



**US Army Corps  
of Engineers**<sup>®</sup>  
New England District  
696 Virginia Road  
Concord, MA 01742-2751

# PUBLIC NOTICE

**Comment Period Begins: 8/13/2013**  
**Comment Period Ends: 9/11/2013**  
**File Number: NAE-2011-1969**  
**In Reply Refer To: Michael Narcisi**  
**Phone: (978) 318-8454**  
**E-mail: Michael.J.Narcisi@usace.army.mil**

The District Engineer has received a permit application to conduct work in waters of the United States as described below.

## APPLICANT

Quinnipiac River Marina, LLC & Great Oak Realty, LLC, c/o Lisa Fitch

## ACTIVITY

The applicant is proposing for the expansion of the Quinnipiac River Marina. The expansion project will extend outside of its current perimeter, approx. 200' upstream to the north, and parallel to the shoreline. Refer to "PROPOSED WORK AND PURPOSE" (below) for a detailed description and plans.

## WATERWAY AND LOCATION OF THE PROPOSED WORK

The proposed work is located in *the Quinnipiac River at 307 & 315 Front Street, New Haven, CT*. The site coordinates are:

Latitude 41.314385

Longitude -72.887562

## AUTHORITY

Permits are required pursuant to:

- Section 10 of the Rivers and Harbors Act of 1899  
 Section 404 of the Clean Water Act  
 Section 103 of the Marine Protection, Research and Sanctuaries Act).

The decision whether to issue a permit will be based on an evaluation of the probable impact of the proposed activity on the public interest. That decision will reflect the national concern for both protection and utilization of important resources. The benefit which may reasonably accrue from the proposal must be balanced against its reasonably foreseeable detriments. All factors which may be relevant to the proposal will be considered, including the cumulative effects thereof; among those are: conservation, economics, aesthetics, general environmental concerns, wetlands, cultural value, fish and wildlife values, flood hazards, flood plain value, land use, navigation, shoreline erosion and accretion, recreation, water supply and conservation, water quality, energy needs, safety, food production and, in general, the needs and welfare of the people.

The Corps of Engineers is soliciting comments from the public; Federal, state, and local agencies and officials; Indian Tribes; and other interested parties in order to consider and evaluate the impacts of this proposed activity. Any comments received will be considered by the Corps of Engineers to determine whether to issue, modify, condition or deny a permit for this proposal. To make this decision, comments are used to assess

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impacts on endangered species, historic properties, water quality, general environmental effects, and the other public interest factors listed above. Comments are used in the preparation of an Environmental Assessment and/or an Environmental Impact Statement pursuant to the National Environmental Policy Act. Comments are also used to determine the need for a public hearing and to determine the overall public interest of the proposed activity.

**ESSENTIAL FISH HABITAT**

The Magnuson-Stevens Fishery Conservation and Management Act, as amended by the Sustainable Fisheries Act of 1996 (Public Law 104-267), requires all federal agencies to consult with the National Marine Fisheries Service on all actions, or proposed actions, permitted, funded, or undertaken by the agency, that may adversely affect Essential Fish Habitat (EFH).

This project will impact approximately **1.0 acre** of Essential Fish Habitat (EFH); refer to “*Summary of Essential Fish Habitat Designation*” (attached) for a complete list of potential species present within the project area. The project site is located approximately 1.4 nautical miles upstream of the I-95 bridge. The habitat consists of a developed shorefront, an intertidal rubble shoreline, and a sub-tidal mucky bottom; shellfish bed **L-396** resides under part of the marina expansion project. To accommodate for future (potential) shell fishing, the newly proposed docks will incorporate utility break-away provisions for temporary removal. The District Engineer has made a preliminary determination that the site-specific adverse effect on EFH will not be substantial; furthermore, consultation with the National Marine Fisheries Service regarding EFH conservation recommendations is being conducted and will be concluded prior to the final decision.

**NATIONAL HISTORIC PRESERVATION ACT**

Based on his initial review, the District Engineer has determined that little likelihood exists for the proposed work to impinge upon properties with cultural or Native American significance, or listed in, or eligible for listing in, the National Register of Historic Places. Therefore, no further consideration of the requirements of Section 106 of the National Historic Preservation Act of 1966, as amended, is necessary. This determination is based upon one or more of the following:

- a. The permit area has been extensively modified by previous work.
- b. The permit area has been recently created.
- c. The proposed activity is of limited nature and scope.
- d. Review of the latest published version of the National Register shows that no presence of registered properties listed as being eligible for inclusion therein are in the permit area or general vicinity.
- e. Coordination with the State Historic Preservation Officer and/or Tribal Historic Preservation Officer(s)

**ENDANGERED SPECIES CONSULTATION**

The New England District, Army Corps of Engineers has reviewed the list of species protected under the Endangered Species Act of 1973, as amended, which might occur at the project site. It is our preliminary

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determination that the proposed activity for which authorization is being sought is designed, situated or will be operated/used in such a manner that it is not likely to adversely affect any Federally listed endangered or threatened species or their designated critical habitat. By this Public Notice, we are requesting that the appropriate Federal Agency concur with our determination.

