It is available around-the-clock all year long;

It is environmentally sound:

It requires only small underwater spaces with connecting cables and avoids the sight line issues associated with wind turbines and wave generators.

The impact on underwater species can be easily mitigated by construction design and it would put DEEP and the State of Connecticut in the forefront of the clean energy movement.

I urge DEEP to evaluate any clean energy resources that are available at this site.

Yours truly,

Allan Jacques
10 Magonk Point Road
Waterford, CT

Amanda Fabis

From: Kathy Jacques <kathyjacques@sbcglobal.net>
Sent: Monday, March 30, 2015 2:40 PM
To: DEEP Seaside State Park
Subject: Comments on Seaside Park Concepts

Notes regarding March 25 Park presentation:

1. Architects did a fabulous job with research, presentations and visuals.
2. Participants were very happy to interact with team members.
3. It is not clear exactly why Concept A is considered more financially feasible/there have been no detailed shared on how exactly this public/private partnership would be constructed. How much will the State pay? How much will the partner pay? How will the State get return on implementation cost and future activity? If the lodge services are market rate, will the lodger's use of the park infringe on public access to the general public? How will the grounds be impacted by amenities, such as a playground, ball field, tennis courts, or event pavilion? How much more noise, traffic and light pollution will result from having a resort type use versus a passive park? How much longer will it take to design and build this than to just stabilize buildings and maintain Concept C? A resort will operate 24/7, where most parks close at dusk.
4. Concept B is the best Goldilocks choice: the outcome for the buildings is determined once and for all, and the shoreline is allowed to return to a natural state. There is very little buffer between the superintendent's houses and existing abutters homes, but they could be a ranger's training facility or the like. I am not sure the difference in operating expenses between B and C, but if there is less structure maintenance, it seems there should be less annual costs for upkeep. Both B and C should consider relocating or dividing parking areas, in order to lessen the impact on the homes on Shore Rd.
5. There was a ramp for handicapped children on the east side that should be reconstructed and a small parking area can be added closer to it in order to allow elderly or ambulatory-challenged persons an opportunity to get closer to the shore by automobile. This could be a unique aspect of the Seaside park. Handicapped people are known to benefit from swimming, kayaking, and other water activities. Great for injured veterans as well!
6. What are the impediments to demolition of the buildings? If that would hold up park, then C (buttoning up) should be the choice until that is resolved, so that the public access will not be delayed.
7. What will be the next step in the process?

Thank you for your consideration of these comments.

Kathleen Jacques
10 Magonk Point Rd
Waterford, CT 06385

Amanda Fabis

From: Nancy James <njames@waterfordct.org>
Sent: Friday, August 19, 2016 1:32 PM
To: SeasideEIE, DEEP
Subject: Seaside future plans

I am very concerned regarding the impact any sort of commercial establishment will have at the Seaside Property. Although I am not currently a Waterford resident,(previously a resident for 22 years) I find myself at Seaside a minimum of 3 times each week. The draw for that area is the peace and serenity the quiet shoreline location currently offers and the wildlife that that peaceful setting accommodates. As a monitor for the Osprey Nation program, I am also the steward for the nest that resides in one of the chimneys of the old nurses building. I have made it my mission to keep an eye out for that nest, and in 2015 I did my own personal journal /documentation for that nest and the habits of that ospreys family. Both residents and non-residents alike have told me they prefer going to Seaside rather than other locations as it's a more tucked away location that allows the beauty of the shoreline without the hustle and bustle of larger parks and recreation areas. My hope is that the beauty and preservation of that unspoiled natural shoreline location will take precedence over any financial gain and commercial interests. The shoreline in Eastern Connecticut is filled with tourism attractions. Lets work to keep Seaside the special place that it is for all who love nature to enjoy.

Thank you for your time and consideration.

Nancy E. James
860-884-1344

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 2:22 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for Seaside State Park, Waterford, Connecticut
Attachments: EIEAttach2.pdf; EIEAttach1.pdf; EIEAttach3.pdf; SeasideScopingMeeting2016revise3.pdf

From: Kathy Jacques [mailto:kathyjacques@sbcglobal.net]
Sent: Wednesday, August 31, 2016 1:44 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Cc: 'Kathy Jacques' <kathyjacques@sbcglobal.net>
Subject: FW: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for Seaside State Park, Waterford, Connecticut

Dear Mr. Kalafa:

Please find attached:

Letter from Kathleen Jacques re: the above subject.
3 Attachments.

Contact info:
860.444.0038
860.460.5940

Please confirm receipt.

Thank you,
Kathleen Jacques

August 31, 2016

Sent via electronic mail to: DEEP.seasideEIE@ct.gov
and
Sent via facsimile to: (860) 424-4070

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
State of Connecticut
79 Elm Street
Hartford, Connecticut 06106

RE: Comments on Environmental Impact Evaluation Scoping Meeting and Notice for
Seaside State Park, Waterford, Connecticut

Dear Mr. Kalafa:

I would like to submit these comments for the record.

It is challenging to submit comments on the scope of factors, which address significant impacts in the preparation of the Environmental Impact Evaluation (“EIE”), for a conceptual state project consisting of multiple options outlined at the scoping meeting and in the notice. The options consist of three different park models including a more detailed development plan for a resort hotel, or a no action option. Since a resort hotel will likely have the most significant adverse impact and will likely require the highest level of evaluation, my comments are mostly directed to that option.

Section 22a-1b(c)(6) of the Connecticut General Statutes (“G.S.”) specifically requires that the EIE include an analysis of the short term and long term economic, social and environmental costs and benefits of the proposed action, and Section 22a-1b(c)(7), G.S. requires that the EIE consider the effect of the proposed action on the use and conservation of energy resources. For (c)(6), I recommend that the EIE contain a matrix of environmental and economic impacts for all alternative concepts; this will provide a better tool for a comprehensive comparison of the positive and adverse impacts of the various park models. The scope for (c)(7), particularly pertaining to the reuse use of the existing buildings – historic and non-historic - and any proposed new construction should provide a “life cycle net energy analysis” (cradle to grave) including the “embodied energy” in the existing structures to comprehensively examine the impact of the “preferred feasible and prudent alternative.”

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Kathleen Jacques
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SCOPE OF ENVIRONMENTAL FACTORS

It is also my assertion that the significant impacts on three different physical environments need to be individually examined. A complete EIE should consider the impacts on:

1. The 32 acre project site, currently known as Seaside State Park;
2. The residential neighborhood surrounding the site; and
3. The entire State of Connecticut park system.

The EIE for the residential neighborhood should include information regarding future plans for the four acre Department of Developmental Services (DDS) parcel that is attached to the site and borders residential property. It is reasonable to assume that this group home may be closed and its attachment to the park may create a future adverse impact; historically, the State has recognized the necessity to mitigate the impact of any development at Seaside on the character of the surrounding residential neighborhood, which is rural in nature. A recent zoning decision eliminated the consideration of commercial activities on the site. However, the costly challenge of preserving the historic buildings seems, once again, to be overriding these considerations.

And, since the expansion of lodging is being introduced as a revenue vehicle for the state park budget, the EIE should consider the full spectrum of impacts on the entire state park system. The Department of Energy and Environmental Protection (DEEP) considers the proposed hotel to be an expansion of present lodging activity that it manages. If the proposed Master Plan for Seaside is an economic prototype, any and all state parks could be identified as properties where resort hotels could be constructed and operated. As a result, the scoping process should include long range ecological and energy impacts of such development(s).

INFORMATION FROM SPONSORING AGENCIES

The Connecticut Environmental Policy Act (CEPA) details the issues that need to be examined during an EIE. Since the construction and operation of a waterfront hotel/resort is unexplored territory for DEEP, any related direct or indirect significant consequential impacts need to be more thoroughly surveyed by the consultant and

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added to this list. Other questions and comments I have regarding the information provided by the sponsoring agencies include:

A. The actions proposed in the scoping notice are very broad.

(1) Specifically, what does “do nothing” mean in this case? Continue the current level of activity – lawn mowing, minimum security, portable toilets -- or abandonment of the property?

(2) What is the definition of a “Destination Park?” The concept as outlined in the feasibility study or any other alternatives or expansions of this concept?

(3) What is the risk that the property would once more be considered surplus and sold? Any EIE that supports a commercial activity in conflict with local zoning regulations could have unintended adverse consequences on future uses of the property and neighboring properties as well.

B. Criteria for selecting a resort hotel.

(1) Since the primary subject site of this project is already known, what are the criteria for creating a resort hotel inside any State Park? The example cited in the feasibility study has over five thousand acres.

(2) Why is the Seaside parcel considered to be an appropriate place for a private resort hotel of this magnitude?

(3) Why does the desire to adapt the buildings override the need to “least impact the neighborhood?”

(4) What will mitigate proximity issues where there is an absence of reasonable buffers between the parcels and several abutting properties?

(5) What about the local zoning regulations? Even if the State is statutorily exempt from local zoning rules, does that mean the Agencies should disregard the determination by the local zoning board that commercial activity is not desirable for this property?

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(6) What is the justification to define a private resort hotel as something other than a commercial establishment?

C. Other sites.

(1) Are there other potential sites for the proposed action? If a private resort hotel inside a park is a new model for the State Park Program, then a list of potential sites could be any and all State Parks.

D. Current regulations.

(1) What are the current regulations that govern a hotel managed by a private agency on a State Park property?

(2) What new or modified regulations are being proposed?

(3) What legislative action(s) governing the plans will be subject to public participation? To ensure transparency of the Park planning process, the public needs to have the opportunity to be engaged in any related regulatory and legislative processes that might affect any new or existing State Parks or any agreements to lease land or engage private management companies.

SPECIAL CONCERNS

If a private/public option is determined to be the best solution for the goals outlined in the EIE document, why are alternative options, such as schools, business parks, non-profit operations, research facilities, etc., not being considered? I have attached a letter that was provided in response to the Master Plan meeting that very astutely describes alternative and enhanced utilization of the park grounds. What other alternatives have been submitted or considered?

In addition to the comprehensive factors outlined in CEPA, there are special concerns in regard to development on this particular site, any combination of which will significantly impact the site and its immediate environs, which include, but are not limited to:

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- A. The amount of greenhouse gases created by construction, hotel operations, and vehicle traffic;
- B. Safety issues and noise caused by above;
- C. Runoff of pesticides and fertilizer in the low basin/stream on the property causing nitrogen loading in Long Island Sound;
- D. Loss of mature trees currently on the parcel;
- E. Loss of vistas due to new construction;
- F. Vermin/pests relocating to surrounding residences during construction;
- G. The water and utility demands for the proposed hotel;
- H. The impact of mooring boats and launching personal watercraft on the waterfront;
- I. Creation of light pollution;
- J. Loss or limitations of access by neighbors and park patrons;
- K. Increased traffic and trespass onto neighboring roads and properties;
- L. Security of neighborhood;
- M. Construction noise and dirt;
- N. Mechanical noise after construction (Landscaping, HVAC, compressors, air conditioners, etc);
- O. Lack of buffers on boundary lines;
- P. The number and location of parking facilities for hotel guests and park patrons;

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- Q. Accommodations for commercial trucking;
- R. Location of garbage dumpsters;
- S. Security of public access areas;
- T. Security and parking on neighboring streets;
- U. Water safety issues for boaters, swimmers, fishermen;
- V. Loss of quiet enjoyment of abutters;
- W. Loss of property values to surrounding properties;
- X. Expansion of proposed lodging model facilities, indoors and out;
and
- Y. Disruption caused by event activities.

I anticipate that other informed and interested agencies and community members will be submitting comments and questions about the long range impact of these proposed activities on this sensitive Long Island Sound waterfront parcel designated as Seaside State Park. Other parties have shared copies of correspondence that was sent in reply to Master Park Planning sessions. Many of these formal letters and emails suggest alternative recommendations and should be explored in the EIE.

MITIGATION OF IMPACTS

How will these impacts be mitigated? What is the baseline standard that will be established for evaluating such impacts? Impact studies should not be based on data from when the institution was in operation, which is no longer relevant to the character of the neighborhood.

MASTER PLAN FEASIBILITY STUDY

According to the Master Plan Feasibility Study, the operation of a destination resort hotel in a residential community will have a profound and significant impact in the location in which it is proposed. The EIE should avoid a comparison of proposed activity from a past time when Seaside was an operating agency. Essentially, this has

Comments on EIE Scoping
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been an abandoned site, and more recently a state park. Any discussion of more intense use requires a mitigation plan for any more intensive use than is currently in existence.

In fact, there has been little justification for considering the resort plan as “preferred” when it clearly is incompatible with the surrounding environment. I have cited some additional information contained in the feasibility study supporting this conclusion that need to be addressed in the EIE:

1. Section iii-1 claims that “Due to the proposed hotel’s location proximate to residential homes and a quiet local neighborhood, the hotel design and operation will be sensitive to the needs of these residents.” But there is no discussion of how this will be accomplished or what needs have been identified, or how they will be mitigated;
2. The study estimates the costs to prepare the buildings for the resort, but does not explicitly identify the party responsible to develop the Park grounds, parking and waterfront, beach, seawall restoration. Construction, maintenance and management costs of both activities – resort and park - need to be enumerated and justified; and
3. Further observation of the site’s location in the study provides evidence that a Park and Hotel combination are not compatible in this geographic location for the following reasons:

“As the subject buildings are located on a state park, we have researched several park lodges in the Northeast and Western United States. The majority of these park lodges are located on either State or National Parks of substantial acreage, much greater than the 32 acres of the subject site. These parks generate their own overnight visitation due to their vast acreage, which often lends itself to a variety of activities including skiing, hiking, biking, camping, boating, rock climbing, ice fishing, etc. While we believe Seaside State Park to be an important feature of the subject site, we do not expect this park to be the primary reason of visitation. Thus, we do not recommend a park lodge product, but instead recommend that the hotel integrate the park and its available activities into its operation.
(Emphasis added.)

Comments on EIE Scoping
Seaside in Waterford, CT
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PUBLIC ENGAGEMENT

One of DEEP's stated goals for the Master Planning process and EIE is to "engage the public." The initial two planning meetings were very informative, but did not incorporate interactive group questions and answers, or public comments. Survey questions were provided and post-meeting comments were encouraged. But, at the third planning meeting, when the preferred plan was rolled out, no survey or opinion poll was conducted; despite the fact that 65% of the prior survey respondents found that a small inn was an inappropriate use for Seaside State Park (see attachment 3, pg6). It is an erroneous conclusion that the "preferred plan" best represents the public's input. A more transparent effort should be made to gauge public opinion for a privately managed resort hotel; this model goes well beyond the level of development that the public anticipated. Engagement does not equal inclusion.

CONCLUSIONS

It is reasonable to conclude that the preferred alternative will result in the establishment of Seaside State Park as a subordinate activity to the operation of a private hotel operation and its elite clientele; and park patrons will be competing with hotel guests for access, parking, admission, and park services. Therefore, the EIE needs to provide a substantial in-depth exploration into DEEP's selection of the construction of a private, profit-making hotel operation inside a waterfront State Park as a "preferred plan."

