

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
APPLICATION REVIEW COMMITTEE
MARCH 23, 2016**

ATTENDANCE: Dr. John Pinto, Chairman; Bill Gardella, John Romano,
STAFF: Geoff Steadman, Consultant; Michael Griffin, Harbor Master
OTHERS: Susan Sweitzer, Norwalk Redevelopment Agency, Jay Hanesman, Michael Smith Architects, Tony Mobilia, Harbor Management Commission.

CALL TO ORDER

The meeting was called to order at 6:02 p.m. by Dr. Pinto.

Transit Oriented Development Plan

Dr. Pinto opened the meeting by talking to Ms. Susan Sweitzer about the Norwalk Development Plan. He asked if the Harbor Management's codes and ordinances could be included in the report. She said that was fine and was an oversight.

Dr. Pinto asked about zoning changes and if any changes were taking places for the Water Street area. She confirmed no changes would be enacted.

Mr. Romano said his concern is the core and contractor's yards. He said the yards have been taken away and that has become prohibitive for operating a small business. Mr. Romano said if the contractor's yards go away this pushes the small contractor out of Norwalk.

Ms. Sweitzer said by requiring the yards inside that causes less conflict and then people won't want them to leave. Ms. Sweitzer said she appreciates the Commission's concern. She said displacement of business is not the objective.

Mr. Steadman suggested that any changes that might effect the waterfront area be subjected to the Harbor Management Commission for review and comment. Ms. Sweitzer said that is reasonable.

9 Gregory Court, CAM Application

Mr. Jay Hanesman of Michael Smith Architects presented to the Committee. He said the existing house was damaged in Superstorm Sandy. Mr. Hanesman said the owners want to raise the house (2.3 feet) 1 foot about the base flood elevation.

Mr. Steadman said the recommendation is consistent with the Harbor Management Plan and with the understanding that it meets all FEMA requirements and that the applicant employs best management practices to avoid adverse impact during construction on the harbor and employs all appropriate measures to reduce storm water runoff from the property into the harbor post construction.

9 Seabreeze Place, Application by Kenneth Krieger

Dr. Pinto said preliminary comment was provided in November. He said this is an area sensitive to shellfish. Mr. Steadman said nothing further can be done until it goes out to public notice.

Maintenance dredging application at Norwalk Cove Marina, 48 Calf Pasture Beach Road

Applicant plans to dredge mud, sand and silt for disposal in Western or Central Long Island Sound.

Mr. Steadman said the standard comment is docks be put back and required the replacement of equipment by the Harbor Master's request.

Certificate of Permission, City of Norwalk

The City DPW proposes to remove four sections of a 24 feet concrete pipe at that has deteriorated and extends into Norwalk Harbor.

A discussion followed about whether or not the pipe is functioning.

Mr. Steadman said the application is not clear about whether or not it is a functioning pipe and that needs to be clarified before the application can be approved.

The Committee said they will reach out to Ms. Lisa Burns for clarification.

46 Shorefront Park, CAM application

Dr. Pinto said there is no building at the present time. The new house will be elevated and will have two Cultec rechargers.

Dr. Pinto said the same language will be used as 9 Gregory Court.

Department of Transportation, Emergency Repair

The East and West side of the Walk Bridge need emergency repair. Dr. Pinto said the only species concern is the peregrine falcon. Phase 1 (west fender) will take place late April till June and the east fender will be done June till September.

Mr. Steadman said they will have to have take appropriate measures to not interfere with vessel traffic. He said this project is consistent with the Harbor Management Plan, but this does not include approval of the future replacement of the railroad bridge. He said that project must be reviewed on its own merits.

The final topic was a joint dock project at 7-9 Nylked. Some members of the public were upset that some strategic boulders were removed. The Committee had previously approved the plan. There will be a public hearing on the project.

The meeting was adjourned at 7:20 p.m.

Respectfully submitted,

G. Venuto

Telesco Secretarial Services