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The State of Connecticut has an approved **Coastal Zone Management Program**. Where applicable, the applicant states that any proposed activity will comply with and will be conducted in a manner that is consistent with the approved Coastal Zone Management Program (see attached "*Coastal Consistency Statement*"). By this Public Notice, we are requesting the State concurrence or objection to the applicant's consistency statement.

The following authorizations have been applied for, or have been, or will be obtained:

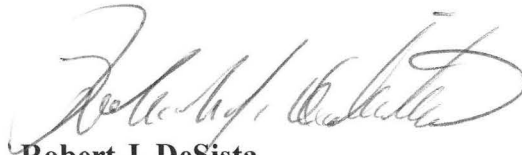
- (X) Permit, License or Assent from State.
- (X) Permit from Local Wetland Agency or Conservation Commission.
- (X) Water Quality Certification in accordance with Section 401 of the Clean Water Act.

In order to properly evaluate the proposal, we are seeking public comment. Anyone wishing to comment is encouraged to do so. **Comments should be submitted in writing by September 11, 2013.** If you have any questions, please contact Michael Narcisi at (978) 318-8454, (800) 343-4789.

Any person may request, in writing, within the comment period specified in this notice, that a public hearing be held to consider the application. Requests for a public hearing shall specifically state the reasons for holding a public hearing. The Corps holds public hearings for the purpose of obtaining public comments when that is the best means for understanding a wide variety of concerns from a diverse segment of the public.

The initial determinations made herein will be reviewed in light of facts submitted in response to this notice. All comments will be considered a matter of public record. Copies of letters of objection will be forwarded to the applicant who will normally be requested to contact objectors directly in an effort to reach an understanding.

**THIS NOTICE IS NOT AN AUTHORIZATION TO DO ANY WORK.**



**Robert J. DeSista**  
**Chief, Permits and Enforcement Branch**  
**Regulatory Division**

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If you would prefer not to continue receiving Public Notices by email, please contact Ms. Tina Chaisson at (978) 318-8058 or e-mail her at [bettina.m.chaisson@usace.army.mil](mailto:bettina.m.chaisson@usace.army.mil). You may also check here ( ) and return this portion of the Public Notice to: Bettina Chaisson, Regulatory Division, U.S. Army Corps of Engineers, 696 Virginia Road, Concord, MA 01742-2751.

NAME: \_\_\_\_\_  
ADDRESS: \_\_\_\_\_  
PHONE: \_\_\_\_\_

**PROPOSED WORK AND PURPOSE**

The applicant, Quinnipiac River Marina, LLC & Great Oak Realty, LLC, c/o Lisa Fitch, propose for the expansion of the Quinnipiac River Marina, located at 307 & 315 Front Street, New Haven, CT. The purpose of this project is to increase the availability of public access to the Quinnipiac River. Specifically, the applicant seeks to install four new commercial docks parallel to the shore on the north side of the existing marina. The new docks will have the following dimensions: 1.) 219' x 6' with a connecting 4' x 33' section, 2.) 195' x 6', 3.) 220' x 6', and 4.) 220' x 6' (total area: 5,124 SF). To accommodate this expansion, five 4' x 25' existing finger docks will be removed from the north facing side, and three new 5' x 34' fingers will be added. The current facility is capable of berthing approximately 57 vessels; with the proposed expansion project, the marina will accommodate up to 88 vessels (approximately). The additional docks will also accommodate dingy and Jet Ski tie-ups; no additional piers or ramps are proposed. The two docks positioned over shellfish bed no. *L-396* will be partially stake-supported and designed with utility break-away provisions in the event that the State's Bureau of Aquaculture makes future requests to accommodate shell-fishing activities. The marina expansion will extend 240'+/- ft east beyond mean high water (MHW), and 180'+/- north. Individual permit review is required for the installation of new structures extending beyond the perimeter of the existing marina. The work is described on the enclosed plans entitled "Marina Expansion: Quinnipiac River Marina," on 8 sheets, and dated "November 28, 2011."

## Summary of Essential Fish Habitat (EFH) Designation

### 10□ x 10□ Square Coordinates:

Boundary	North	East	South	West
Coordinate	41° 20.0□ N	72° 50.0□ W	41° 10.0□ N	73° 00.0□ W

**Square Description (i.e. habitat, landmarks, coastline markers):** The waters within Long Island Sound within the square affecting south of the following: Woodmont, CT., West Haven, CT., New Haven, C., Fairhaven, CT., East Haven, CT., Monaquin, CT., Short Beach, CT., Whitneyville, CT., and Westville, CT., from just east of Johnson Point west past Merwin Pt. to Fairview Beach in Woodmont, CT.,. Also includes water around the following: Oyster River Pt., City Pt. Lighthouse Pt., Morgan Pt., South End Pt., Kelsey I., Johnson Pt., along with the Quinnipiac River. Also, the following features are affected: Townshend Ledge, Cow and Calf, Round Rock, and the Farm River.