RECOMMENDATIONS

I strongly urge the sponsoring agencies to preserve the primary mission of providing recreational enjoyment that is accessible to all the people of Connecticut. While I prefer the ecological model, I also think a passive model is a good choice for Seaside Park.

Efforts that direct attention away from recreation, conservation, environmental research, conservation, and energy alternatives are an opportunity cost that the State of Connecticut simply cannot afford, and funds should not be spent for a speculative resort venture that is based on potential economic returns. The Seaside State Park is too valuable a resource to squander due to primarily economic considerations.

Comments on EIE Scoping
Seaside in Waterford, CT
Kathleen Jacques
Aug. 31, 2016

Thank you for your consideration of these matters. I look forward to reviewing the Environment Impact Evaluation study when it becomes available.

Respectfully submitted,

Kathleen F. Jacques
10 Magonk Point Road
Waterford, CT 06385
kathyjacques@sbcglobal.net

Attachments:

1. Correspondence sent by email from Eileen Grant
2. Correspondence to Commissioner Klee from Vincent Long
3. 6 pages of survey results graphs from
http://www.ct.gov/deep/lib/deep/stateparks/seaside/Seaside_State_Park_Master_Plan_Open_House_2_.pdf

SEASIDE SURVEY NOTES

I would encourage that everyone proceed slowly and conservatively, concentrating first on improvements that will bring the greatest benefit to the largest number of people in the most economical way.

Improvements that support passive or gentle recreation would likely please the greatest number of patrons. In the process of choosing those improvements, emphasis should be made on providing enhanced access for the handicapped. Too few of our state parks focus strongly on this constituency. A useable beachfront (safe, attractive & sustainable), paths for walking, running and biking, picnic areas with state of the art litter control receptacles, unobtrusive bathrooms & changing spaces that are well-landscaped, a possible kayak launch area and a place for fishermen are a few things that might be considered.

Thirty two acres is really quite small for a state park (especially one that may someday host swimmers). It will be necessary to carefully consider the number of parking spaces in the park to prevent the property from becoming too congested or contributing to traffic problems on the local roads. Also to help prevent overcrowding, a fee should be charged to patrons. If swimming is allowed, that fee should be commensurate with that of Rocky Neck. If it is not allowed, the fees should be in line with those at neighboring Harkness.

This relatively small space needs to be scrupulously maintained and protected. Every shortfall will be glaringly obvious on the compact property. Abutting landowners will certainly complain should the park's appearance become untidy as they have very clear views of the property (especially from the west.) With so few field staff in parks, this will be challenging. A maintenance person should really be dedicated to the park.

Quality, not quantity-

The best way to gain public trust over time is to do whatever you do, no matter how modest, very well. If the Parks Division and DEEP demonstrates competence, the public will be much more supportive of possible future discreet entrepreneurial programs.

I think setting up any expectation that the park will be self-sustaining will only engender problems for DEEP. The Governor, I think sincerely, meant Seaside Park to exist for the benefit of all citizens. I don't think he had in mind a resort-like rehabilitation of the historic buildings for the benefit of private developers or to feed Waterford's coffers.

Totally restoring the large historic buildings will be very expensive. The only way a developer ("private/public partnerships") could recoup expenses and generate reasonable profit would be to turn the buildings into 24 hour entertainment centers for well-heeled customers. The noise, lights, and traffic would destroy neighborhood

ATTACHMENT 1, P 2

tranquility and forever negatively alter the character of Harkness Memorial State Park.

I think there would be very little prospect that DEEP would realize any significant income from any such partnership. It certainly, however, would be the recipient of all the negative community feeling and, whether responsible or not, called upon to solve the myriad of problems sure to arise from business operation.

Those very citizens who DEEP and the Governor wish to utilize this gorgeous property, would by degrees, be made to feel unwelcome. Resorts like the Ocean House in Watch Hill, Waters Edge in Westbrook and the Madison Beach Hotel in Madison actively discourage non-paying visitors from accessing the shoreline. Despite a beachfront being technically open to all, there are innumerable means an entrenched and powerful business can employ to push people away. Park patrons who "offend" their sensibilities or whose enjoyment in some way "interferes" with that of their clients will be edged out. No doubt the Parks Division would receive escalating calls from the business owners about litter, noise, and unsafe vehicular behavior etc.. After driving Parks crazy with complaints, they would helpfully suggest assisting with security. Those security people could and probably would intimidate those patrons they felt would not "fit" with their desired ambiance.

Until everyone gets their sea legs, no big plans for the large buildings should be launched, particularly if they involve outside parties. It will be tough enough to get the property cleaned up and open for passive recreation, particularly without dedicated personnel. It is not until patrons actually use the new park that the impacts to the neighborhood can be understood.

In the short term, it will likely be necessary to treat the historic structures as we have those at Harkness. Stabilize and secure the buildings, assure that roofs are sound, abate contaminants as budgets allow, and to the greatest degree possible make the exteriors of the structures attractive. If funds are available, remove the parts of the structures that are not part of Cass and Gilbert's original design. Even un-restored, the buildings would be romantic and atmospheric. Harkness with its many un-restored historic structures attracts 250,000 visitors annually; obviously park patrons don't have to have perfection to enjoy themselves.

After cursory clean-up of the largest building, it may be feasible to open up a room or two for a low key interpretive program (history of the Seaside Sanitorium). Perhaps a non-profit group might underwrite such a project.

Your survey asks about a possible small inn or bed and breakfast. The former developer wanted to turn the former nurses' quarters into an inn/hotel. I think this would be far too disruptive for the environs (especially in the evening), very very labor intensive, and unlikely to generate much profit. Having a couple of close relatives in the hotel business, I know that this is a really tough way to make money. Hotel guests can be unpleasant, unruly and require a lot of hand-holding. (24/7!)

ATTACHMENT 1, PG 3

Entering into a partnership with a private party would likely result in the private party getting all the profit and DEEP all the grief.

I think there are other possible reuses that would be much less disruptive and labor intensive. The nurse's quarters can prettily readily be reconfigured (bearing walls) to accommodate small business offices either commercial or non-profit (research companies, legal firms, education entities, arts studios etc.) These types of uses have the virtue of being quiet and likely to operate only in daylight hours. Ideally, these entities might in some way support the mission of the Parks System, science, health, recreation etc. . A condition of rental could be that they offer meaningful internships to young persons. The Park System could contract out the management of the building (not the profits), tie the management contract to performance & revenue, and consider carving out a small space in the building for a management office. An on-site manager would eliminate most of the pressure on DEEP to service renters.

Buildings that might be much more suited and manageable for overnight stays are the duplex or the superintendent's residence. A honeymoon suite for Harkness wedding clients, a few rooms for visiting scholars, students, or colleagues of the tenants in the Nurse's building, for example, could be offered to the public. If an employee in charge of security were offered housing in part of those buildings, DEEP could be assured that guests would never become unruly. That security/maintenance person could be charged with controlling park visitors as well. Or alternately, the business manager for the office building could also be responsible for the overnight guests.

If some day, the park wanted to have a food service component, I would take care to offer that service only when the park is open to visitors. As with offering accommodations, too much night activity will disturb neighbors with excess noise, light and traffic. Conceivably something really limited in offerings, but with a lot of profit margin (Jordan's Popovers in Acadia National Park is a goldmine) might work. Part of the Superintendent's residence with the additional of outside seating might suit for that. It's hard to get too annoyed at a breakfast nook.....also, regular park visitors could afford to eat there. (family friendly)

The key to making the maximum amount of money to offset costs, I think, is to keep things as simple as possible while retaining absolute control over all aspects of the property. Launching pilot enterprises in the smaller (and very handsome) buildings could really help with developing workable plans in the larger more daunting buildings.

EILEEN GRANT
EMAIL 2/18/15

ATTACHMENT 2, pg 1

Dear Commissioner Klee,

The Seaside State Park has a unique opportunity to become something truly creative and inspiring not only to the citizens of Connecticut, but to people everywhere. The Seaside property is literally on the front lines when it comes to dealing with climate change. Connecticut's coastline is a valuable resource that deserves more than a destination hotel. State resources are thinner than ever, and while partnering with a private developer seems like a logical choice, given the situation, it also seems quite trite to build a hotel. I would seriously like to see the DEEP and all players involved entertain a more creative vision.

My vision for the Seaside property involves not only turning it into an ecological park, but also turning it into a world class research facility for the study of systems ecology, ecological restoration/design, climate adaptation, coastline resiliency, and ecological art. Now more than ever, opportunity exists to bring a diverse group of players together for the benefit of all.

Currently, Connecticut is looking to be a part of the National Estuarine Research Reserve, which focuses on environmental monitoring, conservation management, education, and training. Currently, the Nature Conservancy is helping to spearhead the study of Coastal Resiliency, with the goal of "addressing increasing threats due to sea level rise and storms by bringing science and action together where nature is part of the solution to reduce risk." Currently, the Connecticut Institute for Resilience and Climate Adaptation (UConn) is involved with the study of living shorelines. Currently, Yale's new program of Urban Ecology and Design is preparing students "who can innovatively merge ecological science with architecture at the site, city, and regional scales." Currently, the Connecticut Audubon Society's Roger Tory Peterson Estuary Center, which is looking for a permanent home "is dedicated to the conservation and preservation of the Connecticut River Estuary ecosystem and watershed, through science-based research, education and advocacy." These are just some of the institutions that have the vision, resources, and people to make a partnership with Seaside State Park a reality.

It goes without saying, people are passionate about what to do with the Seaside property and its historic buildings designed by Cass Gilbert. Cass Gilbert's legacy as one of America's greatest architects is firmly in good standing among the annals of history. Around the country there are numerous buildings designed by Cass Gilbert that are well maintained, still in use, and celebrate his penchant for great design. Unfortunately, his creations at Seaside have fallen into great disrepair. Above all else, Cass Gilbert was a designer and if he were alive today to see the state of his creation at Seaside I think he'd say – let this one go. I think Cass Gilbert would have liked to pass on the torch to a great architect of this era, who could reuse and re-purpose the valuable elements salvaged from the buildings, and reshape them to fit the needs of our time.

Having an ecological park to view and study nature, which gives access to swimming and fishing, and makes use of a building designed for education, research, and the public is more in line with the results of the survey that was conducted for Seaside. A large hotel was seemingly far down the list of survey results, so why is Seaside's fate edging toward the direction of a hotel in an almost predetermined fashion. Without giving greater pause toward exploring the

alternative, of turning Seaside into a beautiful and visionary ecological park, you run the risk of turning Seaside into something that will garner all the excitement of a damp squib.

I encourage you to look at some wonderful examples of parks that have drawn great excitement and investment because of their beauty. I'd also encourage you to look at the people who are responsible for doing the planting designs of these parks. Here's a list of just a few: The High Line Park in NYC and Chicago's Lurie Garden (Plant Designer Piet Oudolf); The Native Flora Garden Expansion at the Brooklyn Botanic Garden (Darrel Morrison Landscape Architect); the London Olympic Park (Ecologist Nigel Dunnett); Ecological Parks in China and abroad by Turenscape (Principal Designer Kongjian Yu). Some of these parks weren't designed for creating a sustained ecology, but it gives you an idea of what can be made possible when you bring together a team of Landscape Architects, Plant Designers, Ecologists, Engineers, and Visionaries.

By turning Seaside into an ecological park, with a research and education center you are more likely to spark an innovative creation that will reward Connecticut well into the future.

