

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING  
JANUARY 24, 2018**

**ATTENDANCE:** Tony Mobilia, Chair; John Pinto; Dennis Santella; John Crespo; Joe Perella; Bill Gardella; John Romano

**ABSENT:** Tony Aitoro; Jan Schaerfer

**OTHERS:** Geoff Steadman, Consultant; Gregg Scully, Harbor Master; Steven Bartush, Pete Johnson, Shellfish Commission; Officer Mike Silva, Norwalk Police Department

Mr. Norman Bloom and Mr. Pete Massini came forward. They had a drone with them, and explained how it works. They also showed pictures taken above the water.

**1. CALL TO ORDER/PLEDGE**

Mr. Mobilia called the meeting to order at 7:34 p. m. and led the assembly in the Pledge of Allegiance.

**2. ROLL CALL**

Mr. Mobilia called the roll. A quorum was present.

**3. CHAIRMAN'S REPORT**

Mr. Mobilia stated that Mr. Crespo, Dr. Pinto, and he will be reappointed to the commission.

Mr. Mobilia stated that he and Mr. Steadman met with the DOT regarding the I-95 Bridge. He stated that the meeting was encouraging. He stated that the DOT informed him that there will be 85% containment of the drainage.

Mr. Mobilia stated that there will be a POCD meeting on January 31<sup>st</sup>. He stated that he is hoping to attend the meeting with Ms. Schaefer and Mr. Perella.

**4. STAFF REPORTS**

**a. Harbor Master**

Harbor Master Scully reported that there was one sailboat on a mooring on the East Side of the Channel. He stated that he contacted the owner of the boat, and it was removed. He stated that he had no new business to report.

**b. Consultant**

Mr. Steadman reported that the meeting with the DOT regarding the I-95 Bridge was very good. He stated that 85% of the drainage will be contained. The 15% that will not be able to be contained is from the portion right over the middle of the channel. Mr. Steadman stated that the DOT representatives claimed the percentage they will capture is greater than what the City or a private developer would be required to capture. Mr. Steadman stated that the DOT is still reviewing the study and has not given us comments.

## **5. SHELLFISH COMMISSION**

Mr. Bartush reported that the Shellfish Commission reviewed 17 Bluff and did a site inspection. He stated that the drawings did not represent the intended position of the dock. He stated it appears to be a different length and farther west than it is shown in the drawings.

Mr. Bartush stated that he attended a meeting of all of the shellfish commissions in the State. He stated that other commissions are incorporating engineer requirements to applications. He stated that we are considering including similar requirements.

Mr. Bartush stated that other commissions reported that DEEP has routinely ignored their recommendations.

Mr. Bartush stated that the interstate definitions are being updated and the area closed to shellfish fishing may be reduced. He stated that the reduction of area would be a good thing for us.

## **6. COMMITTEE REPORTS**

### **a. 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.

**\*\* DR. PINTO MOVED TO APPROVE THE 12 NAROMAKE AVENUE. #28-17 CAM APPLICATION WITH COMMENTS.**

**\*\* MR. GARDELLA SECONDED THE MOTION.**

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

## 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.

**\*\* MR. PERELLA MOVED TO DENY 81 ROTON AVENUE WITH COMMENTS.**  
**\*\* MR. GARDELLA SECONDED THE MOTION.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

## 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 recommended that the applicant present their plan to the commission at the next meeting.

**\*\* DR. PINTO MOVED TO TRANSMIT COMMENTS AND CONCERNS TO THE 230 EAST AVENUE CAM APPLICANT.**  
**\*\* MR. ROMANO SECONDED THE MOTION.**  
**\*\* THE MOTION PASSED UNANIMOUSLY.**

**4. Status of the I95 Yankee Doodle Bridge** - Discussion of plans to refurbish the I95 Yankee Doodle Bridge. New plans to mitigate storm water runoff from bridge deck and treatment of water prior to entry into Norwalk Harbor.

Dr. Pinto stated that the item had already been discussed during this meeting.

