

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
APPLICATION REVIEW COMMITTEE
APRIL 24, 2019**

ATTENDANCE: Dr. John T. Pinto, Chair; William Gardella; Allen Kibbe;
Christopher MacDonnell; Anthony Mobilia; John Romano

OTHERS: Geoff Steadman, Consultant; Steven Bartush and Pete Johnson, Shellfish
Commission

Dr. Pinto called the meeting to order at 6:33 p.m.

- 1. 8 ST. JAMES PLACE, ROWAYTON CT. APPLICATION FOR VARIANCE AND CAM APPLICATION FOR REPLACEMENT OF SINGLE-FAMILY DWELLING. THE APPLICANTS, JOHN AND KATHRYN STEVENS, PROPOSE TO DEMOLISH THE EXISTING STRUCTURE AND RE-CONSTRUCT A NEW 2 ½ STORY HOUSE ON GENERALLY THE EXISTING BUILDING FOOTPRINT.**

Attorney Liz Suchy reviewed the application. She said they will be submitting a CAM application and the structure will be put on piles to bring it up to FEMA requirements. Attorney Suchy said she would let the Commission know if there were any changes to the plans during the Zoning Board of Appeals process.

Following a discussion, Dr. Pinto recommended that the Application Review Committee find the proposal to be consistent with the Harbor Management plan. The Harbor Management Commission reserves the right to review the plan.

- 2. REVIEW OF PROPOSED CHANGES TO BUILDING ZONE MAP (UPPER HARBOR REGION) AND PROPOSED CHANGES TO AMENDMENTS TO THE BUILDING ZONE REGULATIONS. AS THE PROPOSED CHANGES AFFECT THE COASTAL AREA MANAGEMENT BOUNDARY AND AFFECT PROPERTY ON, IN, OR CONTIGUOUS TO NORWALK HARBOR, THE PROPOSED CHANGES ARE SUBJECT TO REVIEW BY THE NHMC.**

Dr. Pinto said a public hearing is scheduled to take place on May 15th. Mr. Steadman said a copy was forwarded to the DEEP. Dr. Pinto said he would re-send the document to the Commissioners for their review.

Mr. Mobilia said they do not know what kind of industry will be on the river in 100 years. He added that recreational usage should include sailboats. Mr. Steadman said that in the near future, the zone will allow multi-family units.

The Commissioners held a discussion. The sense of the Committee was to ask the Zoning Commission to delay the public hearing because they need to determine the vision for that area.

3. **DISCUSSION OF LETTER OF RESPONSE TO EVERSOURCE REGARDING THEIR PROPOSAL TO RELOCATE TWO 115KV TRANSMISSION CABLES UNDER NORWALK HARBOR AND BENEATH THE NORWALK VISITOR'S DOCKS AND LAUNCH RAMPS**

Dr. Pinto said the Commission needs to send a letter to Eversource regarding this matter.

Mr. Romano said that he and Mr. Kleppin met with Ms. King and Ms. Casey. He will provide them with a tour of the Norwalk Harbor.

Mr. MacDonnell asked how the Harbor Management Commission is related to the public dock. Mr. Steadman explained that the idea for public docks came from the Harbor Management Commission several years ago. Mr. Romano added that the role of the Harbor Management Commission is to manage the Harbor in accordance with the Harbor Management plan.

Dr. Pinto said the Harbor Management Commission is not averse to Eversource placing the cables underground; the issue is the proposed location. They have not provided alternate options.

Mr. Steadman said the Eversource representatives were supposed to meet with the DEEP today. He suggested sending a letter to Eversource informing them that the Commission does not recommend going forward with their plan. Dr. Pinto will send a letter to Eversource informing them that the Commission cannot make a favorable recommendation.

**** MR. GARDELLA MOVED TO FORWARD THE LETTER TO THE HARBOR MANAGEMENT COMMISSION**

**** MR MACDONNELL SECONDED**

**** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 7:33 p.m.

Respectfully submitted,

Rosemarie Lombardi

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Telesco Secretarial Services