

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
APPLICATION REVIEW COMMITTEE
JANUARY 24, 2018**

ATTENDANCE: John Pinto, Chair; Tony Mobilia; John Romano; Bill Gardella

STAFF: Geoff Steadman, Consultant; Steven Bartush, Pete Johnson, Shellfish Commission

CALL TO ORDER

Dr. Pinto called the meeting to order at 6:30 p. m.

APPLICATION REVIEW

1. 12 Naromake Avenue. #28-17 CAM

Dr. Pinto stated that the applicant, Krzysztof S. and Anna M. Jamrozik, propose to build an elevated two story 2-family residence, driveway, subsurface detention/retention system and conduct miscellaneous landscaping on the currently vacant property. The square footage of the property is about 6389, and is comprised of pervious surface. Dr. Pinto stated that the grassy area is sloped toward Naromake Avenue and opposite Norwalk Harbor. He stated that the project narrative indicates work on the property will not interfere with existing waterfront uses, and not affect erosion patterns in the harbor. He stated that Naromake Avenue has existing water and sewer lines and storm water management will be incorporated into the project design.

Dr. Pinto stated that he does not have objections to the proposal. The Committee agreed to forward the item to the Commission.

2. 81 Roton Avenue

Dr. Pinto stated that the Application was put in by the new property owner, Ms. Wendy DiChristina for a Certificate of Permission. He stated that the applicant proposes to remove a 3x16 foot ramp and floating dock and construct 3.5' x 3.5' concrete steps atop a 3.5'x4' concrete landing. In addition, the applicant plans to install a 32" x 18" aluminum ramp, replace a 7'x16' floating dock, and install a 6'x14' float support frame with two float anchor cables. Dr. Pinto stated that the existing ramp and floating dock will be removed by boat at high tide and disposed of by the contractor's yard. Concrete steps will be constructed from the landward side and conducted during low tide. New ramp, floating dock and float supports frame will be transported on site by workboat and installed during high tide.

Dr. Pinto stated that this facility has been in place for approximately 40 years. The proposed upgrade is to legalize and modify the unauthorized boat dock. In addition, the project was discussed with DEEP and deemed eligible for authorization through a Certificate of Permission.

Dr. Pinto stated that the drawings do not show distances and it appears that the 25 foot required distance is not possible. He stated that there is an unauthorized encroachment and we discourage after the fact approvals. Dr. Pinto stated that we have not received comments from the Shellfish Commission on the application.

The committee agreed to forward the item to the Commission.

3. 230 East Avenue CAM Application

Dr. Pinto stated that the proposed project is to adapt and reuse the existing Factory Outlet Center to provide residential facilities and office space, to construct a new multi-family residential building, and to construct a stand-alone retail/office building facing East Avenue. He stated that the proposed work is located within the coastal management zone near to the Norwalk River and Harbor and is subject to review by the Norwalk Harbor Management Commission. The property is served by city water and sewer and the proposed development will generally maintain existing drainage patterns with overland and shallow concentrated flows which directly runoff to a discharge point. Dr. Pinto stated that the storm water system, as stated in the proposal, will comply with the City of Norwalk's DEP policies, guidelines and requirements. The proposed development will result in a net decrease in the existing impervious surface by 10%. In addition to modifications of existing drywell basins, the proposal requires two hydrodynamic separators that will promote settling and capture of suspended solids.

Dr. Pinto asked Mr. Crespo to read through the engineer's report and give his opinion on the project at the next meeting. Mr. Crespo agreed to do so.

Ms. Deb Goldstein came forward in opposition to the item. She stated that the plan was misleading. The storm water drainage could be impacted by the reduction in parking area and the addition of a six story building. Snow removal will be a concern.

Ms. Diane CeCe came forward in opposition to the item. She requested that the applicant be required to come back before the Commission if there are changes made to the plan. Dr. Pinto stated that any changes would require the applicant to come back before the Commission.

4. Status of the I-95 Yankee Doodle Bridge

The item was not brought forward.

5. Status of the Eversource Transmission Line Relocation Project.

The item was not brought forward.

ADJOURNMENT

The meeting was adjourned at 7:28 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services