

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING  
MARCH 22, 2017**

**ATTENDANCE:** Tony Mobilia, Chair; Jan Schaefer, Dr. John Pinto, William Gardella, Joseph Perella; Tony Aitoro

**OTHERS:** Geoff Steadman, Consultant; Peter Johnson, Shellfish Commission; Paul Saviano

**CALL TO ORDER**

Mr. Mobilia called the meeting to order at 7:35 p.m. A quorum was present.

**CHAIR'S REPORT**

Mr. Mobilia said that the John Frank plaque is still in the design stage.

He added that the I-95 run off study is still underway.

**Committee Assignments**

Mr. Mobilia reminded everyone that the Chairman is an ex-officio member of all the committees.

**Application Committee:** Dr. Pinto, Chair; John Romano, William Gardella

**Finance:** Tony Aitoro

**Mooring:** Dennis Santella, Chair; Tony Aitoro, Joe Perella

**Water Quality:** Open at the moment. Mr. Mobilia said that he would like to have Mr. Romano as chair.

**Nomination Committee:** Dr. Pinto, Chair; Jan Schaefer, Joe Perella

**Plans and Recommendations:** Jan Schaefer, Chair; John Romano, Bill Gardella

**Dredging:** Dr. Pinto

**Bridge Committee:** Tony Mobilia, Chair; Joe and Dr. Pinto

**Newsletter:** Jan Schaefer, Chair; Joe Perella, Tony Mobilia

On March 8th, there was a meeting with the DOT, Coast Guard and the ACOE about the Walk Bridge. The updates have been posted on the DOT website under the Norwalk Walk Bridge. Mr. Mobilia said that this was an attempt by the DOT to get everyone on the same page.

Mr. Steadman said that most of the impacts are not known because the design is only 30% completed. He said that the DOT announced they would be removing some of the

old piling dating from the 1800's. There was a discussion between the DOT and the ACOE about the removal of the pilings. Mr. Steadman added that the DOT expects to find PCBs and Lead paint when they remove the pilings. The DOT will be responsible for addressing any contaminants.

On March 15th, there was a DOT meeting with the Mayor and the staff involved with the Walk Bridge.

On March 16th, the BET had a meeting with Mr. Mobilia regarding the annual grant request.

### **STAFF REPORTS.**

#### **Consultant.**

Mr. Steadman said that he would be presenting his information during the discussions on the other agenda items.

#### **Harbor Master's Report**

Harbor Master Griffin was not present but he had sent out his report earlier. Mr. Mobilia noted that there was no mention of the launch ramp in the Harbor Master's reports.

#### **Waterfront Advisory Committee.**

Harbor Master Griffin's report was emailed out to the Commissioners earlier in the day. The skating rink will be dismantled at the end of the season.

There has also been a request from the owner of Bull's Head Market, who runs the concession stand at Calf Pasture about extending his services. This should be handled by the Mooring committee

**\*\* MS. SCHAEFER MOVED TO ACCEPT HARBOR MASTER'S REPORTS.**

**\*\* DR. PINTO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Mr. Gardella asked when they would hear back about the Governor's decision regarding the Harbor Master appointment. Dr. Pinto said that he had not heard back yet. A discussion followed about the length of the term and the funding.

### **SHELLFISH COMMISSION**

#### **MOU Harbor Master Boat**

Mr. Mobilia said that there had been number of exchanges through Memorandums of Understanding (MOUs) between the Shellfish Commission and the Harbor Commission regarding the City owned vessel known as the Harbor Master's vessel. Mr. Mobilia said that he wasn't able to print the MOU out in time for the meeting, but would like to have this voted on at the next meeting.

Mr. Johnson reported on some dredging that had taken place when the contractor removed the ramp at Veterans Park. A DEEP representative came down to inspect the area. A discussion followed why the Commissioners were not in notified of the violation until a notice of violation was issued. Mr. Johnson said that he had called up to find out whether the contractor had a dredging permit because there were natural shellfish beds in that area. He pointed out that the Harbor Master should have immediately contacted the Commission about this. Discussion followed.

Mr. Steadman suggested that the Commission asked for an update on the status of the Visitors Docks, the Maritime Research Vessel docks, and a variety of other issues.

Mr. Johnson said that the Shellfish Commission was taking seven samples from the mud flats for analysis and the results will be shared with everyone who want to remove the mud flats. The flats provide cleansing and food for the sea life in the Harbor.

Mr. Mobilia then read the text of the MOU to the Commissioners. Discussion followed about the details.