Best regards,

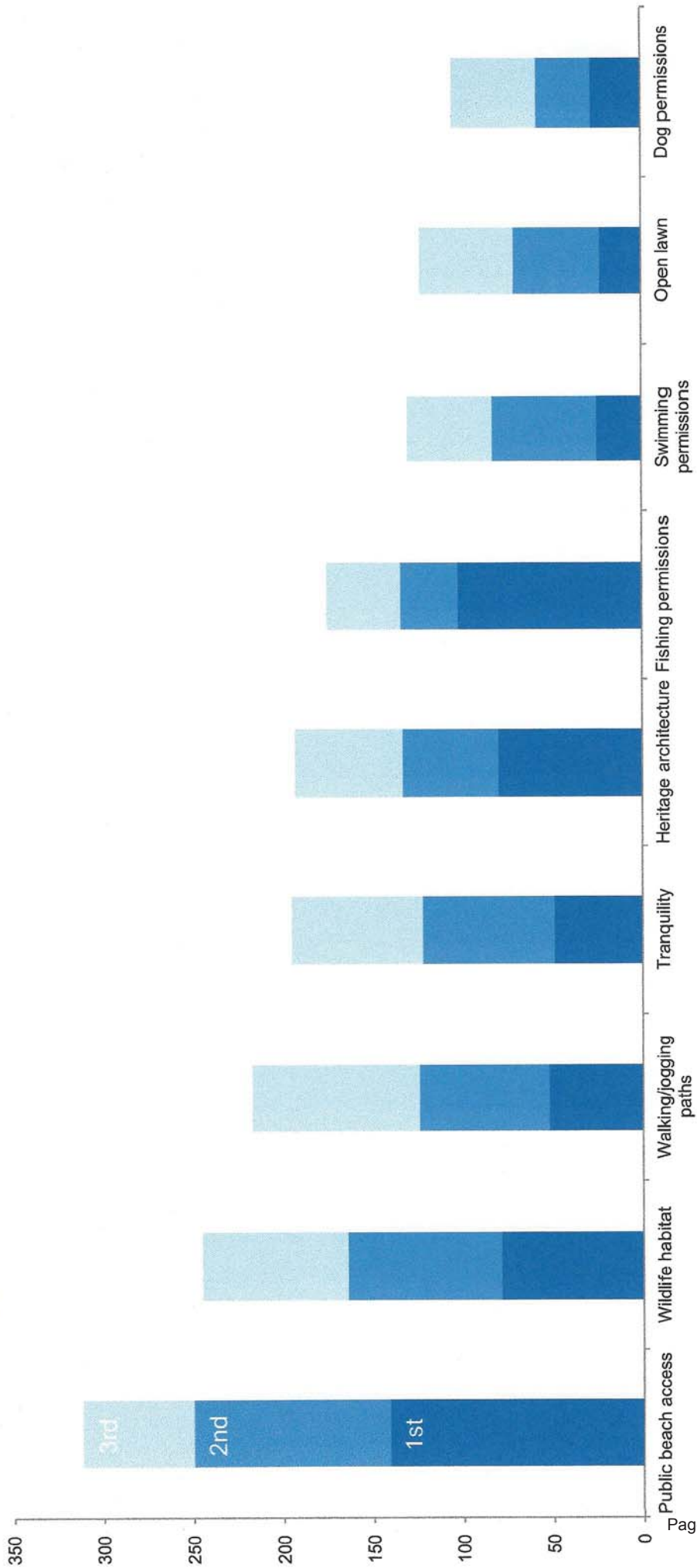
Vincent Long

VNCLong75@Hotmail.com

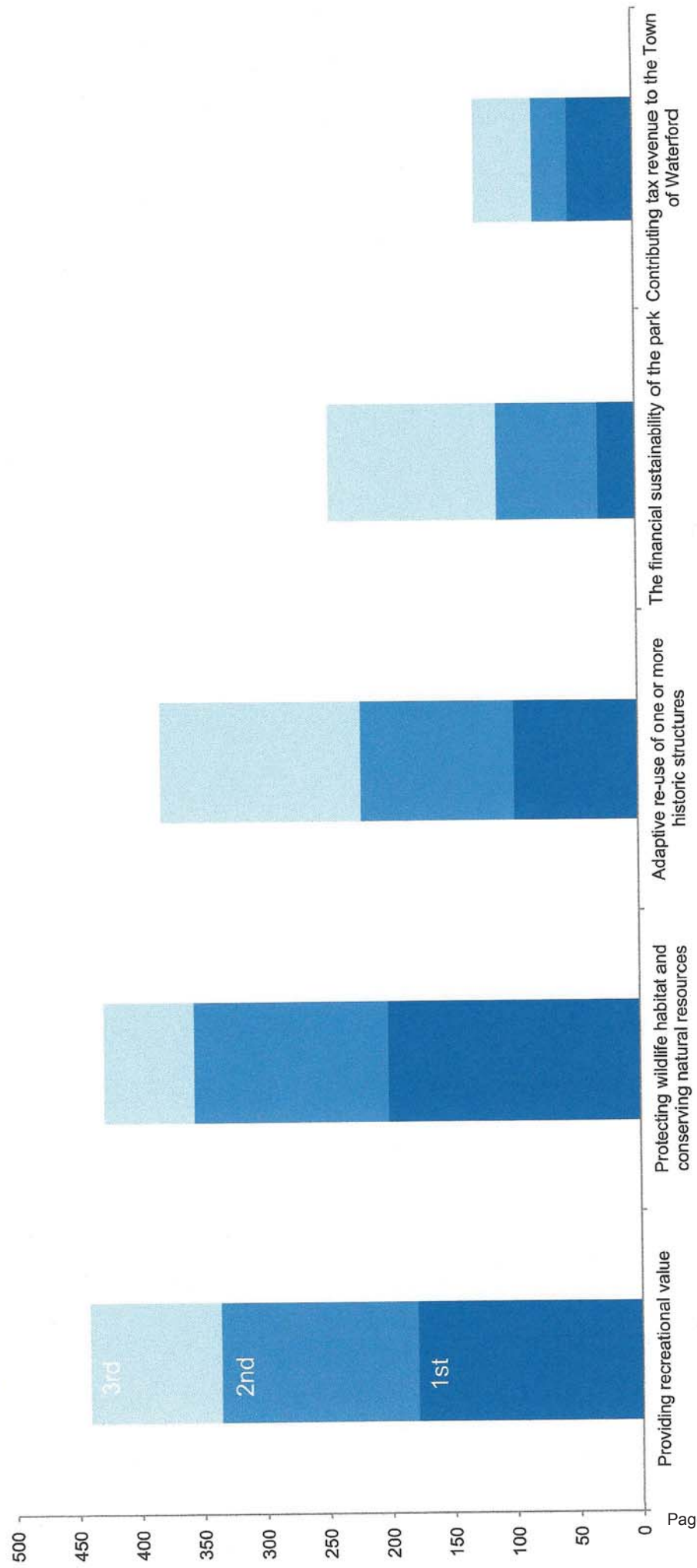
VNCLong75@Hotmail.com

ATTACHMENT 2, PG 2

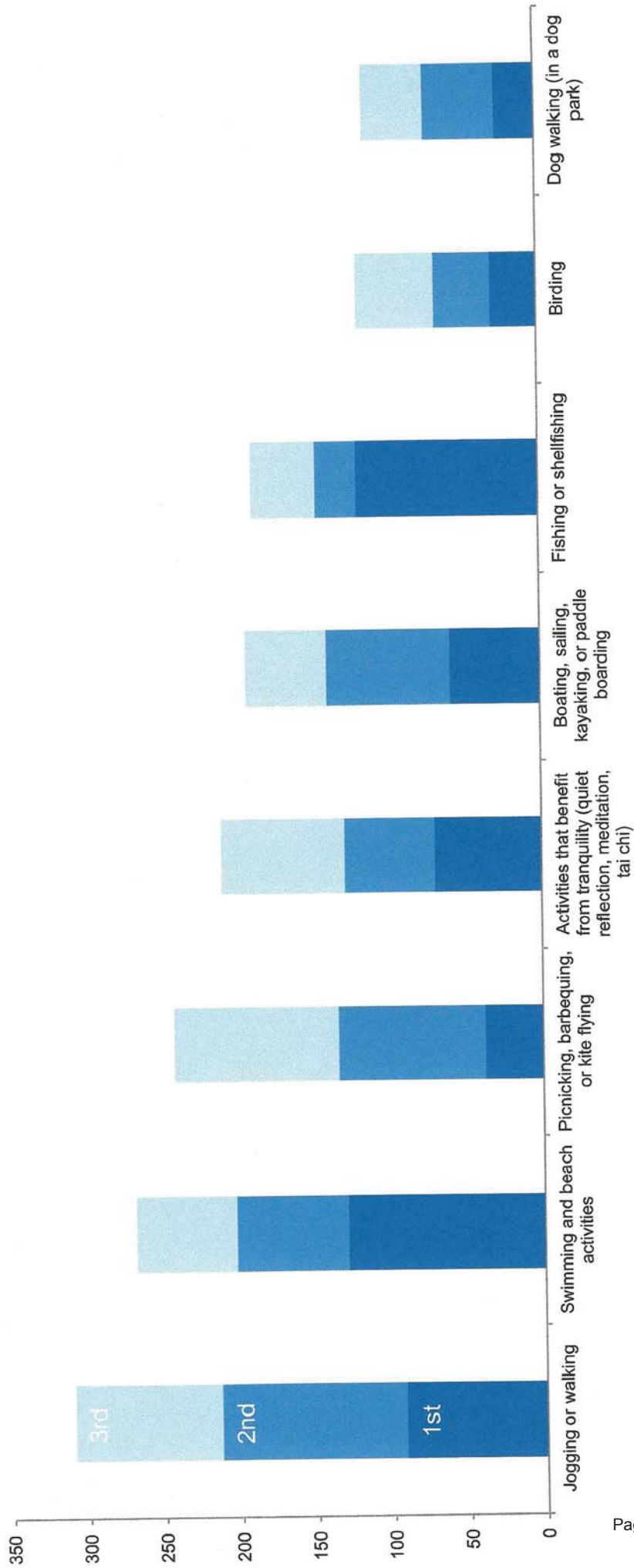
Please rank the following features of Seaside State Park (as it exists today) in order of their importance to you.



Please rank the following goals for Seaside State Park in order of their importance to you.

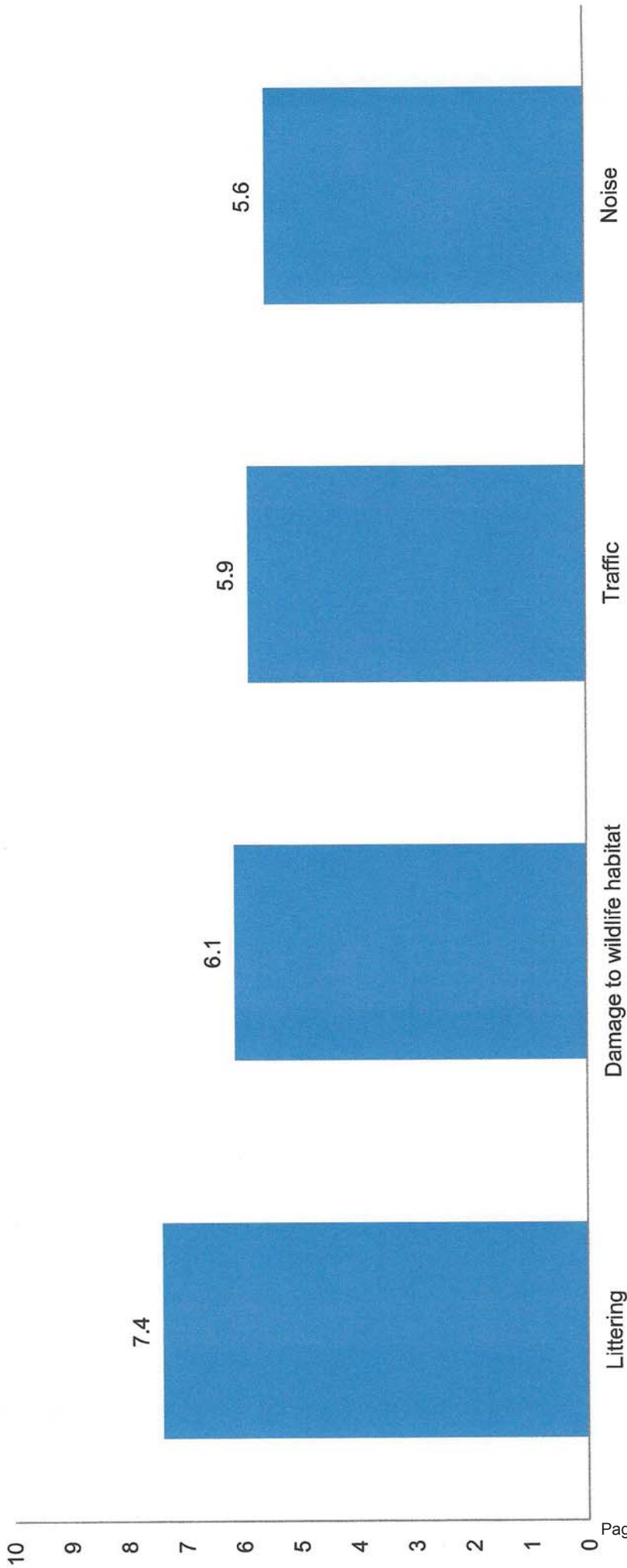


Which of the following activities would you take advantage of if they were available at the newly redeveloped Seaside State park? Please rank in order of their desirability to you.



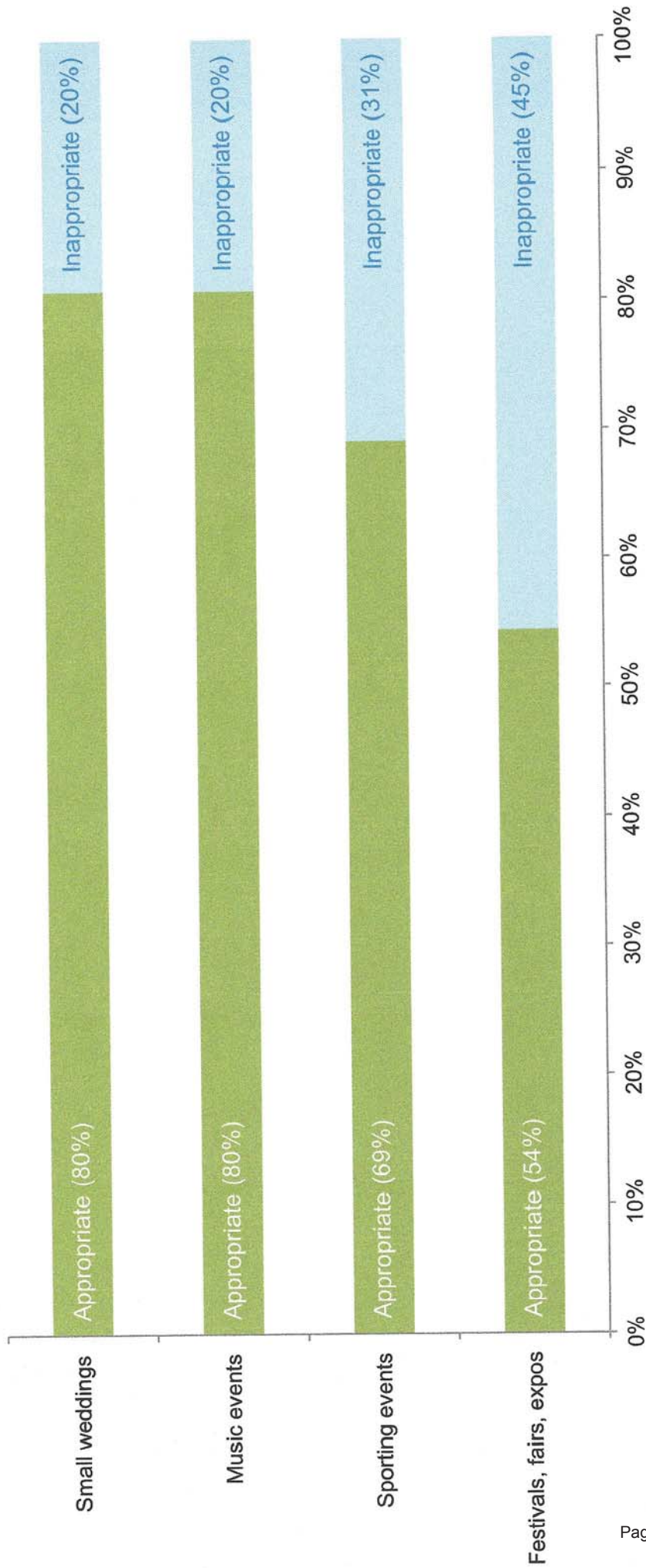
ATTACHMENT 3, pg 4

How concerned are you about the following potential drawbacks of establishing a state park? Please rate 1-10, with 10 being the highest.



SURVEY RESULTS

Which of the following special activities do you think are appropriate for Seaside State Park?



Which of the following built uses would be appropriate as a part of Seaside State Park?



Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Friday, September 02, 2016 8:19 AM
To: Bolton, Jeffrey; Seth Taylor; Stephen Lecco
Subject: FW: Seaside comments

Another that was sent to the wrong email address that should be included in the record. There were only two of these, not three as I indicated in my last email.

From: amandarutgers@gmail.com [<mailto:amandarutgers@gmail.com>] **On Behalf Of** Amanda Kennedy
Sent: Thursday, September 01, 2016 2:33 PM
To: DEEP Seaside State Park <DEEP.SeasideStatePark@ct.gov>
Subject: Seaside comments

I like all of the alternative uses proposed and have no problem with a public/private partnership to **restore the existing buildings** and add facilities. I would like to see **kayaking facilities** at the site, ideally linking the site by kayak to other public beaches and landings including Ocean Beach, downtown and Fort Trumbull in New London and Bluff Point in Groton.

