

*Norwalk Harbor Management Commission
Application Review Committee
REVISED DATE AND TIME
September 24, 2008
7:00 pm Norwalk City Hall
P&Z Conference Room, Room 220*

1. 2008-16: Ischoda Yacht Club, Inc. 138 Water Street

CAM Review submitted by Planning & Zoning.

Proposed work is for removal and reconstruction of the clubhouse which was damaged by fire. This is a revised proposal: the first floor will be raised to elevation 15.8+/- feet; the old inadequate foundation piles will be removed and replaced by approximately 40 timber piles installed within the limits of the existing footprint. There will be no dredging on the site; no work will be performed within regulated wetlands or in the intertidal flats. Decking landward of the mean high water line will be repaired but not completely replaced as it is nonconforming and therefore limited to the extent of repairs that can be made.

Plans submitted include drawings from licensed surveyors, engineers, and architects.

The NHMC reviewed an application in May, 2007 (based on a previous application reviewed in 2002), which proposed elevating the building to a height of 12.8'. The May 2007 proposal was found to be consistent with the Plan and the Commission voted to recommend favorable action.

Other Business

Permits received

* COP R Stidolph 19 Bluff Ave, Rowayton