

**CITY OF NORWALK
APPLICATION REVIEW COMMITTEE
REGULAR MEETING
AUGUST 28, 2019**

ATTENDANCE: John Romano, NHMC Chair; William Gardella Sr., Alan Kibbe, Christopher MacDonnell, Dr. John Pinto, Committee Chair (6:54 p.m.)

STAFF: Geoff Steadman, Consultant

OTHERS: Peter Johnson, Shellfish Commission; Steve Bartush, Shellfish Commission; Debora Goldstein

CALL TO ORDER.

Norwalk Harbor Management Commission Chair John Romano called the meeting to order at 6:42 p.m. He said that Dr. John Pinto, the Committee Chairman, was en route to the meeting but delayed in traffic. A quorum was present.

10 South Smith, Norwalk, CAM Application. The applicant, Jim DiPasquale, proposes to construct a new 1-story contractor's office with a new driveway and site improvements. Proposed development will increase the impervious area on this site resulting in higher peak runoff rates. Installation of a proposed stormwater retention system is expected to maintain original flow patterns and will not increase peak runoff for a 24-year storm event. With controlling stormwater peak runoff, the proposed design incorporates stormwater treatment to control pollution and provide groundwater recharge capacity. Minimized sediment and erosion impacts during construction are expected and no adverse impacts to adjoining properties are expected after completion.

A representative for the owner came forward and gave a brief overview of the project. The parcel had a residence on it at one time and is now open land. There will be catch basins. The parcel is across the street from the WPCA. Mr. Steadman said that it appears that this request was consistent with the Harbor Management Plan. He said that if the storm water management system is maintained, there should not be a problem. The new system will be an improvement.

O&G Industries – COP Application – The applicant proposes to complete dredging of pre-existing contaminated material within the Norwalk River in the vicinity of 34-50 Smith Street that according to DEEP must be remediated. Approximately 1,290 cyds of contaminated sediment are to be dredged, utilizing a long reach hydraulic excavator operated from a spud barge. The entire barge will be maneuvering within a movable boomed turbidity curtain. Dredged material will be placed in a sealed

bottom scow or removed to a contained dewatering area on the upland aggregate storage area prior to disposal at an appropriate upland waste facility. This latter approach is contingent upon receiving ACOE/DEEP permission for open water disposal. In addition, the application proposes to complete maintenance dredging of an additional 1010 cyds along the barge berthing area and bulkhead of 34 Smith Street.

Mr. Steadman said that that O&G Industries had requested that review of their Application be postponed until the September 25th meeting.

Review of the Norwalk Citywide Plan 2019 (Plan of Conservation and Development) The NHMC will discuss holding a joint special meeting with the Shellfish Commission (NSC) and P&Z representatives to review how the current POCD draft addresses the previously submitted comments made by the NHMC and NSC. Joint special meeting will be made prior to the P&Z department's request for the DEEP to provide comments by September 30.

The discussion moved to the Plan of Conservation and Development (POCD). Mr. Steadman said that the Commission had extensive comments on the POCD and therefore had requested a joint meeting with the Planning and Zoning, the Shellfish Commission and the Harbor Management Commission on September 12th at 9:00 a.m. In the P&Z conference room.

Ms. Debora Goldstein said that Mr. Steve Kleppin was in the Council Chambers at the public hearing for the Planning Committee. Mr. Corbin said in his remarks to the Council that the comments that were submitted were excellent.

Dr. Pinto joined the meeting at 6:54 p.m. and assumed the chairmanship.

3 & 5 Raymond Street CAM Application. The applicant (Marco C. Perry), proposes to renovate the existing two-story structure and use it for multi-family purposes consisting of one live-work unit and two other residential units. The live-work space is 360 sq. ft. and two residential units are between 500 and 1.450 sq. ft. An addition is planned as well as an on-grade patio covered with a pergola and a driveway. One parking space will be located within the building and one planned on-grade to the east of the existing structure. Landscaping parking and covered area for the residents are proposed on the lot identified as 5 Raymond Street.