Amanda Fabis

From: Kops, Melissa <kops@centerbrook.com>
Sent: Wednesday, January 28, 2015 2:49 PM
To: DEEP Seaside State Park
Subject: Please preserve Gilbert structures

My best idea for the structures is to creat event space. This would be a gorgeous wedding location. It could be used for conferences, trade shows, etc. These architectural treasures deserve to be preserved and enjoyed.

Thank you.

Melissa Arminio Kops, AIA, LFA, LEED
Sent from my mobile device; please pardon any typos.

Seth Taylor

From: Kalafa, David A. <David.Kalafa@ct.gov>
Sent: Friday, August 26, 2016 1:39 PM
To: Seth Taylor
Subject: FW: Seaside State Park

FYI

From: Kalafa, David A. **On Behalf Of** SeasideEIE, DEEP
Sent: Friday, August 26, 2016 7:47 AM
To: Bolton, Jeffrey <Jeffrey.Bolton@ct.gov>; 'Stephen Lecco' <Stephen.Lecco@gza.com>
Cc: Whalen, Susan <Susan.Whalen@ct.gov>; Lambert, Michael <Michael.Lambert@ct.gov>
Subject: FW: Seaside State Park

Jeff and Steve:

Official comment forwarded to you for the record. DK

From: edward [<mailto:edward@theomaragroup.com>]
Sent: Wednesday, August 24, 2016 11:15 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside State Park

Dear DEEP,

Please accept my comments to the Seaside State Park issue.

There is an opportunity to let this magnificent parcel of land, that is now a CT State Park, to remain for the people to enjoy in its natural state.

There should be no commercial development on this property as the traffic, noise and light pollution will diminish the quality of life in this quiet neighborhood.

Leave Seaside for the people to enjoy as a park and if the buildings cannot be saved and have to come down so be it.

The State of CT cannot afford to develop Seaside and a private developer will want to do as much development as they can which will defeat the purpose of a State Park for all people.

Edward Lamoureux
Waterford CT

Sent from my Verizon, Samsung Galaxy smartphone

Seth Taylor

From: Erin Marchitto <emarchitto@cttrust.org>
Sent: Friday, January 16, 2015 11:27 AM
To: DEEP Seaside State Park
Subject: Several Comments/Suggestions from our Members on Seaside

Dear DEEP,

The Connecticut Trust for Historic Preservation sent the call for suggestions for Seaside Park to our members. Some emailed the DEEP directly, others emailed us to pass it along. Please, see below for comments and suggestions.

Respectfully, Erin Marchitto

Comments and Suggestions:

This strikes me as a significant complex which should be saved, perhaps a private-public residential effort!

- Stephen Lash

For anyone who has been there the beauty of the location is what needs to be protected. The buildings in question are certainly not up to the architectural level of the Supreme Court building. And in fact, the two detract for the beautiful surroundings. Additionally the buildings house the terrible memories of the tragic treatment afforded the patients.

Better we clear the memories of the past and start fresh with a clean slate. I vote all the buildings be leveled.

**-Peter Green
Waterford, Ct.
[860-444-7578](tel:860-444-7578)**

To those concerned with the future of Seaside, may I add my voice to those calling for preservation. What a beautiful place to live if we were able design living quarters/apartments or single rooms with common dining facilities. Is it possible to have a tour of the building?

-Anne Collier

Might I suggest not destroying such a beautiful work of Architecture with a mariner theme along the Connecticut shore. Secondly, why cannot a portion it be dedicated for use for returning veterans on the rise who suffer pstd for field trips under supervision or participants of the wounded warrior program. Third, renovate and modernize the interior without compromising the preservation of historical interior architecture. Create an area for educational tours for students & visitors of CT about the facilities past and the need for over coming the nostalgia of mental illness that plagues many families. Add some Connecticut Whaler maritime themes similar to Mystic, Museum for Patriotic artifacts and commerce here in Connecticut. Have Basketball courts, tennis courts, soft ball, Soccer and football fields for public use. Additionally, if funding is approved put the piers to use for Long authorized Island boat Tours or Ferrys to Block. Furthermore, and artists Den, Restore & Activate the light house. Lease a portion for Banquets Weddings like they do at the Carousel at Light House Point in New Haven. Maybe add a authorized vendor food court area for food & drink. with a Police substation. An area for Long Islands Wild Life, Prioritizing and incorporating Preservation & Public Integration without alienation of those who fought for their country or suffer mental illness and or are classified disabled. Lastly, a great place for the Town of Waterford's Fireworks Display if they dont have an area already dedicated for the 4th of July.

-Mark Jette

--

Erin Marchitto
Communications Manager

Connecticut Trust for Historic Preservation
[Join Now!](#)

940 Whitney Ave Hamden, CT 06517
203-562-6312
www.Cttrust.org

Amanda Fabis

From: GARRY LEONARD <gsl3@me.com>
Sent: Monday, January 19, 2015 11:48 AM
To: DEEP Seaside State Park
Cc: Helen Higgins
Subject: A new state park at site of the former Seaside Sanatorium in Waterford

To whom this may concern:

I am writing to support the preservation of the the Nurse's residence and Main Sanatorium building both designed by renowned 20th century architect of the Woolworth building in NYC and many other landmark buildings. These are significant buildings that should be reused and could potentially serve as conference center or hotel facilities with such a prime long Island Sound location.

Please preserve these buildings for posterity as part of the plan for the new Seaside Park.

Garry S. Leonard
Vice Chair
Connecticut Trust for Historic Preservation
Garry S. Leonard Architect
63 Neck Road
Madison, CT 06443
203 245 1767 H
203 214 9470 C

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 8:44 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: vince long [mailto:vnclong75@hotmail.com]
Sent: Tuesday, August 30, 2016 10:56 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside Park Comments

Portions of the comments below were previously submitted to the DEEP.SeasideStatePark@ct.gov email address as a letter addressed to Commissioner Klee. The current comments represent my revised version of the letter.

The Seaside State Park has a unique opportunity to become something truly creative and inspiring not only to the citizens of Connecticut, but to people everywhere. The Seaside property is literally on the front lines when it comes to dealing with climate change. Connecticut's coastline is a valuable resource that deserves more than a destination hotel. State resources are thinner than ever, and while partnering with a private developer seems like a logical choice, given the situation, it also seems quite trite to build a hotel. I would seriously like to see the DEEP and all players involved entertain a more creative vision.

My vision for the Seaside property involves not only turning it into an ecological park, but also turning it into a world class education and research facility for the study of systems ecology, ecological restoration/design, climate adaptation, coastline resiliency, and ecological art.

The Schoodic Institute at Acadia National Park in Maine is one such example of how this partnership can exist. The Schoodic Institute is a nonprofit public private partnership with diverse funding (and volunteering) from philanthropic organizations, businesses, grant awards, donations, friends groups fundraising, classes/workshops, and merchandising. The Schoodic Institute partners with institutions of higher learning to conduct research, offers ecology education classes to the public, promotes citizen science initiatives, and offers workshops.

Seaside has a much stronger future as an ecological park and education center. Opportunity exists to bring a diverse group of players together to fund Seaside as a nonprofit public private partnership, just like the Schoodic Institute.

Currently in Connecticut, there are government agencies such as the Department of Energy and Environmental Protection, educational institutions like Yale and UConn with strong endowments, and conservation groups like The Nature Conservancy and the Audubon Society who can provide a framework for building the Seaside Ecological Park and Education Center by leveraging their mutual interests, goals, and networks.

Currently, these groups are pursuing separate interests, which when viewed together can be seen as mutual interests. For example: the Department of Energy and Environmental Protection is looking to be a part of the National Estuarine Research Reserve, which focuses on environmental monitoring, conservation management, education, and training; the Nature Conservancy is helping spearhead the study of Coastal Resiliency, with the goal of “addressing increasing threats due to sea level rise and storms by bringing science and action together where nature is part of the solution to reduce risk”; the Connecticut Institute for Resilience and Climate Adaptation (UConn) is involved with the study of living shorelines; Yale’s program of Urban Ecology and Design is preparing students “who can innovatively merge ecological science with architecture at the site, city, and regional scales”; and the Connecticut Audubon Society’s Roger Tory Peterson Estuary Center who “is dedicated to the conservation and preservation of the Connecticut River Estuary ecosystem and watershed, through science-based research, education and advocacy.” These are just some of the institutions have the vision, resources, and people to make a partnership with Seaside State Park a reality.

It goes without saying, people are passionate about what to do with the Seaside property and its historic buildings designed by Cass Gilbert. Cass Gilbert’s legacy as one of America’s greatest architects is firmly in good standing among the annals of history. Around the country there are numerous buildings designed by Cass Gilbert that are well maintained, still in use, and celebrate his penchant for great design. Unfortunately, his creations at Seaside have fallen into great disrepair. Above all else, Cass Gilbert was a designer and if he were alive today to see the state of his creation at Seaside I think he’d say – let this one go. I think Cass Gilbert would have liked to pass on the torch to a great architect of this era, who could reuse and re-purpose the valuable elements salvaged from the buildings, and reshape them to fit the needs of our time. Seaside needs to design and showcase buildings that are sustainable, energy efficient, and resilient in the face of future climate threats.

Having an ecological park to view and study nature, which also gives access to swimming and fishing, and makes use of buildings designed for education, research, and the public is more in line with the carrying capacity of the land. Putting a large hotel and destination park in a residential neighborhood creates more scenarios to exceed this carrying capacity. Without giving greater pause, toward exploring Seaside as a visionary ecological park, you run the risk of turning Seaside into something that will garner all the excitement of a damp squib and the ire of local residents.

Besides the Schoodic Institute, I encourage you to look at some wonderful examples of parks that have drawn great excitement and investment because of their beauty. I’d also encourage you to look at the people who are responsible for doing the landscape architecture and planting designs of these parks. Here’s a list of just a

few: The High Line Park in NYC and Chicago's Lurie Garden (Plant Designer Piet Oudolf); The Native Flora Garden Expansion at the Brooklyn Botanic Garden (Darrel Morrison Landscape Architect); the London Olympic Park (Ecologist Nigel Dunnett); Ecological Parks in China and abroad by Turenscape (Principal Designer Kongjian Yu); the Tidmarsh Farms Living Observatory and restoration project in Plymouth, Massachusetts; and the Heemparks of Amsterdam. Some of these parks weren't designed for creating a sustained ecology, but it gives you an idea of what can be made possible when you bring together a team that includes Landscape Architects, Planting Designers, and Ecologists.

By turning Seaside into an ecological park, with a research and education center you are more likely to spark an innovative creation that will reward Connecticut well into the future.

Best regards,

Vincent Long

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Wednesday, August 31, 2016 8:43 AM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Seaside Comments

From: Jeannine [mailto:jlosier08@yahoo.com]
Sent: Tuesday, August 30, 2016 10:02 PM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Subject: Seaside input

Good Morning,

I am writing to you so that you have just one more opinion about the future of Seaside State Park.

I am from East Lyme, but often visit the Seaside grounds. I not only enjoy the quiet surroundings, it is a favorite place to bring my grandson as well. I often head down there for quiet walks and to take in the magnificent view. My daughter visits regularly with her family dog as well. We have been going for years and it would be such a disservice to destroy this little piece of heaven.

In terms of an Inn...there really isn't much room for that. And the noise, traffic and pollution should be a consideration.

Seaside is that quiet place, that safe place you want to keep tucked away. There is a comfort when you visit.

I realize there are always profits that are the driving force to make changes. My wish is that you keep this a passive place for people to enjoy for years to come. Perhaps charge for parking....

Jeannine Losier

Sent from [Mail](#) for Windows 10

Amanda Fabis

From: Larry Lunden <woodcock503@comcast.net>
Sent: Wednesday, April 29, 2015 5:18 PM
To: DEEP Seaside State Park
Subject: Seaside comments

Dear overworked state employee

I have just looked at Seaside from the web presentations and photos, but it looks like a treasure to me.

I would value the adaptive reuse of the buildings as the highest priority. I can see joint public / private funding of an education and conference center. I can see it run by a private vendor under contract with the state.

I would value a public education / visitor center run by state employees. The grounds being open to the public. I would value a hiking / jogging trail, somewhat reducing the lawn area and buffering the central buildings from the surrounding neighborhoods.

I would value some habitat construction to add habitats not present in the wider area.

There are lots of parks in the area that provide passive or ecological experience. This area does not have to duplicate those elements.

Are the grounds open to the public for visitation? Or would this be only after the construction is completed?

My \$0.02
Larry Lunden



31 August 2016

David A. Kalafa
Policy Development Coordinator
Department of Energy and Environmental Protection
79 Elm Street
Hartford, Connecticut 06106
Via email: DEEP.seasideEIE@ct.gov

Subject: Environmental Impact Evaluation, Seaside State Park, Waterford

Dear Mr Kalafa:

On behalf of the Board and members of the Connecticut Trust for Historic Preservation, I urge the Department of Energy and Environmental Protection to give historic preservation the highest priority in its plans for Seaside State Park.

As reflected in its individual listing on the National Register of Historic Places, the Seaside is richly important, both historically and architecturally. Constructed in the 1930s by the State of Connecticut for the heliotropic treatment of tuberculosis in children, it was the first facility of its kind in the United States. In recognition of significance of this effort, the State hired the nationally important architect Cass Gilbert to design Seaside. Gilbert successfully combined up-to-date medical facilities with a modified version of traditional styles to create a unique setting that accommodated its intended function in an attractive setting that expressed the dignity and importance of Seaside's mission. Despite years of neglect and mistreatment, the buildings and landscape of Seaside survive as a tribute to the people of Connecticut who undertook this pioneering effort to serve the public good through innovative health care and excellent design.

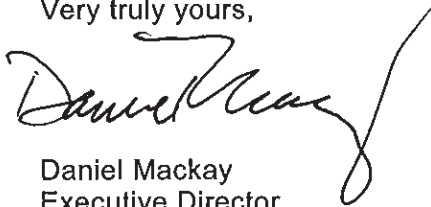
Preserving Seaside is consistent with Connecticut state policy, as embodied in legislation such as the Connecticut Environmental Protection Act, which supports the preservation and reuse of historic sites. As Governor Dannel P. Malloy writes in the introduction to *Investment in Connecticut: State Historic Preservation Plan 2011-2016*, "Our state's rich and diverse architectural and cultural heritage embodies Connecticut's unique story of change, innovation and success. Preserving our heritage helps to create jobs, leverage resources, advance sustainable growth and enhance community quality."

In public surveys conducted during the planning process for Seaside State Park a clear majority of respondents—nearly eighty percent—favored reusing the historic buildings, while only twelve percent wanted to demolish them. Furthermore, conditions and feasibility studies conducted in the process show that reusing the buildings is possible. Given the shortage of comparable facilities on the Connecticut shoreline, an inn or lodge in the historic Seaside buildings would be a valuable asset for the state's people and its tourism industry. This conclusion has been confirmed by the former preferred developer's ongoing efforts to regain control of the site, which was terminated by the decision to make Seaside a park instead.

