

**CITY OF NORWALK
NORWALK HARBOR MANAGEMENT
COMBINED HARBOR COMMISSION AND APPLICATION REVIEW
COMMITTEE MEETINGS
MARCH 24, 2021**

ATTENDANCE: John Romano, Chair; John Crespo, Matt Gifford, Laurie Jones, Alan Kibbe, Chris MacDonnell, Jeffrey Mangels, Dr. John Pinto, Dennis Santella

OTHERS: Geoff Steadman, Consultant; Steve Bartush, Shellfish Commission, Liz Suchy, Attorney, Mike Silva, Norwalk Marine Police, Gregg Scully, Harbor Master, John Greenspan, Tom Quinn, Kate Throckmorton John Hilts, Lynette Jones

ROLL CALL

Mr. Romano called the meeting to order at 6:03 p.m. A quorum was present and the Commission rose and recited the Pledge.

APPLICATION REVIEW COMMITTEE – DR. PINTO

- a. **83-80 Water Street, South Norwalk, CT.** CAM application. PLAYCT, LLC (Applicant) proposes further programmatic changes to previously approved applications (Zoning Commission, Jan 2019) and subsequent modifications (Fall, 2020) to construct a “Play Entertainment Center”, an adult recreational and entertainment complex in the 29,000 sq ft first floor of the former Lillian August and 1777 Company building. Parking spaces for the property (previous proposal, 196 spaces) have decreased to 152. Accordingly, on-grade parking lot located at 96 Water Street and Day Street containing 76 spaces is sufficient to satisfy parking requirements. The previous revised modifications of this CAM application were reviewed by NHMC on December 26, 2018.

Dr. Pinto said this location is the Lillian August building on Water Street.

Attorney Suchy, Carmody, Torrance, Sandak & Hennessey, said the area was proposed to become an entertainment center. She said her client proposed a 55-space parking lot on Day Street. She said the space will be dedicated to a squash club and a gym space. Atty. Suchy said the parking lot on Day Street will be improved with a storm water management system. She said there will be no changes to the exterior of the building and the Water Street parking lot will remain.

**** MR. SANTELLA MADE A MOTION THAT THE PLAN IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, APPLICANT INTENDS TO MAKE CORRECTIONS REGARDING CATCH BASINS AND STORM WATER**

RUNOFF AND APPLICANT WILL FOLLOW BEST MANAGEMENT PRACTICES.

**** MR. KIBBE SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- b. 72 Shorefront Park, South Norwalk, CT: CAM Application.** Shorefront Park Properties, LLC (Applicant) proposes to construct a new single-family dwelling on a vacant lot. As the proposed dwelling will increase the site's impervious surface area, the Applicant proposes to install two subsurface concrete infiltration galleries in the front and rear of the house. Roof and driveway water runoff will be directed to the infiltration galleries. The backyard lawn is pitched toward Seawall which is flush with the soil grade. Remediation of water runoff will involve installation of a stone trench that is designed to capture runoff and allow it to permeate the adjacent soil.

Ms. Suchy said this will be a 10,000 square foot single-family dwelling and no work is being done on the seawall.

Ms. Throckmorton, licensed landscape architect of Costal Resources and Policy, shared a diagram and said there is one tree that will be removed for the development. She said the plan is consistent with costal use policies. Ms. Trockmorton added the house will be above the existing areas.

Mr. Tom Quinn, licensed engineer, elaborated further on the drawings. He said it is a vacant lot. He said there is a catch basin system in Shorefront Park, but they want to mitigate the water runoff. Mr. Quinn said the water will be pre-treated before it enters the infiltration units. He said the property will not use the town system. The driveway and roof water will enter new catch basins. Mr. Quinn said the only area not being collected is the rear lawn and they have proposed a perimeter trench drain.

Dr. Pinto asked about maintenance on the treatment systems.

Mr. MacDonnell asked about the water table. Mr. Quinn said it was tested on August 5 and they went down 62 inches and did not reach any water.

Mr. Steadman asked about water quality. He thanked Mr. Quinn for his detailed presentation of the drainage. Mr. Quinn agreed with Mr. Steadman that as a result of improved storm water management it will result in improved water quality.

**** MOTION WAS MADE THAT THE PLAN WAS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND WILL RESULT IN IMPROVED WATER QUALITY, WITH AN UNDERSTANDING THAT THE PROPOSED DEVELOPMENT MEETS ALL CITY AND FEMA REQUIRMENTS AND APPROPRIATE CONDITIONS FOR MAINTENANCE ARE IMPOSED.**

**** MR. MANGELS SECONDED.**

**** MOTION WAS APPROVED UNANAMOUSLY.**

- c. **13 River Drive, Norwalk, CT.** Pre-Application: The Applicant, Sam Haight, proposes to remove existing pier, 42' by 36' piling-supported timber pier, 42' by 24' ram, and 8' by 12.5' timber floating dock for recreational small boat launching and landing. This application was tabled from last month.