**\*\* MS. SCHAEFER MOVED TO APPROVE THE MOU AS WRITTEN AND RETURN TO THE CORPORATION COUNSEL FOR FINAL REVIEW.**

**\*\* MR. AITORO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **COMMITTEE REPORTS.**

#### **Mooring and Harbor Safety –**

Mr. Santella was not present to present his report. Mr. Mobilia said that the Committee was making progress.

**Marine Police** -- Sgt. Lepak was not able to attend but sent a report. February was an uneventful month with no current cases or concerns. This may change once boating season starts.

**NFD Marine Police** -- No report.

**Bridges** -- No report.

## **Application Review**

**\*\* DR. PINTO MOVED TO SUSPEND THE RULES TO ADD THREE MORE ITEMS TO THE AGENDA.**

**\*\* MR. AITORO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

Dr. Pinto distributed copies of the Application Review Committee documents.

### **5 Decker Street, Norwalk; CAM application propose to add to the existing residence structure.**

One of applicants came forward and displayed an aerial view of the property, along with a site map of the current structures on the property and the proposed demolition of one of the garages and the footprint of the proposed renovation. Many of the changes are required by FEMA. The Commissioners cautioned the applicants

The discussion moved to the retention of storm water, rain gardens and run off issues.

**\*\* MR. AITORO MOVED TO MAKE A FAVORABLE RECOMMENDATION REGARDING THE CAM APPLICATION FOR 5 DECKER STREET, NORWALK TO ADD TO THE EXISTING RESIDENCE STRUCTURE WITH THE CONDITION THAT IT IS IN CONFORMITY WITH ALL FEMA REQUIREMENTS AND FOLLOWING BEST MANAGEMENT PRACTICES.**

**\*\* MS. SCHAEFER SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **10 Blackstone Drive, Norwalk. - CAM application to demolish the existing structure and construct a new residence located within the flood zone that conforms to FEMA requirements.**

Dr. Pinto presented the details of the demolish of the structure and the construction of a new residence along with the storm water management system. The FEMA guidelines and the best management practices should be followed.

**\*\* DR. PINTO MOVED TO APPROVE A FAVORABLE RECOMMENDATION WITH THE CONDITION THAT IT IS FOLLOWING THE FEMA GUIDELINES AND THE BEST MANAGEMENT PRACTICES.**

**\*\* MR. GARDELLA SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **25 Channel, Norwalk CT – Notice of tentative determination to approve structures, dredging and fill and tidal Wetlands and intent to waive public hearing.**

This request involves the removal of a concrete pad and the installation of a pier. Dr. Pinto pointed out that the dock was less than 25 feet from the property line because the applicant was trying to avoid tidal wetlands.

**\*\* DR. PINTO MOVED TO FIND THE PREVIOUS COMMENTS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**\*\*MR. GARDELLA SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

### **COP Manresa Island Remediation Action Plan**

Dr. Pinto said that this was part of a major remediation plan for Manresa Island. He passed around a site plan that indicated where the two test sites were located and gave an overview of the testing methodology Norwalk Power, LLC plans to use.

Mr. Steadman suggested that the Commission request that the Norwalk Power, LLC share the outcome of their testing. The Commission should request a copy of the 2014 Remediation Plan. He added that the dewatering should be done in accordance with the DEEP regulations and best management practices during construction to avoid adverse impacts on nearby residents and in the Harbor. The Harbor Management Plan supports environmental remediation of the waterfront properties contaminated by past industrial uses. Discussion followed about the timeline.

**\*\* DR. PINTO MOVED TO MOVED TO APPROVE THE RECOMMENDATIONS OF THE MANRESA ISLAND REMEDIATION ACTION PLAN WITH THE FOLLOWING CONDITIONS:**

**THE COMMISSION REQUEST THAT THE NORWALK POWER, LLC SHARE THE OUTCOME OF THEIR TESTING.**

**THE COMMISSION SHOULD REQUEST A COPY OF THE 2014 REMEDIATION PLAN.**

**THE DEWATERING SHOULD BE DONE IN ACCORDANCE WITH THE DEEP REGULATIONS AND BEST MANAGEMENT PRACTICES DURING CONSTRUCTION TO AVOID ADVERSE IMPACTS ON NEARBY RESIDENTS AND IN THE HARBOR.**

**THE HARBOR MANAGEMENT PLAN SUPPORTS ENVIRONMENTAL REMEDIATION OF THE WATERFRONT PROPERTIES' CONTAMINATED BY PAST INDUSTRIAL USES.**

**\*\* MS. SCHAEFER SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**COP 14 Canfield Avenue East, Shorehaven Golf Club.**

The Shorehaven Golf Course plans to replace two existing paddle tennis courts and replacing them with four new ones along with a sports facility. Dr. Pinto gave a summary of the plans. He said that it does not appear that anything will be discharged into the Harbor. The plans are very detailed, down to the type of soil to be used in the manholes and underneath drainage pipes.