Species	Eggs	Larvae	Juveniles	Adults
Atlantic salmon ( <i>Salmo salar</i> )			X	X
Atlantic cod ( <i>Gadus morhua</i> )				
haddock ( <i>Melanogrammus aeglefinus</i> )				
pollock ( <i>Pollachius virens</i> )			X	X
whiting ( <i>Merluccius bilinearis</i> )				X
offshore hake ( <i>Merluccius albidus</i> )				
red hake ( <i>Urophycis chuss</i> )	X	X	X	X
white hake ( <i>Urophycis tenuis</i> )				
redfish ( <i>Sebastes fasciatus</i> )	n/a			
witch flounder ( <i>Glyptocephalus cynoglossus</i> )				
winter flounder ( <i>Pseudopleuronectes americanus</i> )	X	X	X	X

yellowtail flounder ( <i>Limanda ferruginea</i> )				
windowpane flounder ( <i>Scophthalmus aquosus</i> )	X	X	X	X
American plaice ( <i>Hippoglossoides platessoides</i> )				
ocean pout ( <i>Macrozoarces americanus</i> )				
Atlantic halibut ( <i>Hippoglossus hippoglossus</i> )				
Atlantic sea scallop ( <i>Placopecten magellanicus</i> )				
Atlantic sea herring ( <i>Clupea harengus</i> )			X	X
monkfish ( <i>Lophius americanus</i> )				
bluefish ( <i>Pomatomus saltatrix</i> )			X	X
long finned squid ( <i>Loligo pealeii</i> )	n/a	n/a		
short finned squid ( <i>Illex illecebrosus</i> )	n/a	n/a		
Atlantic butterfish ( <i>Peprilus triacanthus</i> )				
Atlantic mackerel ( <i>Scomber scombrus</i> )	X	X	X	X
summer flounder ( <i>Paralichthys dentatus</i> )			X	
scup ( <i>Stenotomus chrysops</i> )	X	X	X	X
black sea bass ( <i>Centropristis striata</i> )	n/a		X	
surf clam ( <i>Spisula solidissima</i> )	n/a	n/a		
ocean quahog ( <i>Artica islandica</i> )	n/a	n/a		
spiny dogfish ( <i>Squalus acanthias</i> )	n/a	n/a		
tilefish ( <i>Lopholatilus chamaeleonticeps</i> )				
king mackerel ( <i>Scomberomorus cavalla</i> )	X	X	X	X
Spanish mackerel ( <i>Scomberomorus maculatus</i> )	X	X	X	X

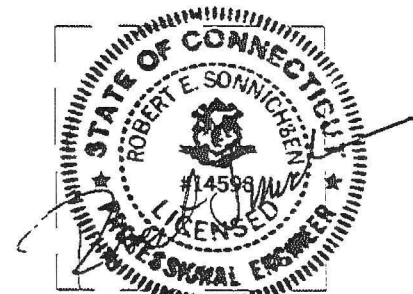
cobia ( <i>Rachycentron canadum</i> )	X	X	X	X
sand tiger shark ( <i>Carcharias taurus</i> )		X		



# Marina Expansion

## Quinnipiac River Marina

315 Front Street  
New Haven County  
New Haven, Connecticut



Engineer or Surveyor:

Permitting Agent: John B. Lust

### GENERAL NOTES:

1. BASE MAP TAKEN FROM THE FOLLOWING REFERENCE MAPS:
  - 1.1. "IMPROVEMENT LOCATION SURVEY - AS-BUILD DOCK LOCATIONS PROPERTY LOCATED AT #289-307 FRONT STREET NEW HAVEN, CONNECTICUT - PREPARED FOR LISA & ROBERT FITCH", SCALE: 1"=20'; DATED: 7/5/11 AND PREPARED BY CRISCUOLO ENGINEERING, LLC.
2. PROJECT LOCATION MAP TAKEN FROM CT D.O.T. ELECTRONIC ROAD (TRU) MAPS.
3. THIS PLAN SHOULD ONLY BE USED FOR GENERAL PRESENTATION AND NOT FOR CONSTRUCTION PURPOSES. ALL STRUCTURES, UTILITIES AND ELEVATIONS SHOULD BE FIELD VERIFIED PRIOR TO THE START OF ANY WORK.
4. THE ENGINEERING SEAL AND SIGNATURE IS PROVIDED TO INDICATE GENERAL CONFORMANCE WITH COASTAL ENGINEERING PRACTICE. THE ATTACHED DESIGNS ARE CONCEPTUAL AND FOR THE PURPOSE OF PERMITTING ONLY. THEY DO NOT INCLUDE A STRUCTURAL ENGINEERING ANALYSIS.

