

**CITY OF NORWALK
APPLICATION REVIEW
NORWALK HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
JANUARY 23, 2019**

ATTENDANCE: Dr. John Pinto, Chair; William Gardella, John Romano

STAFF: Geoff Steadman, Consultant

OTHERS: Pete Johnson, Shellfish Commission; Steve Bartush, Shellfish Commission; Atty. Elizabeth Suchy, Carmody Torrance Sandak & Hennessey LLP; Joe Kants, Tighe and Bond; Hank Spring, Eversource; Rich Coppa, Eversource; Mike Libertine, Eversource; Ian Cili, Eversource; Evan Piancente, Eversource, Debra Goldstein, Third Taxing District Commissioner

CALL TO ORDER

Dr. Pinto called the meeting to order at 6:30 p.m. A quorum was present.

4 Meadow Street. CAM application. Highland Property Ventures, LLC (Applicant). The applicant proposes to re-purpose the facility previously occupied by Federal Express package distribution center. Planned construction involves addition of a 6000 sq. ft. storage area (southwest side of the existing structure) and a 2400 sq. ft. storage area (north east side of the existing structure). In addition, the applicant proposes to add a second floor to the existing structure (100,600 sq. ft.). Revisions to parking area will involve retrofitting catch basins with filter inserts for retaining oil and grit. As the building is within a flood plane and is non-residential, floodproofing is an acceptable method for compliance with National Flood Insurance Program standards.

Dr. Pinto said that the Commission had reviewed this application previously.

Atty. Liz Suchy came forward and said she was representing the applicant. She said that the project was located one property away from Village Creek. She stated that the building has been on the site for 25 years.

Dr. Pinto asked for an explanation of floodproofing. Mr. Joe Kants of Tighe and Bond explained that the flood proofing for non-residential buildings involved water tight panels that are placed in front of the doors to prevent water from entering the building.

Mr. Steadman asked what would happen if water did enter the building. Mr. Kants said that they would vacuum it up. Dr. Pinto asked what would be stored on the first floor

and how whatever is stored on that first floor might impact the local area in the event of a flood. He was assured that nothing would be stored on the first floor that would have any impact on storm water run off or the surrounding area in the event of the building flooding. Discussion followed.

**** MR. ROMANO MOVED TO APPROVE THE CAM APPLICATION FOR HIGHLAND PROPERTY VENTURES, LLC FOR THE PROPERTY LOCATED AT 4 MEADOW STREET AND NOTED THAT THE APPLICATION WAS CONSISTENT WITH THE HARBOR MANAGEMENT REQUIREMENTS AND ARE CONSISTENT WITH THE FEMA REQUIREMENTS.**

**** MR. GARDELLA SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Norwalk Seaport Association Inc., 213 Liberty Sq., East. Norwalk (Applicant). CAM application. The applicant proposes to construct a 30' x 50' open-air education pavilion on Sheffield Island. The pavilion will be located east of the lighthouse keepers cottage and will be constructed using a classical timber frame design. The floor will be stone pavers using a Helican screw tile anchoring system for foundation piles. No additional excavation nor landscaping will be required. Design is expected to complement existing historic structures on the island.

Atty. Suchy said that the Seaport Association owns part of Sheffield Island and currently they have a tent that they use. This structure will replace the tent that they currently use.

Atty. Suchy said that the State Historic Preservation Officer has reviewed this application and there is a full drainage system included.

Atty. Suchy was asked if the roof has hurricane hangers on it. She said that she did not know, but Mr. Johnson said that he thought that it would be required

**** MR. GARDELLA MOVED TO APPROVE THE CAM APPLICATION FOR THE NORWALK SEAPORT ASSOCIATION AND NOTED THAT THE PLAN ENCOURAGES AND SUPPORTS PUBLIC USE OF SHEFFIELD ISLAND PARK.**

**** MR. ROMANO SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

Eversource Transmission Line relocation proposal. *Eversource will present their proposal at this meeting and discuss the transmission line relocation.* Eversource proposes to relocate a +/- 4000 foot of the two 115 kV transmission lines by converting the re-routed section from an overhead to an underground configuration, primary through local streets. The transition would begin from the Norwalk Police Department, head east towards Water Street, traverse the Norwalk Harbor to Veteran's Memorial Park and

reconnect east of Fort Point Street to reestablish connections to the existing rail corridor. Traversing Norwalk Harbor will entail using horizontal direct drill (HDD) technology to extend cables below the Norwalk River between the shoreline of 90 Water St. and Veteran's Memorial Park. The HDD Crossing and proposed location under the north end of the Norwalk Visitor's docks are the prime objectives of the LWRD permit and this consultation request.

