

**CITY OF NORWALK  
NORWALK HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING  
DECEMBER 13, 2018**

**ATTENDANCE:** John Romano, Acting Chair; Bill Gardella, Tony Mobilia, Dr. John T. Pinto, Dennis Santella, Jan Schaefer

**OTHERS:** Geoff Steadman, Consultant; Steve Bartush, Shellfish Commission; Bruce Lovallo, Deputy Harbor Master; Officer Peter Lapak, Officer Silva; Tony D’Andrea, Norwalk Harbor Keeper; Diane Lauricella

**CALL TO ORDER/PLEDGE**

Mr. Romano, the Acting Chair, called the meeting to order at 7:00 p.m. Mr. Romano requested Dr. Pinto to lead those present in reciting the Pledge of Allegiance.

**ROLL CALL.**

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

**CHAIRMAN’S REPORT.**

There was no Chairman’s Report at this time.

**STAFF REPORTS.**

- **Harbor Master** - There was no Harbor Master’s Report at this time.
- **Consultant** – Mr. Steadman gave a brief summary of the upcoming State of the Harbor Meeting, including the reconstitution of the Water Quality Committee.
- **Shellfish** - Mr. Bartush deferred the Shellfish Commission Report to the State of The Harbor meeting.

**COMMITTEE REPORTS.**

**a. Application Review**

1. **85-99 Water Street, South Norwalk; CAM application. PLAYCT, LLC (Applicant) proposes to construct a “Play. Entertainment Center”, an adult recreational and entertainment complex in the 30,000 sq ft first floor of the former Lillian August and 1777 Company building. Parking resources for**

**the property involve a 22,300 sq ft on-grade parking lot containing 76 spaces which is located at 96 Water Street.**

Dr. Pinto reviewed the overall application and said that the main concern was the parking. There are 76 spaces on Water Street and the additional parking on Day Street, along with a few spaces on Water Street. The application review Committee put together their recommendations, which focuses on storm water run off from the vehicles in the parking lot. There are also concerns about increased patronage at the facility.

**\*\* DR. PINTO MOVED TO APPROVE THE APPLICATION FOR THE 85-99 WATER STREET, SOUTH NORWALK CAM APPLICATION WITH THE FOLLOWING CONCERNS:**

- THE POTENTIAL GENERAL ADVERSE IMPACTS ON THE STORM WATER RUN OFF FROM IMPERVIOUS AREAS DRAINING INTO THE HARBOR.**
- THE HARBOR MANAGEMENT PLAN CALLS FOR PROTECTION AND IMPROVEMENT OF THE WATER QUALITY OF THE HARBOR AND SUPPORTS THE APPROPRIATE BEST MANAGEMENT PRACTICES TO MITIGATE NON POINT SOURCE STORM WATER POLLUTION;**
- THE NORWALK HARBOR MANAGEMENT COMMISSION SUPPORTS THE LIMITATION OF RUN OFF REDUCTIONS AND ROLLING BACK OF PRACTICES PURSUANT TO THIS THE CITY'S STORM WATER MANAGEMENT, AND**
- THE APPLICANT SHOULD BE REQUIRED ESPECIALLY IF DOING CONSTRUCTION IN THAT AREA, TO EMPLOY BEST MANAGEMENT PRACTICE DURING CONSTRUCTION TO INSURE THAT THERE IS REMOVAL OF ANY DEBRIS SO AS TO NOT CAUSE ANY SIGNIFICANT ADVERSE IMPACT TO THE WATER QUALITY IN THE HARBOR.**
- DUE TO INCREASED PATRONAGE WITH CARS PARKING IN THE AREA, THE APPLICANT SHOULD BE SURE THAT THE PARKING FACILITIES THAT ARE USED HAVE APPROPRIATE MEASURES TO REDUCE OR OTHERWISE MANAGE STORM WATER RUN OFF.**
- THE ZONING COMMISSION SHOULD IMPOSE APPROPRIATE CONDITIONS OF APPROVAL IN ORDER TO INSURE THAT THE CATCH BASINS, SUMP PUMPS, OIL FILTRATION SEPARATION**

**SYSTEMS ON THE PROPERTIES USED BY THE APPLICANT FOR PARKING ARE PROPERLY MAINTAINED.**

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

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

The two proposals shown below were originally scheduled for this month's meeting but due to their scope and complexity, they will be postponed until the January meeting. They are submitted herein to provide lead time for review and discussion.

