

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
FEBRUARY 28, 2018**

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

ABSENT: Jan Schaefer; Dennis Santella; Joe Perella

OTHERS: Geoff Steadman, Consultant; Bruce Lovallo, Deputy Harbor Master; Steven Bartush, Pete Johnson, Shellfish Commission

1. CALL TO ORDER/PLEDGE

Mr. Mobilia called the meeting to order. 7:36 p. m. Mr. Romano 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 introduced Bruce Lovallo and stated that Mr. Lovallo is the new Deputy Harbor Master.

Mr. Mobilia stated that he and Mr. Steadman attended a CT DOT bridge replacement planning meeting. He stated that the DOT reported that the 30% complete point has been reached. Mr. Steadman stated that the DOT indicated that they hope to be at 60% complete in April.

4. NOMINATING COMMITTEE

Election of Officers

Dr. Pinto stated that the Nominating Committee received nominations of Joe Perella for the position of Chairman, MR. Romano for the position of Vice-Chair, and Mr. Santella for the position of Recording Secretary. Dr. Pinto asked three times if anyone wished to put forward any other candidates. No member of the commission came forward.

**** DR. PINTO MOVED TO APPOINT MR. PERELLA AS CHAIRMAN, MR. ROMANO AS VICE-CHAIRMAN, AND MR. SANTELLA AS RECORDING SECRETARY.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

5. STAFF REPORTS

a. Harbor Master

No report was given.

b. Consultant

No report was given.

6. SHELLFISH COMMISSION

Mr. Bartush stated that the Shellfish Commission will be meeting tomorrow. He stated that there was 2.91 inches of rain in January 2018. He stated that the average January rainfall since 1987 has been 3.19 inches of rain. He stated that there was 2.05 inches of rain in February 2017.

Mr. Bartush reported that there was one sinking but there were no spills associated with the vessel. He stated that we continue to work with Corporation Counsel to modernize the Shellfish Management Plan. Our long term intention is to incorporate portions of our plan into the Harbor Management Plan.

Mr. Bartush stated that after a site visit, we disputed the location of the proposed dock in the application. The applicant has submitted photos and we will review them at our meeting, tomorrow night.

Mr. Bartush stated that the JP Velotti Kelp Farm Application was approved with the conditions asked for by the commission.

7. COMMITTEE REPORTS

a. Application Review

1. Norwalk Center Neighborhood Plan, Norwalk Redevelopment Agency

Dr. Pinto stated that Ms. Tami Strauss of the Norwalk Redevelopment Agency gave the Application Review Committee a review of the Norwalk Center Neighborhood Plan. He stated that the plan is an update and expansion of the existing Wall Street and West Avenue Corridor Redevelopment Area plans.

Dr. Pinto stated that 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.

Dr. Pinto stated that the waterfront area along the Wall Street-West Avenue neighborhoods is subject to flooding and is designated within the Federal Emergency Management Agency 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.

Dr. Pinto stated that the Norwalk Harbor Management Plan needs 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.

Dr. Pinto stated that the Redevelopment Agency seeks to eliminate undesirable businesses from the waterfront area. He stated that the value of keeping the industrial use businesses that are currently in the area needs to be taken into account.

2. 230 East Avenue CAM application

Dr. Pinto stated that Attorney Elizabeth Suchy and Mr. Tom Nelson presented the application to the Application Review Committee.

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.

Dr. Pinto stated that 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.

Dr. Pinto stated that the storm water system, as stated in the proposal, will comply with the City of Norwalk's storm water policies, guidelines and requirements. As proposed, the development will result in a net decrease in the existing impervious surface by 10%. He stated that in addition to modifications of existing drywell basins, the proposal requires two hydrodynamic separators that will promote settling and capture of suspended solids.

**** MR. GARDELLA MOVED TO SUBMIT COMMENTS AND RECOMMENDATIONS TO THE 230 EAST AVENUE CAM APPLICANT.**

**** MR. AITORO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

3. 12 East Beach Drive, CAM

Dr. Pinto stated that the applicants 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.

Dr. Pinto stated that the proposed conditions cite that storm water runoff from about 3,250 square feet of impervious area will sheet-flow into East Beach Drive and the City's roadway drainage system which discharges into Long Island Sound. The proposed construction will not increase impervious surface.

Dr. Pinto stated that the proposal includes roof leaders that 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 Long Island Sound.

**** MR. GARDELLA MOVED TO SUBMIT COMMENTS AND RECOMMENDATIONS TO THE 12 EAST BEACH DRIVE APPLICANT.**

**** MR. AITORO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

4. 26 Shorefront Park, Norwalk; COP

Dr. Pinto stated that the applicant 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.

Dr. Pinto stated that the new dock configuration proposes to be 10 square feet less than what was previously authorized and extend approximately 28' from the end of the existing ramp. He stated that the original authorized dock extension from ramp was 42.5'.