**5. Status of the Eversource Transmission Line Relocation Project.**

Dr. Pinto stated that he spoke with Ms. Marsha Wellman about the status of the project. He stated that he expressed to her that the commission members are not happy about the placement of the transmission lines. Mr. Steadman stated that the Commission will have the opportunity to comment to the State Siting Council about the plan.

**b. Mooring Committee Harbor Safety**

Mr. Santella stated that renewal applications for the 2018 season started on January 1, 2018. He stated that the committee will address issues and concerns expressed by applicants as the season progresses. He stated that email notifications were sent to the 2017 season applicants, explaining the procedures to renew their application for the season. Mr. Santella stated that he and Harbor Master Scully are exploring the use of lobster tags to be attached to the mooring balls, in place of using the mooring stickers.

**Harbor Safety**

No report was given.

**Marine Police Unit**

Officer Silva stated that both rubberized boats have been pulled out of the water, but that we still have two boats in the water.

**NFD Marine Unit**

No report was given.

**c. Finance**

Mr. Mobilia stated that the \$9,000 in grant money from the City has been put in our account.

- \*\* **MR. ROMANO MOVED TO PAY CONSULTANT FEES IN THE AMOUNT OF \$17,580 TO MR. STEADMAN.**
- \*\* **MR. SANTELLA SECONDED THE MOTION.**
- \*\* **THE MOTION PASSED UNANIMOUSLY.**

\*\* MR. ROMANO MOVED TO PAY REPRODUCTION EXPENSES IN THE AMOUNT OF \$756.41 TO MR. STEADMAN.

\*\* DR. PINTO SECONDED THE MOTION.

\*\* THE MOTION PASSED UNANIMOUSLY.

\*\* MR. ROMANO MOVED TO PAY EXPENSES FOR THE JOHN FRANK PLAQUE IN THE AMOUNT OF \$1,025.

\*\* MR. SANTELLA SECONDED THE MOTION.

\*\* THE MOTION PASSED UNANIMOUSLY.

#### **d. Plans and Recommendations**

No report was given.

#### **e. Nominating Committee**

Dr. Pinto stated that Mr. Perella has been nominated for the position of Chair. Mr. Romano has been nominated for the position of Vice-Chair. Dr. Pinto stated that Mr. Santella has been nominated for the position of Recording Secretary.

Dr. Pinto stated that our recommendations for the position of Deputy Harbor Master have been sent to the Governor's Office, but we have not yet gotten a response.

#### **f. Newsletter / Web site**

Mr. Perella stated that he has been posting articles relevant to the harbor on our Facebook page. He stated that we need to start preparing for the next edition of the newsletter.

#### **g Water Quality**

Mr. Mobilia asked Mr. Bartush if, going forward, the Shellfish Commission would present a Water Quality Report. Mr. Bartush agreed to do so.

#### **h. Bridges**

No report was given.

### **7. APPROVAL OF MINUTES**

#### **December 13, 2017**

Page 1 Change "The city will be responsible for covering half of the \$900,000 cost." To "This signifies 50% of the total cost."

Add "Mr. Mobilia left the meeting at 7:43 p. m. to attend another meeting."

**\*\* MR. GARDELLA MOVED TO APPROVE THE DECEMBER 13, 2017 MINUTES AS AMENDED.  
\*\* MR. SANTELLA SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The Application Review Committee minutes of December 13, 2017 were approved as submitted.

#### **8. NEW BUSINESS / OLD BUSINESS**

Mr. Steadman stated that the rowing groups should call the Army Corps of Engineers to see if the Corps would allow for them to get their plans approved.

Mr. Steadman stated that the Commission had agreed to consult with our State Legislators about securing funding for hiring engineers.

#### **9. ADJOURNMENT**

**\*\* MR. ROMANO MOVED TO ADJOURN.  
\*\* MR. GARDELLA SECONDED THE MOTION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:49 p. m.

Respectfully submitted,

Tom Blaney  
Telesco Secretarial Services