**2. Eversource Transmission Line Relocation Proposal.** Eversource will NOT be at this meeting to discuss the transmission line relocation which was their original intent. Eversource proposes to relocate +/-4000-foot of the two 115 KV transmission lines by converting the re-routed section from an overhead to an underground configuration, primarily through local streets. The transition would begin from the Norwalk Police Department, head east Water St., transverse the Norwalk Harbor to Veterans Memorial Park and reconnect east of Fort Point Street to reestablish connection to the existing rail corridor. Transversing Norwalk Harbor will entail using horizontal direct drill (HDD) technology to extend cables below the Norwalk River between the shorelines of 90 Water Street and Veterans Memorial Park. The HDD Crossing is subject of the LWRD permit and this consultation request.

**3. Walk Bridge Project:** The DOT will NOT be at this meeting to discuss the Bridge Project which was their original intent. The DOT met last month with the Shellfish Commission. The CTDOT packet that was sent to NOAA for consultation on the Walk Bridge Project was sent to us in 7 installments due to its size. Everyone should have a copy sent last month. The diagrams in that document are representations of the work that will be required to complete the WALK Bridge replacement. CTDOT needs to start discussing the project and wants to vet out early concerns. CTDOT wants to develop workable solutions to any problems we may have on the project that impact the Harbor. The Structures and Dredging Application designs are still being developed and were supposed to be distributed to the NHMC and NSC sometime this month.

**b. Mooring and Harbor Safety.** – Mr. Santella submitted his report. (See attached)

**c. Finance** – Mr. Mobilia said that Mr. Aitoro would be submitting a budget in January.

Mr. Romano said that there had been some comments made about the fees in the City increasing. There are moorings that were not being paid for. The Harbor Master, Deputy Harbor Master and the Marine Police have uncovered a number of these. The new mooring applications will be going out in January. Moving forward, it will be important to address this issue.

**d. Plans and Recommendations** – Ms. Schaefer said that the latest OCD had just been issued and she had not reviewed it yet.

**f. Newsletter/Website** – The newsletter is available.

**g. Water Quality** – Mr. Romano said that the Water Quality Committee was being revived. The members are: Joe Schnieli, Jon Crespo, Diane Lauricella, Louise Washer, Peter Johnson, Tom Closter, Nwlc Health Department; Steve Bartush, Shellfish Commission; Chris Malik, CT DEEP, Dick Harris and Harbor Master Greg Scully and John Romano. Mr. Steadman and Mr. Closter will act as staff to the Committee.

**h. Bridges** – Mr. Mobilia said that there was no report at this time.

### **APPROVAL OF THE MINUTES.**

Mr. Romano said that there was no meeting last month and the minutes were from the month before.

### **NEW BUSINESS/OLD BUSINESS**

Mr. Steadman said that the NHMC has been working with the ACOE since 1996 and Mr. O'Donnell will be retiring. He suggested that the Harbor Commission create some type certificate of appreciation and recognition for Mr. O'Donnell's willingness to work with the Norwalk Harbor Commission.

**\*\* DR PINTO MOVED CREATE A CERTIFICATE OF APPRECIATION FOR MR. O'DONNELL OF THE ACOE FOR PRESENTATION AT HIS UPCOMING RETIREMENT.**

**\*\* MR. SANTELLA SECONDED.**

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

### **ADJOURNMENT.**

**\*\* MR. SANTELLA MOVED TO ADJOURN.**

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

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

The meeting adjourned at 7:15 p.m.

Respectfully submitted,

S. L. Soltes  
Telesco Secretarial Services

City of Norwalk  
Norwalk Harbor Management Commission  
Regular Meeting  
December 13, 2018