

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
APPLICATION REVIEW COMMITTEE  
SPECIAL MEETING  
JUNE 3, 2020**

**ATTENDANCE:** Dr. John Pinto, Committee Chair; Alan Kibbe, Chris MacDonnell, John Romano

**OTHERS:** John Crespo, Tony Mobilia, Jeffrey Mangels, Dennis Santella, Steve Kleppin, Director of Planning and Zoning; Geoff Steadman, Consultant; Pete Johnson, Shellfish Commission; Joe Schnierlein

This meeting was conducted by Zoom/Teleconference.  
The public was able to listen to this meeting by calling a conference line.

**CALL TO ORDER**

The meeting was called to order at 5:03 p.m. A quorum was present.

**APPLICATION REVIEW -- COMMITTEE MEMBER ONLY**

**1. Discussion and review of proposed development plans for the East Norwalk Transit Oriented District. Portions of the development Plan are within the Coastal Management Area which also included Liberty Square, Mill Pond, East Basin, and marinas within First Street and Cove Avenue area. Steve Kleppin, Director of Planning and Zoning will present.**

Dr. Pinto said that he had asked Mr. Kleppin to give a presentation on The East Norwalk TOD Study Draft Recommendations.

Mr. Kleppin greeted everyone and narrated the PowerPoint presentation of The East Norwalk TOD Study Draft Recommendations. which was viewed through screen sharing.

Mr. Romano asked about the area behind Liberty Square where there were a number of properties that were taken over for the construction of the new railroad bridge. He asked if the City would be purchasing these properties after the bridge was constructed. Discussion followed.

Mr. Steadman had several questions about the use of the land along that strip and pointed out that when the area is redeveloped, it should be a water dependent use. Discussion followed.

Mr. Steadman asked where most of the drainage goes from the TOD area. Mr. Kleppin said that he would check with DPW on that. Mr. Steadman said many of their concerns have to do with storm water management.

Mr. Steadman asked if the legislation still allows the State to take properties. Mr. Kleppin said that he did not know anything about this issue and that it was not part of the legislation.

Mr. Steadman said that he did not see the plan drawing in the document. Mr. Kleppin said that draft plan would be released in about 2 weeks.

Mr. Steadman asked if he would have to send a copy of the TOD amendment and the original plan to DEEP. Mr. Kleppin said that he would most likely be sending both to DEEP.

Mr. Steadman had several other questions about the TOD approval process, which Mr. Kleppin answered.

Mr. Steadman asked when the Harbor Commission would have this document for formal review. Mr. Kleppin said that he hoped to have this to the Harbor Commission in July, before the next full Council in August.

Mr. Steadman asked about the blue roofs in terms of storm water management. Mr. Kleppin said that he would check in to this.

Mr. Steadman said he thought the properties that were acquired by the State would be offered to the City first and then to the highest bidder.

Mr. MacDonnell asked about an underground creek that is near Wells Fargo Bank and eventually drains into the Mill Pond. He said that the whole area drains into the Mill Pond.

Mr. MacDonnell said that the proposed Village District area currently had utility poles above ground. The photos of other towns that were shown did not have the utility poles. Mr. Kleppin said that there had been plans on the books for at least 10 years for widening East Avenue and putting the utilities underground was part of this.

**2. Standing Action Items: DOT's Plans to relocation of Maritime Aquarium and Seaport Association excursion vessels. Open discussion of future Walk Bridge proposals regarding placement of transmission cables by Eversource and DOT, DOT's plans for stationing work barges in Norwalk Harbor; DOT's plans to monitor water quality.**

A brief discussion followed about what portion of the area was part of the Walk Bridge project and what portion of the area was part of the East Avenue project.

**ADJOURNMENT.**

Dr. Pinto adjourned the meeting of the Application Review Committee at 5:44 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services