

# Norwalk Harbor Management Commission

## Monthly Meeting Agenda

November 20, 2019, 7:30 P.M.

Planning and Zoning Conference Room  
125 East Ave, Norwalk CT 06856-5125

1. Call to Order/Pledge
2. Roll Call
3. Chairman's Report
4. Public Comment  
Wes Oliver
5. Staff Reports:
  - a. Harbor Master - **Scully**
  - b. Consultant - **Steadman**
6. Shellfish Commission - **Johnson, Bartush**
7. Committee Reports:
  - a. Application Review- **Pinto**

1. **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 storm water 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.
2. **Tavern Island:** The applicant, Tavern Island Holdings LLC requests revision of the Island Conservation zone regulations to increase building height permitted in the island Conservation Zone from 2 ½ stories and 25 feet to 2 ½ stories and 30 feet.
3. **7 Nylked Terrace, Norwalk, CT. Pre-application. 7 Nylked Terrace, LLC and Thomas Juterbock applicant.** The applicant proposes to construct a gangway and floating dock for attachment to an existing pier (built under permit # 201410359-KB and shared by two upland properties). The proposed float (8'x25' feet) will be connected to the existing pier by a 3'x30' gangway. Float will be supported by four piles. Pile installation will involve driving or drilling from a barge-based crane. Selected rocks in the area of pier will be removed to level grade using a hydraulic power hammer and/or expansion agent to break rock prior to removal.

### **(Postponed Applications due to Applicant's request and/or insufficient information)**

**26 Shorefront Park, COP re-submission.** The applicant, Maxine Vigneault, has re-submitted a Certificate of Permission to retain an unauthorized modification of the completed work to an existing stone groin which included placement of 46 cys of additional stone and placement of two large stones within tidal wetlands. This application has been submitted to comply with Consent Order #LIS-2018-4009-V, Part B(3)a which requires the applicant to submit a COP application to authorize the unauthorized work completed that entailed placement and modification of rocks located around entire perimeter of the existing stone groin (paragraph A.3e).

**25 VanZant Street CAM Application:** The Applicant, Wintrop Baum, proposes to remodel an existing Office Building (mixed use, industrial 1) to house several Trade Schools within a newly designed Workforce Training Center (230, 000 sq ft). Several proposed tenants that will occupy space will provide vocational, remedial, and technical training that will include but not be limited to such professions as Auto Mechanics, Welding, Plumbing, Electrical, Cosmetology/Hair

Dressing, Nursing, Medical Assistants, Robotics, English as a Second Language, Information Technology, Carpentry, and Real Estate. Welding, Plumbing, Electrical, Cosmetology/Hair Dressing, Nursing, Medical Assistants, Robotics, English as a Second Language, Information Technology, Carpentry, and Real Estate.

**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 cys 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 into 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 1,010 cys along the barge berthing area and bulkhead of 34 Smith Street.

- b. Mooring and Harbor Safety - **Santella**
  - c. Finance - **Mobilia**  
Grant application FY 2020-21
  - d. Plans and Recommendations - **Mangels**
  - e. Newsletter / Web site - **Alan Kibbe**
  - f. Water Quality - **Crespo** / Schnierlein
  - g. Bridges - **Mobilia**
  - h. Nominating Committee - **Pinto**  
Dunavan Award
- 8. Approval of Minutes
  - 9. New Business / Old Business
  - 10. Adjournment