**\*\* DR. PINTO MOVED THAT THE COMMISSION HAS NO OBJECTIONS TO THE PROJECT AS LONG AS THEY PROVIDE THE BEST MANAGEMENT PRACTICES FOR THE WATERFRONT.**

**\*\* MR. AITORO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**DEEP Notice of Violation to the City of Norwalk (NOV No. LIS-2017-3854-V)**

Mr. Mobilia suggested that the Shellfish and Harbor Commissions should copy each other on issues so that everyone is aware of what is going on.

Dr. Pinto suggested that the Commission request a copy of the re-remediation measures from Recreation and Parks Department. Mr. Mobilia will send a letter to Mr. Mocciaie about this.

**Finance** - Mr. Aitoro presented his report to the Commissioners. Mr. Mobilia pointed out that there were a number of expense items that had not been included in overall balance. Mr. Mobilia reminded everyone that the City works on a fiscal year while the Commission works on a calendar year.

The discussion moved to the future docking of the Maritime vessel. The Seaport vessel can be docked at the Visitors' dock but the Aquarium vessel can not. Mr. Mobilia pointed out that to their credit, the Maritime Aquarium had stated that they did not want the mud flats disturbed in order to provide docking for their research vessel.

The discussion then moved to the fact that there was no revenue coming in from the mooring applications. Mr. Aitoro said that he would contact Mr. Santella about this.

**Plans & Rec** - No report.

**Water Quality** - Mr. Steadman said that at some point the DEEP will make a tentative notice to approve the DOT's plan. This may be the time to request a public hearing to express the various concerns.

Senator Murphy will be hosting a discussion on Long Island Sound on the 26th at the Harborview Clubhouse. Advanced Reservations are required. Mr. Steadman suggested that at the meeting to give the Senator's staff a copy of the letter regarding the highway run off. Mr. Steadman and Mr. Mobilia will be attending.

**Newsletter** – Ms. Schaefer said there were some ideas for the next newsletter. She gave an overview and said that they were looking at publishing it by mid-May.

**Nominating. Committee** - No report.

### **APPROVAL OF THE MINUTES**

The following corrections were noted:

Page 1, under **ATTENDANCE**: please move “Pete Johnson” into the **OTHER** category.

Page 1, under **Chairman’s Report**, paragraph 1, line 2: please change the following from: “The Mayor’s Deputy and Liz Stocker were in attendance”  
to: “The Mayor’s Chief of Staff, Laoisa King and Liz Stocker, Economic Development, were in attendance”

Page 1, under **Chairman’s Report**, paragraph 3, line 2: please change: “along the river is being sought” to “along the area of the beach is being sought”

Page 3, under **Bridges Committee Report**, paragraph 1, line 1: please change “that the y committee” to “that the committee”.

Page 3, under **Bridges Committee Report**, paragraph 1. line 2: please change “that it is still “ to “that the bridge design is still”

Page 3, under **Bridges Committee Report**, paragraph 1. line 4: please change “make a follow up call.” To “make a follow up call to the Engineering Consultant at the University of Connecticut.”

Page 5, under **Shellfish Commission**, paragraph 2, line 1: please change the following from “temporary relocation up the river” to “temporary relocation at Veteran’s Park south dock”.

Page 5, under **Water Quality**, paragraph 1, line 1: please change the following from : “with Mr. Hart and they have from the DEEP/DOT” to: “with Mr. Hart on the research paper on automobile drainage being put together and has not heard back from the DEEP/DOT”

Page 6, under **Nominating Committee**, please change “Mr. Mobilia thanked the Commission” to “Mr. Mobilia thanked the Nominating Committee.”

**\*\* MR. AITORO MOVED THE MINUTES OF FEBRUARY 22, 2017 AS CORRECTED.**

**\*\* MR. GARDELLA SECONDED.**

**\*\* THE MOTION TO APPROVE THE MINUTES OF FEBRUARY 22, 2017 AS CORRECTED PASSED UNANIMOUSLY.**

**ADJOURNMENT.**

**\*\* MS. SCHAEFER MOVED TO ADJOURN.**

**\*\* MR. AITORO SECONDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 10:25 p.m.

Respectfully submitted,

S. L. Soltes

Telesco Secretarial Services