

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, May 22, 2019
6:00 p.m.
Planning and Zoning Conference Room
Norwalk City Hall*

- 1. NHMC comments 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.
- 2. 9-13 Leonard Street, Norwalk CT. CAM application.** Leonard Street Associates, LLC (application). The applicant proposes to construct a new, 28-unit, 5 story mixed use facility (residential and commercial spaces). New site construction will increase impervious surface as well as stormwater runoff and peak volume flow. Off-street parking on the first floor and under the structure are proposed along with a new drainage system that will include a subsurface detention/retention system to attenuate storm water runoff.
- 3. 4 Meadow Street CAM application. GWL 4 Meadow Street (Applicant).** The applicant proposes a change of tenant/use. The building will be used as an Indoor Contractor Parking Facility similar to that of the previous owner. No site work is proposed on this application.
- 4. 21 South Beach CAM application. C. Ryan Smith and Sarah Smith (Applicants)** propose to demolish the existing house and construct a new house, with walkways, and grass/paver driveway to a new off-street parking space in a garage under the house. Stormwater management on the property will involve redirecting roof top and driveway runoff to a 24" deep, pvc drainage system under the grass/paver driveway. An existing rip-rap revetment will be updated by restacking existing stone rip-rap on top of bedding stone wrapped in geotextile fabric.
- 5. 52 Shorefront Park. Franklin Tuck (Applicant). Pre-application:** The applicant proposes to construct a 4' by 94' piling-supported timber pier that includes a 7' by 14' pier head. Zodiac Bayrunner will be berthed on an elevator lift at the end of the dock at the end of the pierhead.
- 6. Norwalk Cove Marina Inc., Dredging, Structure and Fill Application.** Norwalk Cove Marina proposes to extend and reconfigure an existing south dock to support additional boat slips for public rental. The extension will increase floating dock area from ~9,000 to ~16,000 sq ft, add ~45 additional piles, and provide 14 additional boat slips. No excavation, filling, or bottom disturbance beyond removal and installation of timber piles are anticipated. The overall project will require use of tug boats, deck barges, barge mounted cranes, and small work boats.
- 7. Walk Bridge Project.** The Connecticut DOT will present a review the Bridge mitigation projects that include review of MetroNorth Railroad Duct Bank installation, the Bulkhead around the MN&O staging yard, and removal of the derelict pier on the property. In addition, a discussion of maritime and seaport vessel relocation.

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