Seaside offers a unique combination of historic architecture and legacy, scenic beauty, and public access to the people of Connecticut. Preservation of its historic assets must remain at the top of the list of priorities. The preferred development approach outlined in the master plan and the Destination Park concept both meet that standard. If the State cannot pursue either of those options, it should revisit the possibility of offering the site for private development with guaranteed public access to the waterfront.

The Connecticut Trust for Historic Preservation stands ready to offer its support and assistance for preserving this important historic site.

Very truly yours,

A handwritten signature in black ink, appearing to read "Daniel Mackay", with a long, sweeping flourish extending to the right.

Daniel Mackay
Executive Director
dmackay@cttrust.org

Seth Taylor

From: Sharon Magill <magillsharon@gmail.com>
Sent: Thursday, January 15, 2015 3:18 PM
To: DEEP Seaside State Park
Subject: The new seaside park

I am very concerned about the possible demolition of the buildings that could be rehabilitated and repurposed in the new seaside park. As a frequent visitor to Europe and a National Trust member, I have a particular interest in historic preservation, something the Europeans can teach us a great deal about. Additionally, these architecturally interesting structures might offer opportunities for additional state park uses that might help to defray costs, such as special event rental for weddings or conferences. They might even be revamped to provide housing for homeless veterans or a rehabilitation center for recovering veterans in a lovely, therapeutic atmosphere. Surely, at the very least, they might be redesigned provide recreational or instructional facilities (restaurants, museums, historical exhibits, art galleries/ workshops for struggling local artists, musical performance venues, spaces for seasonally geared events, or the like). We must be able to imagine ways to make use of these structures, rather than paying to have them destroyed only to have to construct other buildings on the site. It's unfortunate that the property had not fared better already, and it behooves the State to do better by it now.

Please make every effort to make preservation a priority as you consider your plans for this project.

Yours truly,
Sharon L. Magill
Clinton, CT

Sent from my iPad

Amanda Fabis

From: Sandra Kowalsky <fishtank1340@yahoo.com>
Sent: Thursday, January 15, 2015 5:34 PM
To: DEEP Seaside State Park
Subject: Comments

I believe that we should restore and use the building for offices, information center, etc. I would really miss the buildings as they are a historical site in our state.
Sandra Masciullo, 40 Hartley Drive, Waterbury, CT

Amanda Fabis

From: Kalafa, David A. <David.Kalafa@ct.gov> on behalf of SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Sent: Thursday, September 01, 2016 12:58 PM
To: Bolton, Jeffrey; Lambert, Michael; Seth Taylor; Stephen Lecco; Tyler, Tom; Whalen, Susan
Subject: FW: Cass Gilbert Buildings

-----Original Message-----

From: Margo Mc Eachern [mailto:margomouse@att.net]
Sent: Thursday, September 01, 2016 10:32 AM
To: SeasideEIE, DEEP <DEEP.SeasideEIE@ct.gov>
Cc: Hildi Grob <hgrob@keelertavernmuseum.org>; Hilary Micalizzi <hmic57@aol.com>; Joel Third <Jthird2003@yahoo.com>; Cheryl Patterson Zaic <patter3@earthlink.net>
Subject: Cass Gilbert Buildings

Cass Gilbert was an important architect He built the Supreme Court Building and the Woolworth building, the Army Depot in Brooklyn, Amongst others . His legacy should be protected and revered. Please do not destroy these historic buildings.

Sincerely

Margaret Mc Eachern
Rudgefield,act

Sent from my iPhone

Under section 22a-1c of the DCS CEPA Manual "Actions which may significantly affect the environment Definition."
"existing housing, or other environmental resources,"

Please consider that as the waterfront residence directly in contact with the Seaside property at 36 Shore Road (24 Magonk Point Road, Waterford, CT), we are very concerned about certain plan items that may be considered, and their resultant effects upon us.

- 1) The seawall directly attaches to our own. We have invested heavily in that/our structure. Any abandonment of that seawall concept, such as a "dune" protection, could greatly diminish the ability of the existing systems in place to protect our property from hurricanes and other storms. The existing system has worked well for the 75 years since our property was developed, and any changes should be studied extensively. Plans to remediate potential damages should be identified. Please note it is not possible for us to move to a "dune" system and still protect our property. Also please note the town sewer system runs through our property and the Seaside property in this area, and a storm drain system also would be significantly affected by changes to the seawall concept. The seawall has protected this area very well, while other properties on the same waterfront area to the east have been significantly affected, even without simply having dunes to protect them. Our seawall was built after we discovered that the coastline in place at that time could not protect against erosion and potential damages to the buildings. Noting how the seawall at Seaside succeeded, our grandfather constructed the seawall to match the seaside line-up. He had tried lesser systems first with no success. It is highly doubtful that the town would have constructed the sewer the way it did if these seawalls were not in place. The walls created the relatively safe ground these systems run through.
- 2) The use of the waterfront has been utilized by our family for 75 years, since our ancestors constructed the jetties at the western side of the Seaside property, primarily for boating and fishing opportunities. This was not an action by any public entity, but was a private construction requiring considerable investment. The concept of an "Oyster Reef" which might impact our use of that area must be considered carefully, and not reduce our existing use.
- 3) It appears from the plans we have seen, that part of the concepts with the "destination" version, include making the superintendent's house some form of rental property. We are concerned about the noise created by hotel guest enjoying themselves with little regard to neighboring uses. Never has this been a problem in the way the property was used in the past, and we would expect some guarantees that we would not be impacted in this manner going forward. Property "setbacks" here are much closer than today's standards. We would hope that development plans would include trying to mitigate this situation. We can not pick up our house and move it.
- 4) The idea of creating additional parking for uses such as launching kayaks, etc. at this west end of the property seems to be in conflict with our experiences with the beachfront. Although the concepts which include "dunes" and kayak launching at this point of the property might look desirable to theorists, we have observed over many years this area, being directly adjacent to our property. The beach here is steep. It is rocky, and will remain so as storms continually affect it. We feel it would be more appropriate to establish "dunes" and kayak launches east, where there is already a launch ramp (though in need of repair). This is the area where the big storms regularly overrun the seawall system. Parking areas on the western property line will significantly affect the residents on Magonk Point Road, and should have these impacts mediated. Due to the grandfathered setbacks in this area, development of uses along this western boundary should be reduced, or eliminated.
- 5) Every effort should be made to reduce public foot traffic onto private property such as ours. Fisherman routinely trespass on our property, not observing the high water line. While we respect the rights of others, we expect them to respect our rights to our own private property. The state should also involve themselves in protecting the rights of adjacent property owners.

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CONNECTICUT ENVIRONMENTAL POLICY ACT

PUBLIC SCOPING MEETING

SEASIDE STATE PARK MASTER PLAN IMPLEMENTATION

AUGUST 24, 2016, 7:00 P.M.

A P P E A R A N C E S :

MICHAEL LAMBERT, Bureau Chief, Outdoor Recreation,
CT DEEP

JEFF BOLTON, Supervising Environmental Analyst, CT DAS

STEPHEN LECCO, A.I.C.P., C.E.P. - GZA

Kathryn Little
Shea & Driscoll, LLC
Court Reporting Associates
30 Pepperbox Road
Waterford, Connecticut 06385

1 MR. LAMBERT: Well, good evening everyone,
2 and welcome to the public scoping meeting for the
3 Seaside State Park Master Plan Implementation. I'm
4 Michael Lambert, Bureau Chief of Outdoor Recreation
5 of the Department of Energy and Environmental
6 Protection.

7 I'm going to go ahead and introduce some of
8 the panel members here today. Jeff Bolton is the
9 Supervising Environmental Analyst with the Division
10 of Construction Services. The consultant on this
11 job from GZA Consulting is Stephen Lecco. And also
12 his assistant, Seth Taylor, is here. I'd like to
13 introduce Deputy Commissioner, Susan Whalen, our
14 State Parks Director, Tom Tyler, and David Kalafa,
15 our Policy Development Coordinator for DEEP.

16 So as Bureau Chief I have the good fortune
17 of administering state outdoor recreation programs
18 across Connecticut. And each year we welcome
19 approximately 8 million people to our state parks.
20 Our parks are very diverse, offering outdoor
21 recreation activities in a variety of natural
22 historic and scenic settings. And each state park
23 has its own identity and draws on a group of people
24 to enjoy what it has to offer.

25 You know, for example, Bluff Point was

1 established in 1963 to protect and conserve the
2 shoreline's natural beauty and outstanding natural
3 resources. Gillette Castle was brought into the
4 system in 1943 because of its cultural and historic
5 significance. Kent Falls, northwestern part of the
6 state, was established and protected as a state park
7 specifically because of its scenic beauty and
8 resulting public popularity.

9 So we're in the beginning stages of building
10 a park. Seaside is a resource that is filled with
11 natural scenic and cultural significance. And the
12 master plan has revealed the potential for Seaside
13 State Park, and we're excited about moving this
14 process forward.

15 So I'd like to bring you up to speed with
16 where we've come from. In September 2014,
17 Governor Malloy designated Seaside as a state park,
18 Connecticut's first shoreline state park established
19 in over fifty years.

20 The gently rolling 32-acre park offers a
21 variety of natural landscapes, access to Long Island
22 Sound, and scenic vistas offering an ideal park
23 experience. The park contains seven national
24 registered historic buildings designed by the famed
25 architect Cass Gilbert.

1 The design of the buildings and campus were
2 based on the once favored principals of heliotropic
3 healing, and the treatment of children with
4 tuberculosis. The Seaside Sanatorium opened its
5 doors in 1934 and operated for several decades.

6 Seaside was repurposed twice: In 1959 as a
7 geriatric hospital, and again in 1961 as a
8 residential institution for the developmentally
9 disabled, which remained in operation until 1996.

10 And since 1996 there have been a variety of
11 public/private development options considered to
12 utilize the property. So once Governor Malloy
13 designated Seaside as a state park, our department
14 began a master planning process to seek public input
15 on the future of the park.

16 The master plan kicked off in December of
17 2014 with the first public informational meeting
18 being conducted right here at town hall. In
19 addition to the first informational meeting, the
20 master plan firms of Sasaki & Associates and Oakpark
21 Architects led a series of three open houses in an
22 effort to hear ideas and suggestions from the public
23 on the development of a master plan.

24 A social media campaign, a dedicated
25 website, and two online surveys also served as

1 platforms for soliciting public feedback. In total,
2 approximately 400 people attended the public
3 meetings and a little over 1300 people responded to
4 the online surveys.

5 And going into the master plan, there were
6 five project goals that we wanted to include. The
7 first was to promote and improve recreation and
8 public access to Long Island Sound.

9 Two, restore, preserve and reuse historic
10 assets where feasible.

11 Three, preserve and improve the site's
12 ecology and habitat.

13 Four, create an implementation and operating
14 plan that is financially feasible.

15 And five, engage the public in helping shape
16 the future of Seaside State Park.

17 And so the master plan came up with three
18 alternative park concepts ranging from passive to
19 active, low to high investment, and nonrevenue
20 generating to revenue generating. And each concept
21 took a unique approach to addressing the project
22 goals.

23 In addition, PKF Consulting USA conducted a
24 feasibility study of historic buildings to determine
25 the market for adaptive reuse of the buildings as a

1 state park lodge. The recommended master plan for
2 Seaside includes preferred aspects of each of the
3 three concepts, taking into consideration comments
4 received from the public outreach and alignment with
5 the original project goals.

6 Later in the presentation you will be able
7 to explore each of these options in a little more
8 detail as part of the public scoping process.

9 So now I'm going to turn the presentation
10 over to Jeff Bolton, Supervising Environmental
11 Analyst with the Division of Construction Service
12 who will give you an overview of tonight's scoping
13 process and just how the evening is going to
14 transpire.

15 Thank you.

16 MR. BOLTON: Thank you, Mike. Hi, my name
17 is Jeff Bolton. I work with the Department of
18 Administrative Services, the Division of
19 Construction Services. We provide technical
20 services and support to our client agencies. In
21 this case, it's the DEEP. In this particular case
22 we're supporting in terms of the CEPA process.

23 Just a couple housekeeping items. In case
24 of emergency just note where the exits are in case
25 we have to leave. There's exits there and there's

1 also the side one here.

2 We do have a speaker sign-up sheet at the
3 back table. If you have signed up, if you wish to
4 speak, great. Go back there and sign up. We
5 generally like to call people up, one or two people
6 at a time. Line up. There's a mic right there.
7 Please give your name, your address, and you can
8 speak for approximately three minutes.

9 We want to make sure that everybody has an
10 opportunity to speak who wants to speak, so we try
11 to limit it to three. You know, we can go a little
12 bit beyond that, too, if we need to. But once
13 everybody's had a chance to speak, you can always
14 come back and you can ask or give more comments to
15 us.

16 So just also there is a written comment
17 sheet in the back there, too. If you don't feel
18 comfortable speaking, you can just write your
19 comments down. You can put it in the box back there
20 at the table, or you can bring that sheet home with
21 you. It has the contact information of where to
22 send your comments to.

23 The goal of tonight is to really hear you.
24 It's not a chance -- it's not really a
25 back-and-forth discussion. I'm sure you might have

1 some questions. Hopefully, our presentation will
2 answer some of your questions. General questions we
3 will answer them, but any specifics, you know,
4 that's not the purpose of tonight. That's for a
5 process later on. Really, the point is to hear your
6 comments. And so please feel free to speak freely
7 and say whatever you would like to say.

8 So this process and why we're here tonight
9 falls under the Connecticut Environmental Policy
10 Act. It's been around since 1973, and it governs
11 state actions. It's almost akin to local planning
12 and zoning. Local projects went through local
13 planning and zoning, but state projects had to go
14 through a different process. And that's when in
15 1973 the CEPA process was created for all state
16 actions. And CEPA really is a decision-making tool.

17 And just a little to clarify or be clear,
18 that there are no final decisions that have been
19 made in terms of this project. We have to first get
20 through the whole entire CEPA process before our
21 final decision can be made. Obviously, we have
22 preferred alternatives and we have alternatives in
23 the master plan, but the final decision is still yet
24 to be made.

25 So CEPA is governed by General Statutes,

1 also regulations. There are various types of state
2 actions which trigger CEPA review. It usually
3 depends on the size and scope. In this particular
4 case, it's historic structures, and obviously the
5 change in use from what it was to what we're
6 proposing to do in the master plan.

7 The DEEP is the sponsoring agency under
8 CEPA, and our department is the participating
9 agency. One of the key components is that CEPA
10 allows for the public to be involved. And there's
11 two important phases or steps in that process where
12 it's really important for the public to give us
13 input. So we can go through that process right now.

14 So this is generally what the CEPA process
15 looks like. As I said, the very top, it's a state
16 action triggers CEPA review. We've already
17 determined that, so now we're in the process right
18 now.