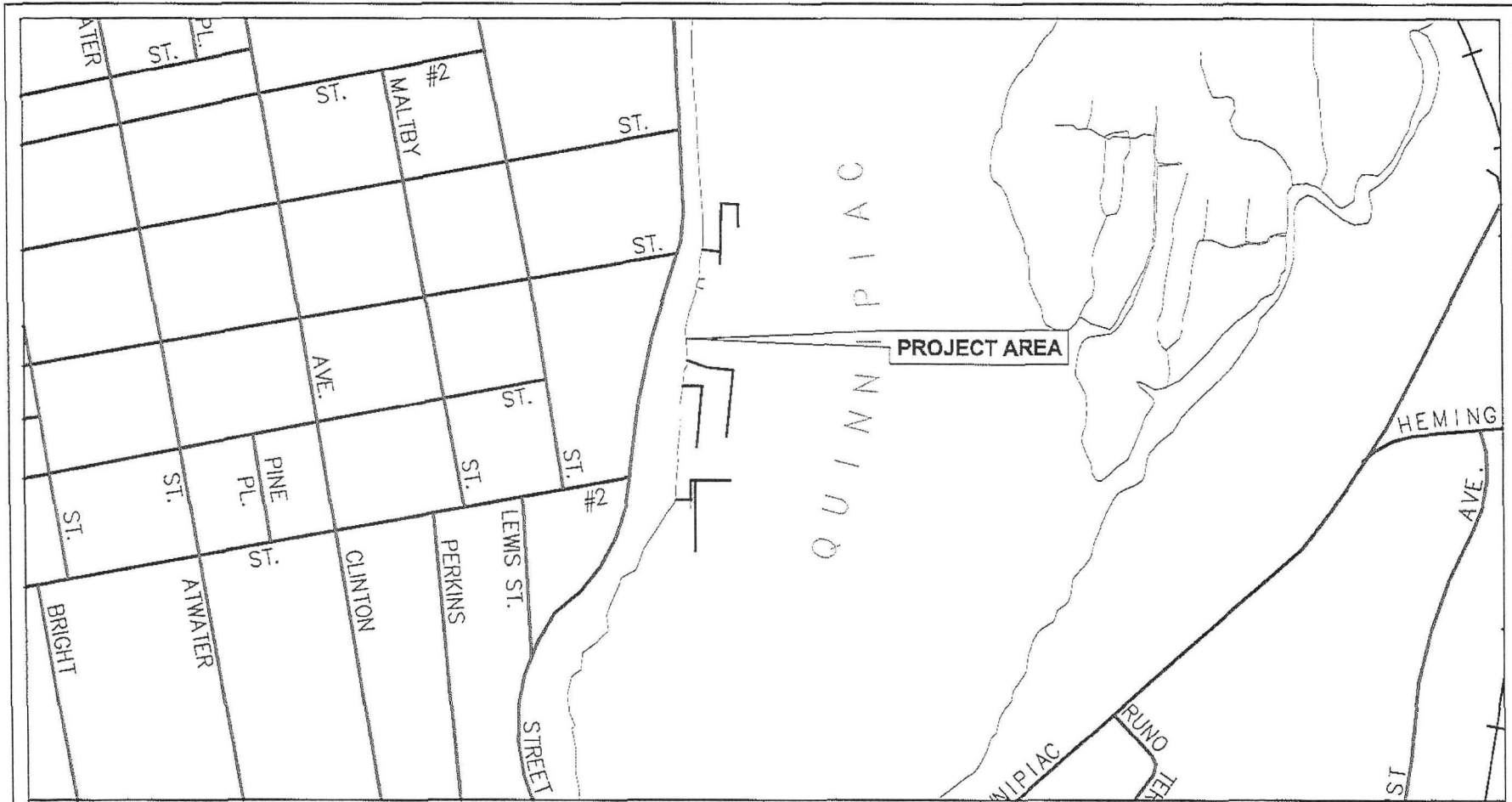
### Drawing List

- |        |   |                       |
|--------|---|-----------------------|
| 1 of 8 | - | Cover Sheet           |
| 2 of 8 | - | Site Location Map     |
| 3 of 8 | - | Assessor Map          |
| 4 of 8 | - | Existing Marina       |
| 5 of 8 | - | Existing Conditions   |
| 6 of 8 | - | Proposed Marina       |
| 7 of 8 | - | Proposed Improvements |
| 8 of 8 | - | Section View A-A      |

Date: November 28, 2011

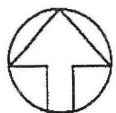
Revised:

Sheet: 1 of 8



**SITE LOCATION MAP**

Scale: 1" = 500'



NORTH

PROJECT LOCATION MAP TAKEN FROM CT D.O.T. ELECTRONIC ROAD (TRU) MAPS.

Applicant

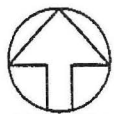
QUINNIPIAC RIVER MARINA  
 315 FRONT STREET  
 NEW HAVEN COUNTY  
 NEW HAVEN, CONNECTICUT

SITE LOCATION MAP Sheet: 2 of 8



**ASSESSOR MAP**

Scale: 1" = 100'