Dr. Pinto stated that we do not have any negative comments on the application. He stated that the application will also be reviewed tomorrow by the Shellfish Commission.

**** MR. GARDELLA MOVED TO SUBMIT COMMENTS AND RECOMMENDATIONS TO THE 26 SHOREFRONT PARK APPLICANT.**

**** MR. AITORO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

5. SONO REDESIGN DISTRICT: ZONING COMMISSION PROPOSAL FOR INCREASED DENSITY AND USAGE

Dr. Pinto stated that the Zoning Commission proposes to expand and Re-Zone the SONO Station Design District to encompass a larger area of South Norwalk. Affected properties are located within the Coast Management Zone and include Water Street, Elizabeth Street, Day Street, and Concord Street.

Dr. Pinto stated that 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, storm water management and catch basins need consideration to accommodate increased density of structures, people, and automobiles that will impact Norwalk Harbor.

Mr. Romano stated that the item will be tabled. Comments and recommendations on the application will be brought forward at the next meeting.

6. VILLAGE CREEK DREDGING APPLICATION

Dr. Pinto stated that the project includes maintenance dredging of 125,662 square feet area that contains a total dredge volume with 1 ft. over dredge of 24,552 cu yds.

Mr. Romano tabled the item. He stated that comments and recommendations will be brought forward at the next meeting.

7. EVERSOURCE TRANSMISSION LINE RELOCATION PROJECT. DISCUSSION OF STATUS OF THE EVERSOURCE TRANSMISSION LINE RELOCATION UNDER NORWALK HARBOR AND THROUGH VETERAN'S MEMORIAL PARK.

Dr. Pinto stated that, on Monday, we met with the Mayor and City Staff. We discussed the Eversource plan to lay transmission lines between the pilings at the Veterans' Park dock. He stated that the Harbor Commission is not happy with the design as it has been presented.

Dr. Pinto stated that we have spoken with a consultant that will present a peer review of the Eversource plan. Dr. Pinto stated that the expert does not believe that the transmission lines need to be placed where Eversource is planning on laying them. Other routes are possible.

Mr. Mobilia stated that we need to prepare and send a letter detailing our comments to the Mayor as soon as possible.

- ** **MR. MOBILIA MOVED TO SEND A LETTER TO THE MAYOR OUTLINING OUR CONCERNS WITH THE EVERSOURCE TRANSMISSION LINE RELOCATION PROJECT.**
- ** **MR. AITORO SECONDED THE MOTION.**
- ** **THE MOTION PASSED UNANIMOUSLY.**

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 storm water runoff from bridge deck and treatment of water prior to entry into Norwalk Harbor.

Dr. Pinto stated that we do not have any new information on the status of the I-95 Yankee Doodle Bridge.

b. Mooring and Harbor Safety

Mr. Mobilia stated that Mr. Santella emailed him information for the Mooring Report. Mr. Mobilia stated that 18 applications were accepted. There are 41 renewals. 20 applications are under review.

Mr. Mobilia stated that Harbor Master Scully was contacted by an individual wishing to become a mooring inspector. Mr. Romano stated that Harbor Master Scully has the authority to make the individual a mooring inspector if he wishes to do so.

c. Finance

Mr. Aitoro stated that two Telesco bills will be submitted tomorrow. Mr. Aitoro stated that our account has a balance of \$15,743.

Mr. Mobilia stated that last month we voted on paying Mr. Steadman. That bill was split with the Shellfish Commission.

d. Plans and Recommendations

Mr. Steadman stated that we were asked to comment on the January 2018 draft of the POCD "Norwalk Tomorrow" promotional piece. He stated that the piece should include mentions of the recreational and commercial boating that takes place on the Norwalk River. He stated that our shellfish resources should be mentioned.

Mr. Steadman stated that our own vision document should be transmitted to the POCD Committee.

**** MR. AITORO MOVED TO ACCEPT MR. STEADMAN'S RECOMMENDATIONS.
** MR. GARDELLA SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

f. Newsletter / Web Site

No report was given.

g. Water Quality

No report was given.

h. Bridges

Mr. Mobilia stated that he would email the commission members a summation of today's meeting with the DOT.

8. APPROVAL OF MINUTES

January 24, 2018

Page 1 Correct "Ms. Schaerfer" to "Ms. Schaefer"

Page 5 Correct "\$756.41" to "\$1,756"

**** DR. PINTO MOVED TO APPROVE THE JANUARY 24, 2018 MINUTES AS SUBMITTED.
** MR. MOBILIA SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

9. NEW BUSINESS / OLD BUSINESS

No items were brought forward.

10. ADJOURNMENT

- ** DR. PINTO MOVED TO ADJOURN.
- ** MR. GARDELLA SECONDED THE MOTION.
- ** THE MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:48 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services