19 The first step is this public scoping, this
20 30-day public review and comment period. That's
21 what we're in right now. Right now is the scoping
22 meeting. And we have until September 1st, the end
23 of the day, to submit comments, e-mails, fax, mail,
24 what have you. But that's when this 30-day public
25 review process ends.

1 This is an important step because what it
2 does, it allows us to actually get your feedback
3 before we even turn everything over to our
4 consultants to analyze. So we need your input. We
5 need your issues, your concerns. We then take that
6 and that's what helps us shape and develop this
7 Environmental Impact Evaluation.

8 So as you can see, after the scoping period,
9 we take your comments, we review them internally.
10 We then go through identification of the significant
11 issues and other issues that were raised, not just
12 from the public, but also other agencies, maybe
13 federal agencies also submit comments to us.

14 We run through the alternatives analysis,
15 and we develop the impacts and we develop mitigation
16 based upon those impacts. We then package that all
17 together. It's called Environmental Impact
18 Evaluation.

19 We will then come back to the public. We
20 release that document for a 45-day public review
21 process. We will publish it online and, obviously,
22 here in the town hall and in the public library.
23 But we come back and we actually hold a public
24 hearing.

25 In that case we will actually go through all

1 the details that the EIE uncovered, the various
2 mitigation that was identified or the other issues
3 that were raised during this process. We'll go
4 through it during that phase.

5 We then turn it back over to you and we hear
6 your comments based upon how well we did in terms of
7 that analysis and how well we did at addressing your
8 concerns.

9 Once we're done with that process, we go
10 through -- we have to respond to all of your
11 substantive comments. So all of your comments that
12 were raised we then have to address. We package
13 that up.

14 A final decision is then made by the
15 department, and then we turn that into a Record of
16 Decision and we submit that to the Office of Policy
17 and Management.

18 Then OPM makes a determination, how well did
19 we do? How well did we follow the process? How
20 well did we answer your questions and concerns? And
21 how did we mitigate any potential impact?

22 They review all that, in addition to other
23 elements within the DEEP and the Council of
24 Environmental Quality.

25 OPM makes a determination of how adequate

1 we've done or how good of a job we've done. Once
2 that happens, the agency can proceed with
3 implementing its plan.

4 Also, if you note in the very bottom right
5 corner, the CEQ website is where you can receive all
6 CEPA notices. So if you have a chance, write down
7 that address. You can talk to me afterwards if you
8 want to talk about it, how we do that.

9 So with that, I'd like to turn it over to
10 Steve Lecco, who will go over some of the details of
11 what the EIE will actually entail and that process.

12 MR. LECCO: Thank you, Jeff.

13 Now, this slide here shows what the
14 environmental elements of CEPA are. These are the
15 items that we typically address in an environmental
16 impact evaluation.

17 And as you can see, it's not what you would
18 typically think. It's not just wetlands and
19 wildlife and air quality, those aspects of the
20 environment that we all think about. We also look
21 at the physical environment and the socioeconomic
22 environment.

23 For example, in the physical environment we
24 look at things like utilities, parking, historic
25 resources, traffic. For the socioeconomic

1 environment, we look at things such as consistency
2 with the State Conservation Development Plan,
3 economic impacts, employment, land use impacts on
4 the site, and the land use impacts to adjacent
5 properties as well.

6 As was mentioned previously by Michael, the
7 purpose and need of the project has come forth
8 through Governor Malloy's decision to turn this
9 beautiful property into a state park. The purpose
10 of the project is to implement the master plan and
11 to fully incorporate Seaside into the state park
12 system.

13 During the master planning process there was
14 the recognized need for additional public access as
15 approximately only a quarter of the state's
16 shoreline has public access. So that was certainly
17 a deficit in the state's recreation department.

18 The state also commissioned an outdoor
19 recreation plan that identified a shortage of many
20 amenities and activities which are available at a
21 lot of the state parks. Things such as multi-use
22 trails, wildlife conservation, various waterfront
23 activities were recognized as in need of being
24 addressed statewide, not just at Seaside.

25 The goals of the project were addressed by

1 Michael, but I will just reiterate those quickly.
2 To promote and improve recreation and public access
3 to Long Island Sound. To restore, preserve and
4 reuse historic assets where that is feasible. To
5 preserve and improve the site's ecology and habitat.
6 To create an implementation and operating plan that
7 is financially feasible. To engage the public in
8 helping shape the future of Seaside State Park.

9 Now, you all know where Seaside State Park
10 is, but I included this slide just in case there was
11 somebody from out of town. Obviously, eastern Long
12 Island Sound on the shore west of New London and
13 Groton, east of Old Lyme and Niantic.

14 Access is via I-95, I-395 to Route 156 to
15 Route 213, and eventually to Shore Road, which is
16 the address for Seaside. There are wonderful views
17 of Fishers Island and Plum Island from Seaside State
18 Park.

19 Now, existing conditions on the site are
20 shown on this -- on this map. The site is roughly
21 32 acres in size. It's level to gently rolling.
22 There's a lot of lawn. There's some sparse trees
23 and other woodland areas, but it is primarily lawn
24 and buildings.

25 There are currently eight structures on the

1 site. There are six buildings and two pump
2 stations. And several buildings have been recently
3 demolished because they were in poor condition,
4 including the maintenance building, which was the
5 largest building demolished, which is shown on this
6 graphic, but is no longer there.

7 I apologize in advance because some of these
8 graphics are from 2012 and don't reflect the
9 buildings that were demolished. In those cases, we
10 put an "X" through those particular buildings.

11 As mentioned previously, there are seven
12 historical structures on the site. All are on the
13 National Register of Historic Places, and all are
14 within the Seaside Preservation District. Architect
15 Cass Gilbert, a renowned architect whose other
16 notable projects include the Woolworth Building,
17 U.S. Supreme Court Building, and Union Station in
18 New Haven, was the architect for these structures.

19 The main building known as the sanatorium or
20 the Stephen Maher Building is the most visible from
21 the shore and sort of the signature building on the
22 site.

23 The nurse's residence is the second largest
24 building. It is also a prominent feature.

25 There's also a garage building, another

1 garage duplex called the "Duplex Garage," the
2 superintendent's residence, which is in the lower
3 southwest corner, the duplex residence, which is
4 nearby. And then there's an old pump house which is
5 actually a historic structure close to Shore Road as
6 you come in off the access.

7 There are many environmental resources on
8 and near the site. I'll just go through a few of
9 those with you.

10 This line here denotes what's known as the
11 Natural Diversity Database Area. Connecticut DEP
12 inventories state and federally protected species.
13 And they draw these NBDB areas to denote that there
14 could be state or federally protected species within
15 this area. We don't know what they are yet or if
16 there are any on the site, but we will get feedback
17 through the scoping process from the Wildlife unit
18 of the DEP.

19 There are eelgrass beds offshore all through
20 this area. And that's an important resource.
21 That's a good -- it's a good place for fishery --
22 fish to hang out. It's helps with shoreline erosion
23 and it's good for water quality. That is an
24 important resource which would be considered in the
25 EIE process.

1 Next door, this area has been designated as
2 a Critical Habitat as a beach shore. That's another
3 DEP Wildlife Division categorization. And we will
4 be seeking comments from that division of DEP on
5 that particular shoreline area.

6 Now, there are four resources on site,
7 including wetlands and floodplains primarily. We
8 have three different FEMA floodplain zones on the
9 site.

10 We have what's known as the VE zone, the
11 velocity zone. That's an area where waves can cause
12 damage due to their height and their force. And
13 that's basically right along the shoreline in the
14 vicinity of the seawall and on the beach.

15 And then we have this area which is called
16 the 100-year floodplain, which is the 1 percent
17 annual chance flood hazard zone. That's the
18 technical term now. It's a confusing term because
19 it doesn't mean it's going to flood once every 100
20 years. On average, there's a 26 percent chance of
21 flooding to occur on the site within a 30-year
22 period. That's basically what that 1 percent annual
23 chance of flood means.

24 There are also wetlands on the site. Stream
25 that runs north/south and it empties into this

1 fairly large wetland area bisecting the site. And
2 then there's another smaller wetland area here.
3 Those are freshwater wetlands. So we will be
4 looking at that during the EIE process.

5 The infrastructure on the site is mostly
6 relic from days when the site was in operation, but
7 there are some active things going on. There's a
8 sewer line easement which is currently active, and
9 that's municipal. It ends up this way. It is a
10 25 -- 25-foot easement for sanitary sewer.

11 There's also underground electric service
12 from Shore Road, which was decommissioned in the
13 90's, but there's an active electric service to the
14 sanitary pump station with that easement. Sanitary
15 pump station is down here.

16 Underground water lines with several fire
17 hydrants are on site. A portable line that was shut
18 off at Shore Road, a fire line, which was also shut
19 off, at the road. And the water that services the
20 site or used to service the site is municipal water
21 operated by a third party.

22 There are some marine structures which are
23 part of the infrastructure. There are these what we
24 call "groins" that go out into the water, several of
25 them. This being the largest one (indicating).

1 There is a seawall. Not a very high
2 seawall, but a seawall nonetheless. And there's a
3 revetment, which is basically a stone embankment
4 that is along the seawall area.

5 A recent condition survey indicated that
6 most of these features, these marine features, are
7 fair to good condition, with the exception of this
8 little concrete deck area at the head of the -- of
9 this long groin, which is in very poor condition.
10 And these are the alternatives that we will be
11 evaluating in the EIE.

12 As was mentioned previously, they are named
13 the Destination Park, the Ecological Park, the
14 Passive Recreation Park, the Preferred Alternative,
15 which is a hybrid of the above three. And then as
16 part of CEPA we have to evaluate what's known as the
17 No Action Alternative, which is leaving the site as
18 it is today. Doing nothing, essentially.

19 I'm going to go through highlights of some
20 of these alternatives.

21 First, there's the Destination Park. And
22 the theme of the Destination Park is an active
23 beach-going experience with a serpentine boardwalk,
24 a park lodge that would feature sun decks and a
25 restaurant. And the park lodge would be, you know,

1 the existing historic building which would be
2 upgraded and reused. Adjacent private cottage
3 rentals. The superintendent's residence would be
4 adapted into other lodging.

5 There would be a living shoreline
6 restoration system with oysteries and a coastal
7 woodland habitat. The historic buildings under this
8 alternative would be retained, but the seawall would
9 be removed.

10 And the next alternative is the Ecological
11 Park. And the theme of this is to restore the
12 coastal wildlife habitat back to its -- the
13 condition before it was developed in the '30s. The
14 shoreline would be restored to its original state.
15 The seawall would be removed, because that is --
16 that is a 20th Century feature.

17 Wetland plants, submerged aquatic vegetation
18 and oysteries would be either enhanced or planted
19 to -- as an amenity -- natural amenity for the site.
20 There would be a nature trail linking wildlife
21 viewing areas that would be circumferential to the
22 interior of the site.

23 Okay. Also included would be some landscape
24 arch installations that would focus on heliotropic
25 theme, trying to keep some of the history of the

1 site in people's minds.

2 Again, with this alternative, the historic
3 buildings would be demolished. The wall out -- the
4 wall outlines of some of these buildings would be
5 retained, however, as a remainder of what used to be
6 there, and the seawall would be removed.

7 The third alternative is a Passive
8 Recreation Park. That would consist of unprogrammed
9 landscape with open lawns, tree groves and beaches,
10 which is similar to what the site is today, but
11 without the historic buildings.

12 So this alternative would remove all the
13 structures on site, with the exception of the waste
14 water pump station, which we would have to save
15 because it is active. The up-front investment costs
16 and maintenance costs would be minimized versus the
17 cost associated with demolition of buildings. But
18 beyond that, the cost would be relatively minimal.
19 And the seawall would be restored.

20 And this is the Preferred Alternative, which
21 is basically a combination of all the above three
22 alternatives. It has some of the destination theme,
23 it has some ecological preservation, and it also has
24 a lot of Passive Park elements to it. Okay.

25 There would be access to the public as there

1 would be with all the other alternatives. This
2 would be a revenue-generating operation because the
3 sanatorium building would be used for lodging. The
4 historic assets would be reused. The building reuse
5 would capitalize on the high value of the waterfront
6 property.

7 The sanatorium, as I mentioned, would be
8 turned into a hotel, approximately 100 rooms. The
9 garage building would be converted to a visitors
10 center. And there would be numerous ecological
11 infrastructure elements incorporated into this
12 alternative.

13 They include the stone -- the stone jetties
14 would be retained on the site, so these would
15 remain. The seawall would be repaired. There would
16 be oysteries installed near these groin areas.
17 Offshore reef walls would be installed to help
18 stabilize the shoreline and provide fisheries
19 habitat.

20 There would be a formal lawn, okay, broken
21 into various sectors. There would be coastal trail.
22 A wet meadow would be created in this area. There's
23 a wetland there now, but it would be enhanced. A
24 native sunflower meadow has been considered for this
25 site. And there would be some additional tree

1 plantings to enhance the coastal woodland habitat
2 that is there already.

3 There would also be some active waterfront
4 features. These that are currently being
5 considered: A play area, fishing pier, kayak
6 launch, benches. Those sorts of things would also
7 be considered for this preferred alternative.

8 Now, during -- for the EIE, which will come
9 months down the road, we will do an in-depth
10 analysis of the environmental elements that are
11 shown here. These are the things that we've
12 identified early on based on what we know about the
13 site and based on what has been brought forth in the
14 master plan. But these elements will be flushed out
15 in greater detail during the EIE.

16 So this type of information that we're
17 working on for you to comment on to give us some
18 direction what to focus on. We obviously have
19 historic buildings, which, you know, the preferred
20 alternative is to reuse those structures.

21 We'd have wetlands and watercourses on the
22 site, which may or may not be in the way of some of
23 the amenities that are being planned. We certainly
24 have coastal resources, which I outlined.

25 We have the old grass. We have the beach.

1 We have some small dune areas, actually. Flooding
2 could be an issue. Part of the site is in a flood
3 zone. How is it -- how is the alternative, the
4 other alternative, going to affect flooding on the
5 site or adjacent sites, if at all.

6 We'll look at traffic impacts. We'll look
7 at utilities. Aesthetics, how is this going to look
8 from the water, from the adjacent properties, or
9 what it's going to look like in the area.

10 We'll look at socioeconomics. Is there
11 going to be an employment benefit? What is the cost
12 benefit of doing this project?

13 We'll look at construction impacts, which I
14 know are important to a lot of people. And we'll --
15 so we'll get ways to minimize impacts.

16 And then what is the impact on the land use
17 of the site? Does it change the use of the site,
18 but what is the impact on land use to the adjacent
19 properties as well?

20 So those are some of the preliminary things
21 that we've identified that we flushed out in a
22 little greater detail. And I'm looking forward to
23 your comments.

24 I'll turn it back over to Jeff to get
25 started with the public comment portion of the

1 evening.