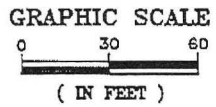
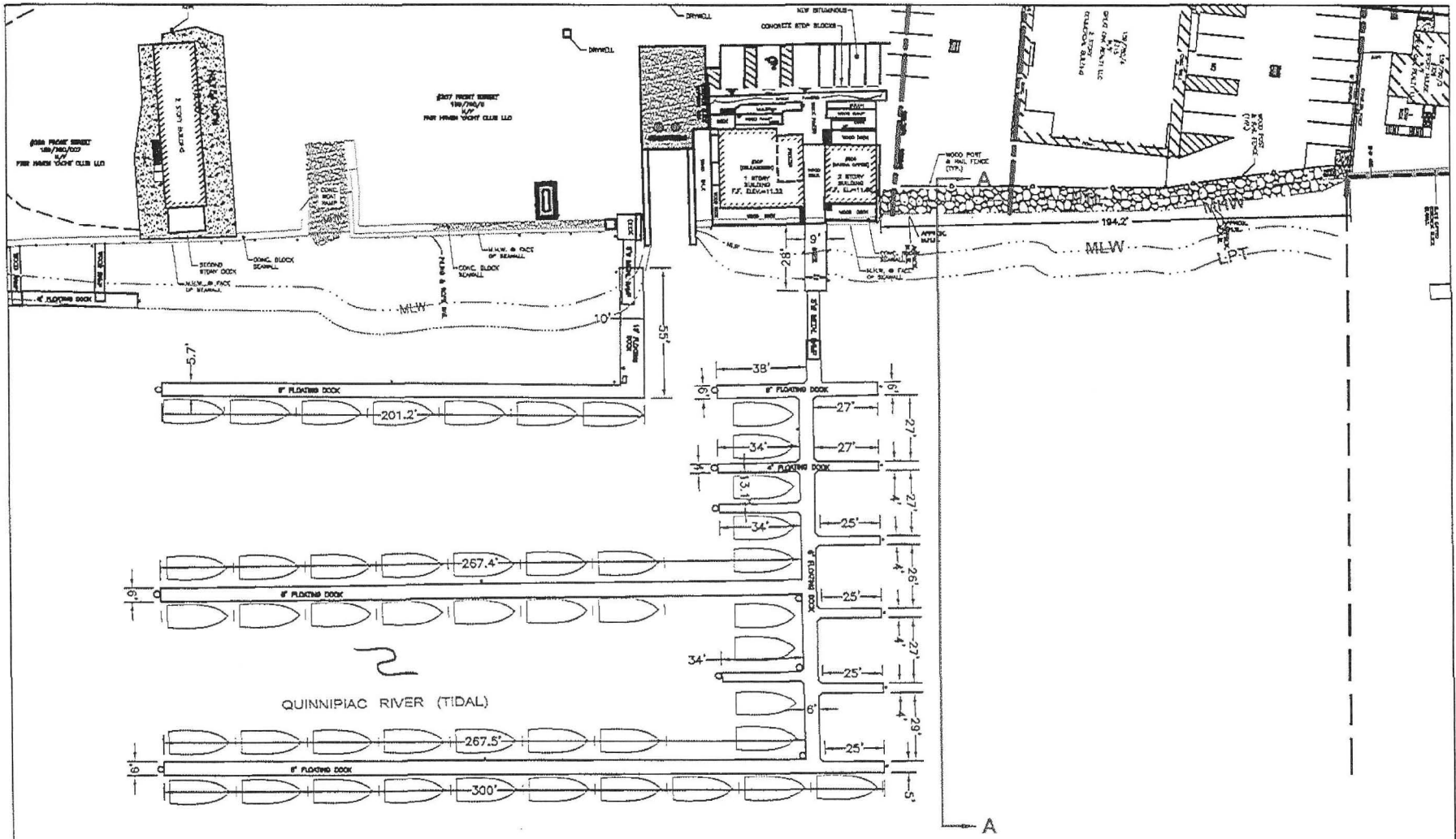
NORTH

APPROXIMATE SCALE



(IN FEET)

Applicant	QUINNIPIAC RIVER MARINA 315 FRONT STREET NEW HAVEN COUNTY NEW HAVEN, CONNECTICUT
	ASSESSOR MAP      Sheet: 3 of 8



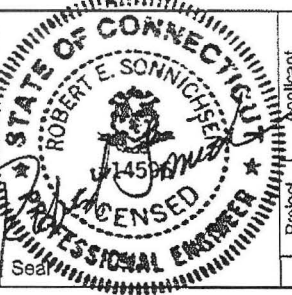
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 (AVG BOAT SIZE = 25'  
 W/5' CLEARANCE)

