



CITY OF NORWALK
Norwalk Harbor
Management Commission
125 East Avenue
Norwalk, CT 06856

November 24, 2021

Ms. Michelle Andrzejewski
Planning and Zoning Department
Norwalk City Hall
Norwalk Connecticut 06856

Subject: 19 South Beach Dr. CAM Application

Dear Ms. Andrzejewski:

The Norwalk Harbor Management Commission (NHMC) has reviewed the Coastal Area Management Application submitted to the Zoning Commission by Tristram Perkins (the “Applicant”). The proposed project will elevate an existing dwelling 5 feet in order to comply with FEMA’s flood regulations. As part of the project, the Applicant proposes to reconstruct the front covered porch, relocate the existing one car garage, and add a new rear yard porch with an open pergola. These proposed improvements will expand the existing footprint by ~184 s.f. Further, the Applicant plans to replace the dwelling’s existing flat top-hipped roof. In addition to bringing the dwelling into FEMA compliance, the proposed project will decrease the site’s impervious area by 146 s.f. and improve its drainage by decreasing the peak flow rate as well as the runoff volume leaving the site. Mitigation measures during renovation will be taken to minimize adverse impact on coastal resources.

As the proposed project is located within the coastal boundary and therefore may affect property on, in, or contiguous to the Norwalk Harbor Management Area, it is subject to review by the NHMC to determine its consistency with the Norwalk Harbor Management Plan (the Plan). The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the NHMC.

The NHMC discussed this matter during its meeting on October 27th, 2021 with the understanding that the proposed project will improve existing storm water runoff conditions on the affected property. Accordingly, the NHMC approved a motion to find the proposal is consistent with the Plan provided the Engineering Division determines that the overall project meets all applicable

city storm water management and maintenance requirements. The NHMC supports implementation of runoff reduction and low impact development practices pursuant to the city's storm water management requirements. The Applicant should be required to employ appropriate Best Management Practices during construction of the dwelling at 19 South Beach Dr. to ensure that the proposed work, including removal of any debris, does not cause any significant adverse impacts on environmental quality, including water quality, in Norwalk Harbor.

Please be advised that the NHMC reserves its right to continue to review and comment on the Applicant's proposal at such time as it may be modified or when additional information concerning the proposal may be available.

If you have any questions, please contact me (203) 984-5339 or pintoj@optonline.net.

Sincerely,

A handwritten signature in blue ink that reads "John Thomas Pinto". The signature is written in a cursive style with a large initial "J".

John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

cc:

Mr. William Ireland, Norwalk Building Department
Mr. Susan Jacobson, CT DEEP
Mr. Peter Johnson, Chairman, Norwalk Shellfish Commission
Mr. John Romano, Chairman, NHMC
Mr. Adam J. Blank, Esq.