Dr. Pinto distributed copies of the building's plans. It was built in 1925 and is a historic building. Dr. Pinto reviewed the details of the application. The site will be used as an artist's studio and is located about a quarter of mile from the river. Mr. Romano pointed out that the parking requirement was for 1.5 spaces and this application only two spaces.

Dr. Pinto noted there was nothing connecting the plan to the Harbor. All the run off will go into the City storm water system.

The NHMC has no objection to the plan.

O&G Industries – COP Application – CONT'D.

Dr. Pinto said that O&G requested that the application be held over to next month when the applicant can determine where dredged material will be deposited. The bulkhead was leaking on-land contamination of lead and antimony into the harbor, which requires dredging and proper disposal. The previous owner contaminated the site before O&G took possession. Discussion followed requesting having the channel dredged to a uniform depth.

Walk Bridge Project. Discussion in preparation of DOT attendance at September 25th Commission meeting. Commission need to review information gathered on the simulated docking maneuvers for Maritime and Seaport Vessel relocation. The DOT plans to submit their structures and dredging permit to CTDEEP on September 3rd. In addition, at the September 25th meeting, the Connecticut DOT will present project DOT102-295 which entails the Saugatuck River project, along I-95 to the Norwalk River – Yankee Doodle Bridge. DOT plans to review the Yankee Doodle Bridge restoration project, in particular, drainage improvements/upgrades and a small tidal mitigation area along Hendricks Avenue under the Yankee Doodle Bridge.

Dr. Pinto said that the DOT wants to meet with the Commission on September 25th. He said that Commission will focus on the safety issues regarding docking of the Seaport and Maritime excursion vessels. Discussion followed about the various elements of the project, including mooring safety issues and the Eversource trenching project that involves relocation of high-tension transmission lines. Mr. Steadman said that Mr. Hardy would have some comments for the Shellfish Commission. Dr. Pinto said that he had sent an email to Mr. Carr regarding whether the Eversource Engineers discussed their relocation plans with Norwalk DPW. Mr. Carr has not responded to the Commission request. Mr. Steadman said that out of the 18 different elements of the project, the Commission did not have any issues with 16 of them. The Safety issue and Eversource trenching project were the two major issues for the Harbor Commission. Mr. Romano pointed out that the State had not worked out where the barges for staging of work on the Walk Bridge Project would be located.

Dr. Pinto said that the NHMC needed to move forward with the fly over using the video drone to record the simulated docking procedures of both maritime vessels that would operate in the vicinity of the work barges for the Walk Bridge Project. The drone will record the placement of the work barges and vessel maneuverability. Once the location of the barges has been determined, then buoys will be installed. The Coast Guard and the

DEEP are also involved in review of this project. Mr. Romano pointed out that the traditional safety and buffer zone would be 150 feet, however it appears that the proximity of all vessels in the area does not contain 150 feet to maneuver.

**Review of the Norwalk Citywide Plan 2019 (Plan of Conservation and Development)
CONT'D.**

Dr. Pinto said that tentative plans have been made with Mr. Kleppin for a meeting to be held on September 12th at 9:00 a.m. in the P&Z conference room. The Shellfish Commission will also be present. Mr. Romano asked Ms. Goldstein when it would go to the full Council. Ms. Goldstein replied that they could vote on it tonight as the Council meeting was currently in session.

Dr. Pinto said that an application for 26 Shorefront Park had been received and he had referred the revised 26 Shore Front Park COP application to the Shellfish Commission. There was also an application from Mr. Hilts for 12 Shorehaven Road. Mr. Romano said that they were looking for a referral from the Shellfish Commission. He added that the Harbor Master had stated that there were boats sitting on the bottom and they were on shellfish beds. Mr. Romano said that they should wait on this application.

Dr. Pinto said that that Water Pollution group had gotten their permit after the fact because it was an emergency.

ADJOURNMENT.

Dr. Pinto adjourned the meeting at 7:32 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services