EXISTING SLIPS = 57

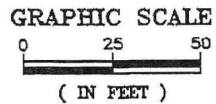
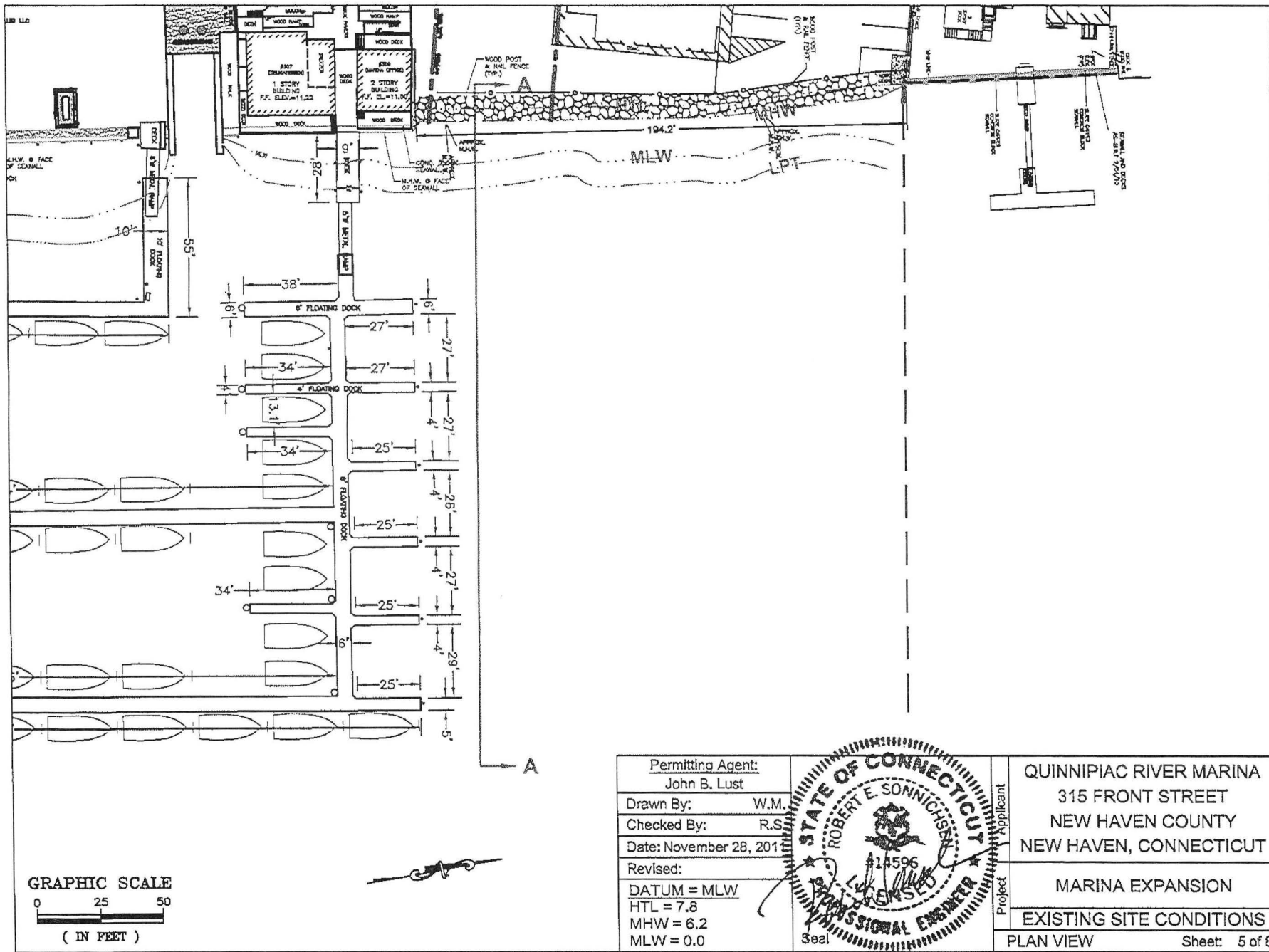
Permitting Agent:  
 John B. Lust

Drawn By: W.M.  
 Checked By: R.S.  
 Date: November 28, 2011  
 Revised:

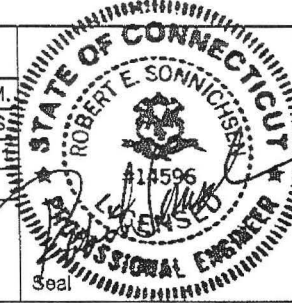
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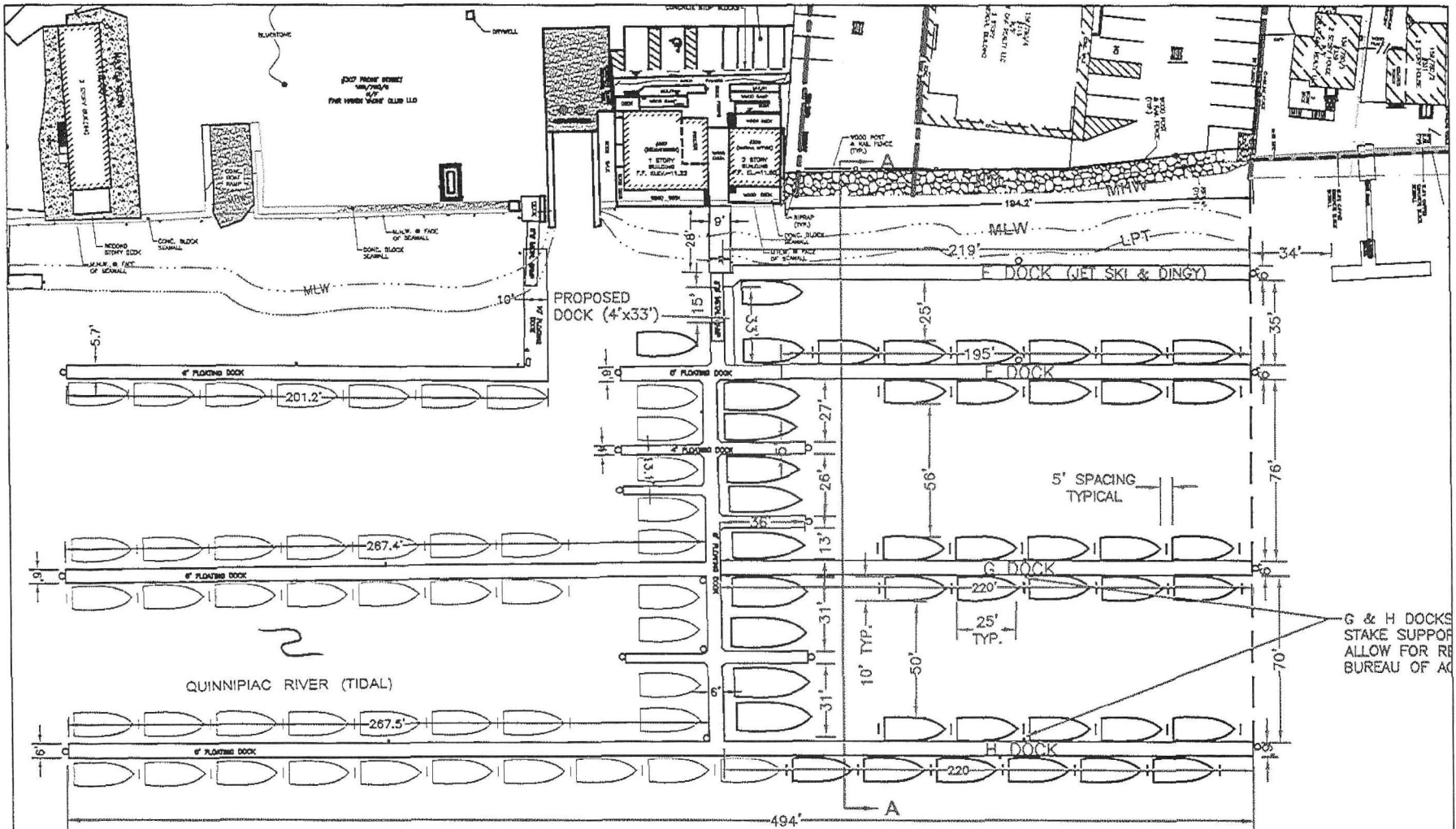
Applicant	QUINNIPIAC RIVER MARINA 315 FRONT STREET NEW HAVEN COUNTY NEW HAVEN, CONNECTICUT
	Project
MARINA EXPANSION	
EXISTING MARINA	
PLAN VIEW	Sheet: 4 of 8