Mr. Piacente distributed copies of a document showing an aerial photograph and some site plan drawings to the Commissioners.

Mr. Piacente said that the ACOE has been overseeing the design for the horizontal drill. They are drafting the CT Citing Council Permit application. DEEP will also be issuing a permit. Mr. Steadman asked when they expected to submit to the Citing Council. Another staff member explained that this was actually a modification of an existing plan. Mr. Steadman asked if there would be a public hearing. The staff member said that the Citing Council would decide that.

Mr. Johnson said that there had been discussion about an alternate route, but he did not see an alternate route shown on the aerial photograph. Mr. Johnson pointed out that the entire Norwalk Visitor's Dock area had just been renovated.

Mr. Coppa said that docking piles could be driven near the facilities, but that the cables would be 8 to 10 feet below the current pilings. There is a quite a bit of flexibility there. Mr. Coppa said that the lines would be coming back up towards the surface well beyond the mean high water line.

Mr. Steadman said that it would be important to understand what the restrictions are and those need to be in writing. Dr. Pinto said that this would limit the Harbor Management Commission's flexibility. Discussion followed about the potential changes to the docking area, such as the addition of a finger dock or a bulkhead. Mr. Steadman said that it would be important to understand that there will be limitations and to have those in writing.

Mr. Joe Schnierlein said that the new bridge will be able to handle much larger vessels than the City currently has. The City learned that lesson a few years ago and the channel will be utilized.

He said that he had done a number of core samples. He started to hit shale but this was not shown on the drawings. Mr. Coppa said that the borings were taken by Geotech. Boring cores can not be taken directly above the route because it would compromise the horizontal drill path.

Mr. Schnierlein said that the rock beneath the silt could be either soft or hard and one good hurricane could shift the sediments. Hard rock is much safer. Mr. Coppa said that

the intent of the design is to have the cables resting right on top of the hard rock. They would be covered with approximately 30 feet of sediment of sand, gravel and silt.

The discussion moved to the technical aspects of the cables.

Mr. Piacente said that from the time of the start of the drilling to pulling the cable back through would most likely be about 60 days. Some of the work is tied to the horizontal directional drill work and this would be done during the winter. They would like to start trenching once they have approval from the citing council. The horizontal drill permits take about a year for approval. The discussion moved to the timeline sequence of the construction of both the replacement of the bridge and the drilling project.

Mr. Johnson asked how the drill fluids were going to be retained so that it does not go into the river. Mr. Piacente said that there is a software model that helps project how to retain the fluids. Mr. Cops said that the question was about the drill fluids. Mr. Johnson said that this was so. Mr. Libertine said that this was a short run across the river and so there would not be much fluid from the pits. Mr. Piacente said that they would be hauling material off site and there would be dewatering in the pits. Mr. Libertine said that there is not a lot of room on the site, so the material will not be stockpiled at the location. He said that the protective measures for the drill fluids is all part of the DEEP approval.

Dr. Pinto said that he knew that they would be using bentonite but wanted to know if anything would be mixed in with it. Mr. Piacente said that he did not believe that they used anything other than bentonite.

Ms. Debra Goldstein asked how far off site the material would be Mr. Libertine said that there were no locations in Norwalk where the material would be stored.

Mr. Cili asked if it would be possible to keep the project moving forward with Eversource working with them. Mr. Steadman said that it would be important to have the limitations in writing. Mr. Cili said that he thought they could provide the Commission with the limitations in writing within a week.

The discussion moved to whether there would be alternate routes. Mr. Cili said that there were significant limitations on the proposed alternate routes. Dr. Pinto pointed out that in the recent past, they have had a number of larger vessels and the River has been designated as a National Marine Highway.

Mr. Cili said that at the end of the day, the only limitation that will be written down will be the area immediately around the cables.

Mr. Piacente said that right now Eversource has copies of the As Built plans and they would take that into consideration.

Dr. Pinto said that the Application Review Committee could not sign off on the application tonight but could do it fairly soon.

ADJOURNMENT.

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

The meeting adjourned at 7:37 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services