2 MR. BOLTON: All right. Thank you, Steve.
3 This is the fun part where we turn it over to you.
4 We only have six people who have signed up. You
5 know, if you want to come up and speak, feel free to
6 come up once the last person has spoken. You don't
7 need to sign up. It's a small crowd tonight, so we
8 don't need to worry about crowd control here.

9 So I will first call the first two. Again,
10 if you can just -- approximately 3 to 4 minutes.
11 We're very flexible tonight. The night is still
12 young, but we want to make sure everybody gets a
13 chance to speak.

14 I know some people might not feel
15 comfortable speaking, so again, there are ways to
16 submit your comments tonight. There's a sheet in
17 the back, a piece of paper you can write down
18 whatever comment you would like. You can put it in
19 the box or you can bring it home with you. You can
20 mail it in to us. You can fax it. And there's also
21 an e-mail. You can send it in to us that way.

22 So yeah, in terms of tonight, you can submit
23 verbal comments to us. Come up to the microphone.
24 But again, everybody has until September 1st to
25 submit written comments to us. Okay.

1 I'd first like to call Kathleen Jacques, and
2 Vincent Long afterwards.

3 MS. JACQUES: Good evening. My name is
4 Kathleen Jacques. I live at 10 Magonk Point,
5 Waterford, Connecticut, which is adjacent to the
6 Seaside site.

7 I wanted to say hi to some of my old
8 friends. If I had been working for the state this
9 long, I'd almost be collecting a pension now.

10 I do want to mention that I don't want you
11 to think this small audience is because of the lack
12 of interest. I do think this isn't the best time, a
13 week before school starts. And I think I made those
14 comments in writing.

15 I also want to thank the panel. This is a
16 fabulous presentation. I think it's very helpful
17 for a very confusing and detailed process that
18 you're going through regarding the state park land.

19 It just occurred to me when you made your
20 last comment speaking to some people in the audience
21 that many people don't realize that the comments
22 they sent in on the other public planning meetings
23 may not be incorporated into the CEPA process unless
24 they resubmit these in writing to Mr. Kalafa.

25 So if any of you think you already said your

1 piece or sent in your writings, I think you have to
2 do that again, or should do that again. I would
3 recommend that highly.

4 I have four pages, et cetera, many
5 attachments. I will be sending them in writing.
6 I'm not going to read them because you are limiting
7 my time. But there are a couple things in my little
8 mind about understanding this process that I feel
9 are more relevant for the general public to hear in
10 case they want to enhance my comments.

11 One of the things that I think that you need
12 to identify for CEPA is the site where an activity
13 will occur. And in the Seaside case, it seems
14 obvious to you that the site is a 32-acre parcel,
15 et cetera, et cetera, located on Shore Road.

16 From my point of view, there's really three
17 sites that need to be evaluated. The 32-acre site,
18 and I would also add onto that anything you might
19 know about the four-acre adjacent parcel that's
20 currently being utilized by the DES, because we do
21 not know where that might end up in the scheme of
22 things. I expect there may be a closure there. And
23 who knows where that property will go. I think it's
24 important to explore that.

25 Two, I think that you actually have to

1 explore the broader neighborhood, which you
2 mentioned you kind of do in the land use impact.
3 But this is a very small parcel and it's embedded so
4 deep into the residential neighborhood that there
5 are literally houses right in the backyard of
6 Seaside. Okay. They are sharing driveways and
7 pathways and gardens.

8 And a couple of the buildings are right
9 there, and so that means that there are no buffers
10 if you utilize those buildings. And I think that's
11 very serious.

12 And the reason that the public in the area
13 is so vocal is because we are so close and the
14 impacts of Seaside are going to be so profound.

15 Thirdly, I would recommend -- I would
16 mention that I think the third site that needs to be
17 evaluated is the state park system and all the state
18 parks in the State of Connecticut. And the reason I
19 say that is I've read some comments and quotes and
20 recommendations that this preferred concept of
21 putting in a private partnership hotel inside of a
22 park to help pay the bills for either the park or
23 the park system might become something that is
24 repeated in other parks.

25 And I don't think that it would be fair to

1 not examine for the State of Connecticut residents
2 what kind of an impact it might be if our current
3 parks turn into hotel resorts.

4 I have some other comments. Particularly
5 one that I would like to point out, and I'll be
6 brief about it, is related to the feasibility study
7 itself.

8 So I want to back up a minute and ask has
9 there already been a consultant assigned to do this
10 EIE? Is that -- that's you? Okay. I wasn't sure.

11 Okay. That the Master Plan Feasibility
12 Study for the hotel resort concept. And if anybody
13 hasn't read that, I hope you do. And I hope you
14 make comments on it.

15 It mentions several times the problems with
16 the proximity to the neighborhood, including saying
17 that the operation will be sensitive to the needs of
18 the residents. But there is no elaboration on how
19 exactly that will happen.

20 Further observation says that the other park
21 models that they used to come up with this idea of a
22 hundred room hotel on the property was -- were much
23 larger parcels of land. And the specific example of
24 the Bear Mountain State Park, for example, has 5600
25 acres.

1 So if you put a hotel there, I don't think
2 anybody might even notice, unless they need to use
3 the restroom.

4 So I think that my third and final real
5 concern about that is I think that there has not
6 been before a private partnership in a park
7 performing lodging management for the State of
8 Connecticut. And I believe that a concept like that
9 could create an environment for organizations that
10 have conflicting missions.

11 And I'm very concerned that the concerns the
12 park patrons will be subordinate to the needs of the
13 park -- the hotel concept.

14 And I also, having been down this road for
15 20 years, understand that after an RFP is issued, a
16 concept becomes meaningless and that very, very
17 frequently what ends up being a preferred
18 alternative is much different than what was
19 originally thought of.

20 And I would like to know how the CEPA or the
21 process is going to protect us from that kind
22 expansive possibility alternative.

23 Thank you very much. I'll send my note to
24 you.

25 MR. BOLTON: Thank you very much. Those are

1 the exact kind of comments we're looking for. So we
2 definitely appreciate it and we look forward to
3 getting your written comments, too.

4 Vincent.

5 MR. LONG: Hi, my name is Vincent Long. I'm
6 from Chester, Connecticut. So I'm an out-of-towner.
7 I'm probably not going to speak as eloquently as the
8 last speaker, but I did write a letter and I
9 submitted it to the Seaside comments. And I just
10 wanted share some of those things with you today and
11 kind of share with you my vision of what Seaside
12 should look like.

13 I think it's really on the front lines when
14 it comes to climate change. And I think there's a
15 unique opportunity there to have the DEEP kind of
16 expand on its mission. And I think a hotel is the
17 wrong idea.

18 My vision for Seaside is more of a research
19 institute and ecological park for the study of
20 systems, ecology, ecological design restoration,
21 climate adaptation, coastline resiliency, and
22 (unintelligible).

23 I think some your master plans actually show
24 the Schoodic Institute in Maine, which really
25 captures a lot of these ideas that I have in a

1 successful model.

2 I personally know right now there's a lot of
3 confluence happening with Connecticut trying to
4 become a national ecological -- or sorry, estuary
5 reserve research facility. Connecticut is not
6 within that group within the nation. There's
7 funding and grants that come with that.

8 There's also the nature conservancy that
9 spearheaded the state or coastline conservancy. I
10 know a lot of coastal engineers with GZA and other
11 firms are always asking, like, well how do we do
12 living shoreline successfully.

13 I think if you use this as sort of a
14 research institute you can actually set up
15 monitoring stations and do real life or
16 demonstrations to help further that -- that would
17 help further -- you know, help the residents and
18 people living on the shoreline. So if we ever have
19 something like Sandy again, you can maybe use some
20 of those learning examples to build better.

21 I also in my letter mention Yale has a
22 School of Urban Ecology and Design which studies
23 these issues specifically. And I think they are a
24 deep-pocket resource. They are one of many higher
25 learning institutions that could be approached and

1 possible partnerships because they are digging down
2 into deep pockets.

3 I also mentioned that Cass Gilbert, who is,
4 above all else, a designer. And I think he was a
5 smart enough man to realize that his buildings are
6 too far gone to try to repair and save and would
7 cost too much money. And I think there can be
8 better -- a lot -- you know, current designers that
9 could do a much better job building sustainable
10 buildings that are much smaller and further back
11 from the shoreline. Because I think if you do do a
12 living shoreline, you're going to see problems with
13 that main building.

14 And let's see. I also talked about some of
15 the notable designers who are famous for their
16 planting designs. They are maybe not ecological
17 designers, per se, but those -- those are the type
18 of people that have done parks in Manhattan where
19 you have the Highline Park that has drawn millions
20 of dollars in investment because of the visionary
21 insights that some of these designers have had and
22 displayed.

23 And they have made things of great beauty
24 that just aren't ho hum. And that's what I'm kind
25 of worried about that this park might turn into,

1 another ho hum endeavor.

2 There's also Darryl Morrison, who did a
3 native plant garden in New York Botanical Garden.
4 There's some very famous landscape designers out of
5 China who have done huge ecological restoration
6 projects where the public can come and enjoy them.

7 That's really it in a nutshell. I just kind
8 of wanted to share some of those ideas and visions
9 for Seaside.

10 MR. BOLTON: Great. Thank you very much.
11 So you have submitted those comments to us?

12 MR. LONG: I have. I'll submit them
13 again.

14 MR. BOLTON: Ella Wood, and then Peter Green
15 afterwards.

16 MS. WOOD: Hello. Thank you. My name is
17 Ella Wood. I live in New Haven, Connecticut. I'm
18 also here from out of town. I'm here representing
19 Unite Here, Local 217. We are a labor union that
20 represents thousands of workers in the hospitality
21 and tourism around Connecticut.

22 And I'm here because we are very excited
23 about the project outline that the state has put in
24 front of the community, especially the preferred
25 alternative as that evolves.

1 Visitors from outside and within
2 Connecticut come for our parks and shoreline, for
3 the value we place on our history and the
4 (unintelligible) industry that we have cultivated
5 here.

6 We think that redeveloping the Seaside
7 could create a real amenity for tourists and can do
8 that while sustaining the Seaside coastal area as a
9 permanent and public access for residents. It takes
10 investment to make public access really meaningful.
11 And I think that's something that this project has
12 the potential to do.

13 The rich history of the site can become a
14 more functional and more accessible piece of the
15 shoreline. And we think a strong vision for Seaside
16 can multiply the value that it provides to our
17 community.

18 It's a proposal we think has a lot of
19 potential and we're excited to see the discussion
20 from the community and see how that evolves.

21 So please let us know what we can do to
22 help move the vision forward. And hope to see it
23 successful and the needs of the community and the
24 rest of the state.

25 Thanks.

1 MR. BOLTON: Thank you.

2 MR. GREEN: Good evening. My name is
3 Peter Green. I'm a resident of Waterford, 28
4 Niantic River Road.

5 I guess as a taxpayer I'm still concerned
6 about the Governor's choice to make this a state
7 park. And particularly looking at the preferred
8 alternative, I -- I am loath to understand the
9 advantages of having this built as a state park
10 versus as a public enterprise where the tax
11 advantages to the town and to the people like me,
12 taxpayers, are quite evident.

13 I think we can accomplish all of the
14 objectives of the preferred alternative as a private
15 enterprise rather than as a state responsibility,
16 particularly in view of the horrendous financial
17 position the state's in today.

18 I -- I think if we went ahead with this as a
19 state park, we're probably looking at something 10,
20 20 years down the road before we have the necessary
21 funds to support it. So I would encourage you to
22 rethink that when you make your recommendations. I
23 think we can get this program done sooner. I think
24 it can be done within the cost parameters from a
25 private enterprise standpoint versus a public

1 responsibility.

2 MR. BOLTON: Thank you.

3 Melanie Lafernere?

4 MS. LAFERNERE: Lafernere.

5 MR. BOLTON: Lafernere. Sorry.

6 MS. LAFERNERE: I'm Melanie Lafernere. I'm
7 from Montville, but I work in town. And I just have
8 a question for these people here. How often do you
9 go to Seaside?

10 MR. LECCO: Excuse me?

11 MS. LAFERNERE: How often do you go to
12 Seaside? How often have you been there?

13 MR. KALAFKA: I can say personally a lot. I
14 was there last weekend, in fact. Jake can attest to
15 the fact I've been down here a lot over the last 20
16 years. I can't speak for any of the others.

17 MS. LAFERNERE: In the last ten years I've
18 gone quite a bit. Almost daily in the summer.
19 Since it's been made a state park, there is trash
20 every day covering the parking lot, up against the
21 porta potties, on the beach. People even defecate
22 on the walking trail and leave their used toilet
23 paper. Do you know what that's like? It's pretty
24 disgusting.

25 What are you going to do? Are you going to

1 put garbage cans, something, because people have no
2 respect for what's there right now. And you have
3 this big idea about putting this big Destination
4 Park there, but you can't even afford to cut the
5 grass down there. Hasn't been cut probably since
6 June. And from what I hear, it's not going to be
7 cut at all probably the rest of the season. It's
8 probably two feet high. I can't even go and walk my
9 dogs on the field because it's so high.

10 But you have this big, multi-million dollar
11 idea, but you can't cut the grass. I'm a little
12 worried about if you can't cut grass, how can you do
13 this big of a state park? That's just my opinion.

14 MR. BOLTON: Thank you. I think if you want
15 to talk to anybody from the Parks Division later
16 afterwards, feel free to address specific issues.
17 They are here to talk to you about that.

18 Nancy James.

19 MS. JAMES: Hi, my name is Nancy James. And
20 although I'm no longer a resident of Waterford, I
21 was for 22 years. I have been an employee for the
22 Public Works Department for almost 19 years now in
23 the Town of Waterford.

24 And my concern is the Town of Waterford is
25 known as this beautiful shoreline community. It's

1 not a tourist attraction.

2 I find myself -- I live in Oakdale now. I
3 find myself coming down to Seaside a minimum of
4 three times a week because of the tranquility. It's
5 not a busy enterprise. You have Harkness. You have
6 Ocean Beach. And some of us prefer to get away from
7 that.

8 In the past two years I've come to
9 appreciate the nature and the environment, and I've
10 also become a steward for the DEP for the osprey
11 nests that reside in one of the buildings.

12 And there is a high -- I would say not a
13 high concentration, but there's a moderate
14 concentration of these protected birds in the
15 Waterford, New London, Niantic area.

16 I've gained great joy watching them, but I
17 also have developed quite a concern for like the
18 other young lady said, the amount of trash that's
19 generated. It has increased, but I think it does in
20 the summer anyways.

21 I'm just concerned for the residents that
22 I've come to know. They talk to me. They know I'm
23 down there daily taking photographs and, you know,
24 documenting the nest and the property. And they --
25 a lot of them have grave concerns.

1 They have chosen to live in that area for a
2 reason. And that lifestyle is going to be greatly
3 impacted by the choices that you make. These --
4 these people who are along the waterfront, they have
5 become accustomed to a certain way of life. And to
6 put boat launches -- I'm a kayaker. That's why my
7 clothing is a little wet tonight. I go to Outlay
8 Cove to do it.