Permitting Agent: John B. Lust
Drawn By: W.M.
Checked By: R.S.
Date: November 28, 201
Revised:
DATUM = MLW
HTL = 7.8
MHW = 6.2
MLW = 0.0



Project	Applicant	QUINNIPIAC RIVER MARINA 315 FRONT STREET NEW HAVEN COUNTY NEW HAVEN, CONNECTICUT
	Project	MARINA EXPANSION
		EXISTING SITE CONDITIONS
		PLAN VIEW
		Sheet: 5 of 8

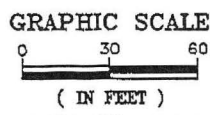


G & H DOCKS  
STAKE SUPPORT  
ALLOW FOR RE  
BUREAU OF AC



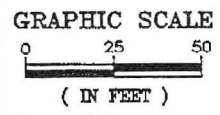
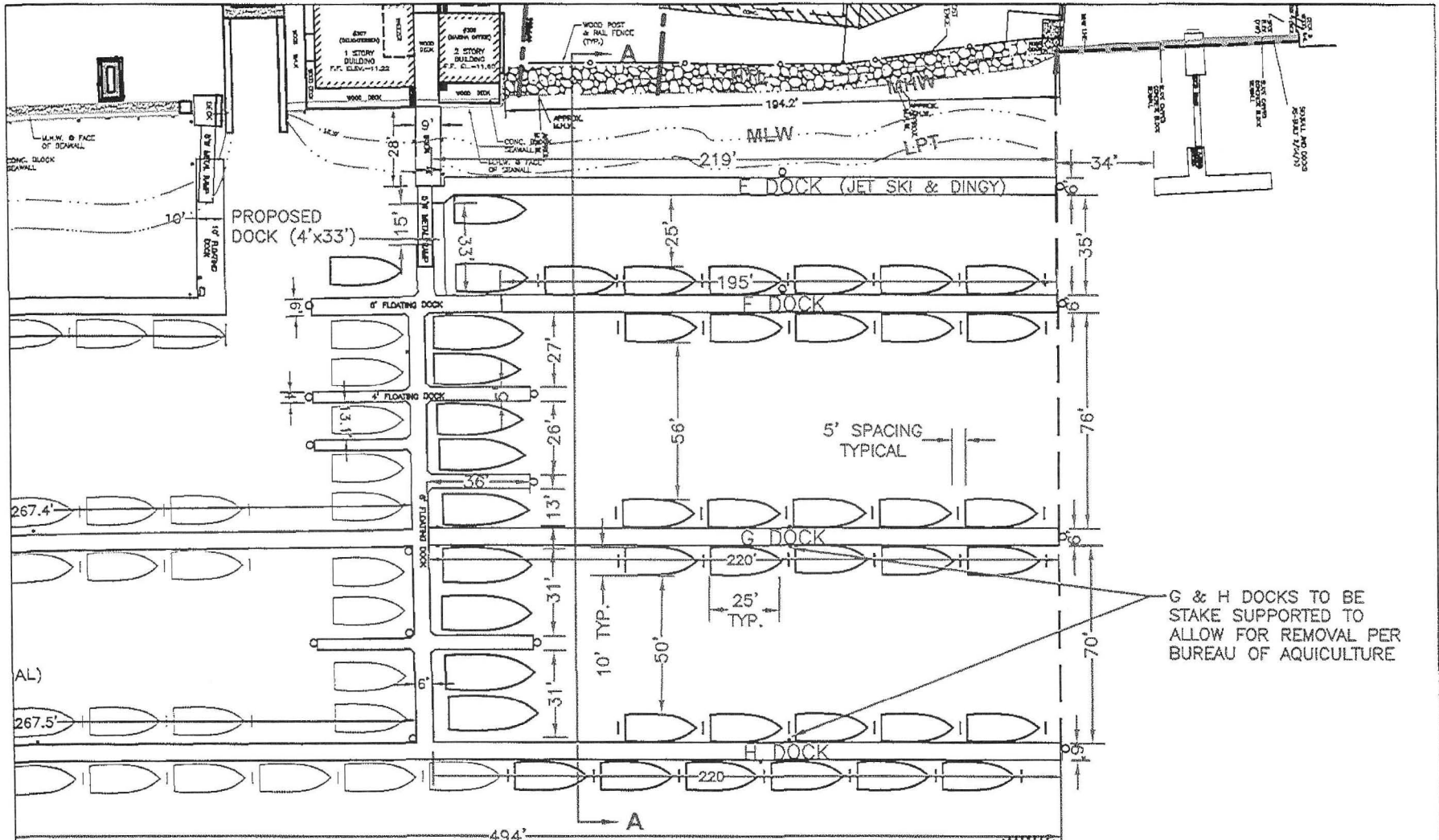
ASSUMED SLIP COUNT  
(AVG BOAT SIZE = 25'  
W/5' CLEARANCE)

