

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, February 28th, 2018
6:00 p.m.
Planning and Zoning Conference Room
Norwalk City Hall*

1. **Norwalk Center Neighborhood Plan, Norwalk Redevelopment Agency.** The Norwalk Center Neighborhood Plan is an update and expansion of the existing Wall Street and West Avenue Corridor Redevelopment Area plans. The plan discusses visions, policies and actions for property redevelopment and capital investments, including zoning changes affecting the upper harbor waterfront. The proposal combines these neighborhoods to increase economical and physical connectivity and expands the boundaries to include the industrial waterfront to the east of the original plan boundaries. The plan affects the upper harbor waterfront and therefore is subject to review by the NHMC for consistency with the Norwalk Harbor Management Plan. The waterfront area along the Wall Street-West Avenue neighborhoods is subject to flooding and is designated within the Federal Emergency Management Agency (FEMA)-100-year flood zone. With industrial uses in this floodplain, there are significant risks for environmental contamination entering the Norwalk River during flood events which include flooding of many historic properties within the Wall Street Historic District. In view of the visions, policies, and recommendations put forth by this plan that includes development along and within boundaries of the Coastal Management Zone, elements of the Norwalk Harbor Management Plan need to be considered and integrated within this proposal. In addition, future plan developments and building applications need to be reviewed for consistency with the Norwalk Harbor Management Plan.
2. **230 East Avenue CAM application:** 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. The proposed work is located within the coastal management zone close by the East Norwalk Mill Pond and East Norwalk Basin and is subject to review by the NHMC. 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 discharge points. The stormwater system, as stated in the proposal will comply with the City of Norwalk's stormwater policies, guidelines and requirements. As proposed, the 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.
3. **12 East Beach Drive, CAM.** The applicants, Michael Daly and Robin Keller, propose to elevate an existing dwelling to meet FEMA flood elevation requirements and move the dwelling inward away from East Beach Drive to increase the front setback and to bring the dwelling closer into conformance with Building Zone Regulations. The proposed conditions cite that storm water runoff from ~3,250 sf impervious area will sheet-flow into East Beach Drive and the City's roadway drainage system which discharges into LIS (similar to the current existing conditions). The proposed construction will not increase impervious surface. The proposal states that roof leaders will be disconnected to allow sheet flow over the proposed lawn area which will provide roof water runoff prior to entering the city's drainage system. The proposed development is expected to have no adverse impacts to the City's drainage system, downstream properties, or LIS.
4. **26 Shorefront Park, Norwalk; COP:** The applicant, Maxine Vigneault of 28 Shorefront Park, proposes to replace a previously authorized 12'x60' float with a "U" shape-float configuration. The new three float system will entail a 9'x30', 3'x36', and 3'x27' platforms held by 5 anchor pilings and 1 tie-off piling. The new float system will encompass float stops for a minimum 18" clearance above harbor bottom. The new dock configuration proposes to be 10 sf less than that previously authorized and extend approximately 28' from the end of the existing ramp (the original authorized dock extension from ramp was 42.5').
5. **SONO Redesign District: Zoning Commission proposal for increased density and usage.** The Zoning Commission proposes to expand (Re-Zone) the SONO Station Design District to encompass a larger area of S. Norwalk. Affected properties are located within the Coast Management Zone and include Water Street, Elizabeth Street, Day Street, and Concord Street among others. The proposed redistricting will encompass a total of 54.13

acres around the SONO Train Station. Since the proposal encourages higher density development to include taller buildings, increased parking facilities, along with increased impervious surfaces, roof top runoff, drainage considerations, stormwater management and catch basins need consideration to accommodate increased density of structures, people, and automobiles that will impact Norwalk Harbor.

6. **Village Creek Dredging Application:** Review of previously authorized dredging of Village Creek mooring area and access channel. Project includes maintenance dredging of 125,662 sq ft area that contains a total dredge volume with 1 ft over dredge of 24,552 cu yds.
7. **Eversource Transmission Line Relocation Project.** Discussion of status of the Eversource transmission line relocation under Norwalk Harbor and through Veteran's Memorial Park.
8. **Status of the I-95 Yankee Doodle Bridge:** Discussion of status of plans to refurbish the I-95 Yankee Doodle Bridge. New plans to mitigate stormwater runoff from bridge deck and treatment of water prior to entry into Norwalk Harbor.

John Thomas Pinto
Chairman, Application Review Committee
Norwalk Harbor Management Commission