9 But if you start bringing in all of these
10 additional people and these vehicles, those people
11 who live in this area are going to be greatly
12 impacted.

13 The first speaker, she did a lot of
14 research. She had a lot of good points. It's a
15 very small, personal park surrounded by homes. And
16 these people, their lives are going -- their lives
17 are going to be changed by the traffic, the noise,
18 the pollution. Everything.

19 So I really hope that the State doesn't put
20 the dollar signs before the preservation of the
21 shoreline. It's rich in wildlife. It's rich in
22 aquatic life.

23 Of course, someone in the hospitality
24 industry is going to be interested because it's
25 jobs. But once again, bringing all those employees

1 in is going to change the whole area. It's going to
2 affect the traffic on Great Neck Road. It's going
3 to cause a lot of issues that I don't think the town
4 is going to be able to absorb the changes. The
5 state will be handling some of it, but the town will
6 have to absorb the rest. So I just hope it's well
7 thought out. That's all.

8 Thank you.

9 MR. BOLTON: Thank you very much for that.

10 Yeah, again, as Steve discussed, a lot of
11 those issues will be delved into in detail. So
12 again, that's part of the EIE process.

13 That's it for who signed up. But if you
14 would like to speak up --

15 You raised your hand first, so --

16 MS. DARLING: Hi. Anne Darling, 132A Shore
17 Road. I'm sitting here looking at these wonderful
18 plans and asking myself, first of all, how much it's
19 already cost the State for a consulting firm to do
20 this study, and how is the State even thinking that
21 they are going to pull this off when they didn't
22 even have money to have Family Day at Harkness.

23 So I'm sort of confused on what -- how we're
24 going to pull -- how you're going to pull it off.

25 And I think the whole thing -- the presentation is

1 not ridiculous. The whole thought of this. How are
2 you going to pull it off? Where is the money going
3 to come for this when our state can't even take care
4 of what they have?

5 The last thing we need is when it's over and
6 done is another state park that can't be taken care
7 of.

8 Thank you.

9 MR. BOLTON: Thank you very much.

10 You've go to speak into the microphone.

11 MR. PELLETT: My name is Ocean Pellett. I
12 live on Forest Street in Ridgewood, which is part of
13 Waterford.

14 I grew up on the west coast where the
15 seashore was a place where most of us could go.
16 What I found when I moved to Connecticut was that
17 there's a lot of places where you can't get to the
18 shore.

19 And so I think that it's really important
20 that people have access to the water and that you
21 have got to have part of your plan to be a way for
22 people to get there during the daytime. That's my
23 thought.

24 MR. BOLTON: Great. Thank you.

25 MR. RADWAY: Hi, my name is Jeff Radway. My

1 family owns the property at 24 Magonk Point Road
2 which directly abuts Seaside on the west at the
3 water.

4 MR. BOLTON: I'm sorry, what town are you
5 from?

6 MR. RADWAY: Beg your pardon?

7 MR. BOLTON: What town are you from?

8 MR. RADWAY: I'm from Polly (ph),
9 Pennsylvania. But my family, my brothers and I own
10 property that abuts Seaside.

11 MR. BOLTON: Got it. Thank you.

12 MR. RADWAY: I had a couple of -- I share
13 the questioning about the fact that there doesn't
14 seem to even be a pie in the sky estimate of the
15 potential costs of any of these three alternatives
16 here. So I'm curious as to how you can decide on a
17 plan without having any concept for people to
18 understand what it is going to cost them.

19 And in the case of the preferred plan, what
20 percentage would be required to be paid by the
21 private interests that are going to be partnered
22 with this program?

23 I personally applaud the State for making
24 this a state park. I think that the people of
25 Connecticut will get the best benefit out of it that

1 way. But I think that the plans that are -- have
2 been presented here today, you know, the pictures
3 are a bit undeveloped, let me say.

4 They show things that I don't believe from
5 being in that property since my parents' property
6 was built in '49, a number of those plans for the
7 waterfront are not feasible. The surf is far too
8 heavy there to support those uses. And so those
9 will have to change, I would be willing to bet.

10 But my biggest concern is with the cost to
11 the taxpayers of the three proposals, because we
12 have no way to judge. I mean, I would guess the
13 preferred plan there is going to probably cost tens
14 of millions to do. Probably the lowest impact one
15 might cost a couple mil. But that's a big
16 difference. So I think that the taxpayers need to
17 know that before you all make a decision.

18 Another environmental concerns that I have a
19 bit of familiarity with, because there's a big
20 battle where I have lived for the past 30 years
21 concerning impervious surfaces, that being Maryland
22 and the Chesapeake bay.

23 I see the preferred plan here as having the
24 potential to cause a large increase in impervious
25 surfaces here. What -- in Maryland this whole

1 property would be considered the critical zone, a
2 critical zone. So that's a concern.

3 And I guess traffic and noise are two other
4 concerns that I have. As you can tell from the
5 pictures, if you look at them closely enough, our
6 property, I don't believe there is 35 feet between
7 the wall of our house and the wall of the
8 superintendent's house down there.

9 So if that property were to become rental
10 property, as the preferred plan indicates, the
11 potential for noise would be significant.

12 Now, I do want to focus on my personal
13 issues. I'm not going to take too much more time
14 here, but I do see the plans, all three of the
15 plans, indicate a certain amount of encroachment on
16 our property personally in those plans, including
17 the riffraff and the jetties and things like that
18 that I see in the diagram.

19 So I need to ask that you consider those
20 plans -- those issues as well. That jetty that
21 borders Seaside was built by my grandfather, and it
22 is private property as much as something like that
23 can be. So to incorporate it into a plan would be
24 unacceptable.

25 So again, the real issue is the cost to the

1 taxpayers. And I think you need to make at least
2 some estimates available to the public to get an
3 idea before they can formulate their own opinions.

4 Thank you very much.

5 MR. BOLTON: Thank you. I just want to
6 reiterate that what was up on the slide that Steve
7 had, there is a cost benefit analysis where we have
8 to put cost to each of the alternatives. So that
9 will be part of the EIE. So long before the final
10 decision is made.

11 Anyone else? Yes.

12 MR. PISACICH: My name is Bernie Pisacich,
13 76 Long Hill Drive, right off Great Neck Road,
14 which, I observe the traffic going by there, traffic
15 that would be related to the -- to the site.

16 I'm not sure -- I'll sort of formulate this
17 in a letter maybe later, but just some thoughts that
18 come to my mind right now.

19 Seaside location is a gem. Anybody looking
20 at it, exclusive of the historic buildings, it's a
21 gem. It's an opportunity. We're not going to have
22 an opportunity like this. It's not only for us now,
23 it's for generations to come.

24 So our vision on this should not be the tax
25 impact on us today, but it just like national parks,

1 what are we doing for our future generations?

2 You know, this park, if it's developed, is
3 not going to benefit me personally. It will
4 probably be long after I'm gone. But think about
5 the future. Think about your children. Think about
6 Waterford as a destination. Think about it in terms
7 of a place to go.

8 Waterford has plenty of tax income now. We
9 have a lot of expenses, but it's not only how much
10 money you take in, it's how you spend your money.
11 So if we are looking to get more tax income, well,
12 that's shortsightedness in terms of opportunities.

13 I think the concept of a state park is just
14 great because it provides an opportunity for people
15 of future generations to come enjoy a rare location.

16 I think it is important for us to address
17 the neighborhood impact. And I think you have that
18 in your plans. I think that's great.

19 I think that, you know, I have mixed
20 emotions about, you know, a commercial facility of
21 100 rooms and so forth. I think we have to address
22 that. But it's also a great historic structure.

23 So, you know, balancing that is something
24 that is difficult. But you are not going to make
25 everybody happy. There are going to be some

1 disappointments. So it's trying to get the best
2 judgment to serve the most people for this
3 generation and future generations.

4 And again, I am very glad that the decision
5 was made to make it a state park.

6 Thank you.

7 MR. BOLTON: Thank you very much. All
8 right. Just I'll recap that the CEPA process, the
9 EIE does exactly what you mentioned as far as the
10 balancing. That's the purpose. It's a
11 decision-making tool to balance all those different
12 issues and then make an informed decision -- for the
13 department to make an informed decision at the end.

14 Yes. Come up.

15 MR. JACQUES: Good evening. My name is
16 Allen Jacques. My wife and myself live at 10 Magonk
17 Point. We abut the property. I've lived there my
18 entire life. Well, owned and lived there most of my
19 life.

20 But as a child we experienced the Seaside
21 Regional Center. I was born in '52, so I wasn't old
22 enough to realize when it was a geriatric center.
23 But the point is is that the town and the
24 neighborhood has gone through a very long process
25 over the last ten years, and it culminated recently

1 in a controversial decision by the Town Zoning Board
2 to deny the developer the right to do exactly what
3 you have come back and asked to do.

4 When Governor Malloy made the determination
5 to make it a state park, even though it may have
6 been a political decision, it was a right decision.
7 Seaside is now a state park. And I'd qualify or
8 call it a pocket park. And I cannot see the
9 benefit.

10 It's shortsighted, let me put it this way,
11 as this gentleman pointed out, to look at the income
12 revenue based on a model that puts a 100-room hotel
13 in there when you have an alternative -- three
14 alternative models that you have come up with that
15 do something for the future.

16 This gentleman suggested you can make it a
17 test location for restoration of the seashore.
18 There is an awful lot of tidal energy right off of
19 that point that could be harnessed with no visual
20 detractions or anything like that. That's something
21 you might consider.

22 You do have access to the Sound there. I
23 like the ideas of the coastal restoration and taking
24 the wall down.

25 But as Jeff mentioned, the surf there will

1 never allow you to put in oyster beds. I mean, I
2 harvested oysters before. I've raised scallops.
3 I've raised clams. You might be able to raise clams
4 there, which would be great, but oysters, it's not
5 brackish enough water for an oyster bed.

6 So I really hope that the economics of this
7 white elephant, which is the main building, do not
8 once again determine the outcome of the state park.
9 You -- the main building should come down.

10 You can save the other ones and still have a
11 representation of Cass Gilbert architecture. And
12 you can make a pretty little park there with a lot
13 wildlife. There's an awful lot of wildlife there.

14 There may even be even rabbits there,
15 eastern mountain rabbits. There are definitely
16 osprey. There's hawks. There's wolves. There's
17 coyotes, bobcat, and plenty of fox.

18 So the impact of a 100-room hotel on this
19 little pocket area in that neighborhood down there
20 is going to be significant.

21 And I will submit something in writing.
22 Thank you for your time.

23 MR. BOLTON: Thank you very much. Anybody
24 else?

25 We are recording and we're transcribing

1 tonight's verbal comments. We'll call the meeting,
2 actually, so that will actually be part of the
3 record.

4 The stenographer would like for those who
5 did speak to come up or you can use the sign-up
6 sheet in the back. Please just write your name so
7 we can accurately put your name in the record.

8 Going once. Going twice. Anybody else
9 would like to come up and speak and elaborate maybe
10 on something you have heard or some other thoughts
11 or in terms of the alternatives?

12 UNIDENTIFIED SPEAKER: I just wondered if
13 Dan, would you like to comment?

14 UNIDENTIFIED SPEAKER: No, I've made my
15 comments. Thank you.

16 MR. BOLTON: So before I close, I just want
17 to reiterate that, you know, this is the contact
18 information for submitting your comments or written
19 comments. Unfortunately, we can't take, you know,
20 phone calls. We can't -- you know, outside of this
21 process, we can't take your verbal comments. They
22 do have to be written or they have to be made here
23 tonight.

24 So there's the contact information. Again,
25 the comments need to be in by September 1st. You

1 can postmark it. You can e-mail it at 11:59 p.m.
2 that night. There's the e-mail address.

3 And then also we do encourage you to
4 register with the CEQ, too, where you actually
5 receive CEPA notices. So when we do publish the
6 EIE, you will get an actual notice.

7 But what we do plan on doing is actually
8 letting the town, the First Selectman's office, know
9 well in advance when we are going to publish the
10 EIE, so the community is well aware that 45-day
11 period is going to start on this date so you will
12 have enough lead time so you won't be caught off
13 guard or surprised on that.

14 We will also have notification on the
15 hearing date in that. So again, we encourage you to
16 do that. I'm going to stay afterwards if anyone
17 wants to come up and ask specific questions, look at
18 the slides.

19 The folks from the DEEP will stay here, too,
20 if you have other specific questions.

21 Yes.

22 MS. JACQUES: Kathleen Jacques. This
23 particular meeting didn't seem to require any
24 additional notification besides the CEQ. And with
25 the help of my local representative in the newspaper

1 we were able to get some public notice of the
2 meeting.

3 Does the hearing require any kind of
4 advertising so we can maybe get the word out?

5 MR. BOLTON: Sure. Great question.

6 Yes, technically we publish in the local
7 paper three times -- excuse me, once for three
8 weeks. We also, obviously, do the environmental
9 monitor, which is that CEQ website that you can
10 register for.

11 Obviously, on the DEEP's website they will
12 put a notice, too. We plan on doing press releases,
13 too, again in advance of that 45-day period. And
14 maybe we would do it again a few days before the
15 actual public hearing.

16 The goal is to really let everybody know the
17 analysis is done, we've taken your comments, we need
18 to address them, and now it's your turn to review
19 them, to review the socioeconomic impact, to review
20 the various alternatives and how each one weighs
21 against each other.

22 Of course, you can submit your preferences
23 or your alternatives. You know, now is the time to
24 do that before September 1st.

25 So I think that we can close the public

1 scoping meeting. And again, we appreciate everybody
2 coming out and we look forward to seeing you again
3 during the EIE phase.

4 Again, we're here for about a half hour or
5 so if you want to come up and talk to us. Thank you
6 for coming.

7 (Time Noted: 8:15)

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1 STATE OF CONNECTICUT)
2 COUNTY OF NEW LONDON)

3 I, Kathryn Little, a Notary Public within
4 and for the State of Connecticut, do hereby certify
5 that I took the minutes of the Public Scoping
6 Meeting, pursuant to the Connecticut Practice Book,
7 on August 24, 2016, at the Waterford Town Hall, 15
8 Rope Ferry Road, Waterford, Connecticut, commencing
9 at 7:00 p.m.

10 I further certify that the minutes were
11 taken by me stenographically and thereafter reduced
12 to writing under my supervision; and that I am not
13 an attorney, relative or employee of any party
14 hereto nor otherwise interested in the event of this
15 cause.

16 In witness whereof, I have hereunto set my
17 hand and affixed my seal this 31st day of August
18 2016.

19 *Kathryn Little*

20 _____
Kathryn Little
21 Shorthand Reporter #342
Notary Public

22 My Notary Public Commission Expires March 31st, 2021
23
24
25