EXISTING SLIPS = 57  
PROPOSED SLIPS = 35  
NEW TOTAL SLIPS = 92

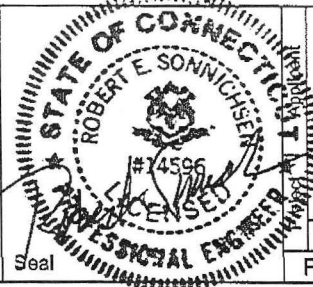


Permitting Agent: John B. Lust		Applicant	QUINNIPIAC RIVER MARINA 315 FRONT STREET NEW HAVEN COUNTY NEW HAVEN, CONNECTICUT
Drawn By: W.M.		Project	MARINA EXPANSION
Checked By: R.S.			PROPOSED MARINA
Date: November 28, 2011		Plan View	Sheet: 6 of 8
Revised:			
DATUM = MLW HTL = 7.8 MHW = 6.2 MLW = 0.0			

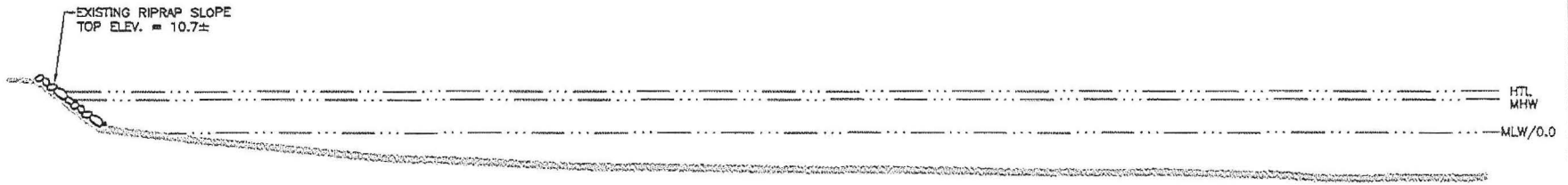




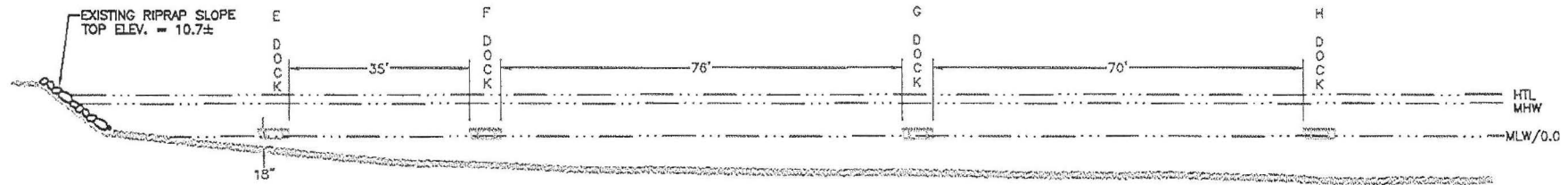
Permitting Agent: John B. Lust	
Drawn By:	W.M.
Checked By:	R.S.
Date: November 28, 2011	
Revised:	
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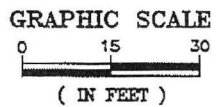
QUINNIPIAC RIVER MARINA 315 FRONT STREET NEW HAVEN COUNTY NEW HAVEN, CONNECTICUT	
MARINA EXPANSION	
PROPOSED IMPROVEMENTS	
PLAN VIEW	Sheet: 7 of 8



**EXISTING**



**PROPOSED**



Permitting Agent: John B. Lust			QUINNIPIAC RIVER MARINA	
Drawn By:	W.M.		315 FRONT STREET	
Checked By:	R.S.		NEW HAVEN COUNTY	
Date:	November 28, 2011		NEW HAVEN, CONNECTICUT	
Revised:			MARINA EXPANSION	
DATUM = MLW		Project	CROSS SECTION A-A	
HTL = 7.8		Applicant	PROFILE VIEW	
MHW = 6.2			Sheet: 8 of 8	
MLW = 0.0				