Mr. John Hilts, who represented the applicant, said the existing pier is very low to the ground. He shared plans with the Commission. Mr. Hilts said originally plans were presented to the neighbor and they objected because it would obstruct their view of the water. Mr. Hilts said they received permission from the Army Corps of Engineers to move the floating dock out.

Mr. Steadman said we reserve our right to review it when it goes to public notice. He said they also want to hear comments from Shellfish. Mr. Bartush said applications never come back to the Commission. Mr. Steadman agreed and stated they would not have a chance until it goes to public notice.

**** MR. STEADMAN MADE A MOTION TO APPROVE THE PRE-APPLICATION WITH THE OPPORTUNITY TO REVIEW AGAIN AND RESERVE THE RIGHT TO REVIEW ANY COMMENTS FROM THE SHELLFISH COMMISSION.**

**** MR. MANGELS SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- d. **165 Gregory Blvd, Norwalk, CT. pre-Application:** The applicant, Carl Cooke, plans to construct a 4' by 30' piling-supported timber pier, 3' by 3' ramp, 5' by 6' landing float and 5' by 2' timber floating dock for private recreational boating. This application was tabled last month ending further information.

Mr. Hilts, who represented the applicant, said he does not believe a boat bigger than 10 feet could fit in this location. An aerial picture of the location and a plan were shared.

There was a brief discussion about the side slope and dredging.

Mr. Bartush confirmed that the Shellfish Commission has not commented on the application.

**** MR. MANGELS MOVED TO APPROVE THE PRE-APPLICATION WITH THE OPPORTUNITY TO REVIEW AGAIN AND RESERVE THE RIGHT TO REVIEW ANY COMMENTS FROM THE SHELLFISH COMMISSION.**

**** MR. SANTELLA SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

The application review portion of the meeting was concluded.

Mr. Romano began the Harbor Management Committee Reports.

Chairman's Report – Romano

Mr. Romano said the Commission is engaging the Harbor Master's Association to deal with the lawsuit and hopefully going to do an Amicus brief regarding harbor use and validity of approvals by the Commission.

2. Staff Reports

a. Harbor Master – Scully

Mr. Scully said there was nothing new to report. He said there are a lot of people saying they are going to be buying boats.

Mr. Romano pointed out the pandemic has brought a lot of people back into boating and people that were never into boating into it.

b. Consultant – Steadman

Mr. Steadman said there was nothing to report.

3. Shellfish Commission – Johnson and Bartush

There was nothing to report.

4. Committee Reports

Mooring and Harbor Safety - Santella

Mr. Santella said there are 36 approved applications and 26 under review. He said the first payment was received from Rowayton Yacht Club and he sent an email to Norwalk Yacht Club and Sprite Island Yacht Club and was informed the payments would be in by March 31.

Mr. Santella said there are no harbor safety issues to his knowledge.

Financial Report – Kibbe

Mr. Kibbe said at the end of February the Commission had \$10,000 on hand. He pointed out he has an invoice to be paid for Geoff Steadman's services for July 1 to December 30.

**** MR. KIBBE MADE A MOTION TO AUTHORIZE PAYMENT OF \$8220 TO CONSULTANT GEOFF STEADMAN.**

**** MR. SANTELLA SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

Mr. Romano said regarding the city budget meeting. He said not in a negative way the city is pushing back on everybody. The Commission requested \$7,000 more and the City wants to give \$10,000 less. Mr. Romano said the Commission is the Watchguard along with Shellfish and there is no fat in our budget.

Plans and Recommendations – Mangels

Mr. Mangels said is working on a plan for proposed fees. He said he shared that information with the subcommittee. He said revenue from just moorings and slips it would be around \$86,000 (\$85,705).

Mr. Kibbe – Newsletter

There was no report.

. APPROVAL OF MINUTES: February 24, 2021

**** MR. MANGELS MOVED TO APPROVE THE MINUTES.**
**** MOTION PASSED UNANIMOUSLY.**

Mr. MacDonnell gave a report on potential moorings. He showed aerial pictures of Cove Avenue, and Decker Street and maps of Knorr Street and Lowdes Avenue. He said there needs to be physical access to allow dingy use. He said the Harbor Commission would have to farm this work out. Mr. MacDonnell said title searches would be necessary to check on easements.

Ms. Jones asked if there is room for parking. Mr. MacDonnell said there will not be more than 2-3 cars at one time, but there is street parking.

Mr. Romano said this is a great start.

PUBLIC COMMENT

Ms. Lynelle Jones said she wanted to thank the Commission for reviewing her email on drainage at Wilson Cove.

ADJOURNMENT

**** MR. SANTELLA MADE A MOTION TO ADJOURN.**
**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:18 p.m.

Respectfully submitted,
Telesco Secretarial Services

G. Venuto