

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, March 24, 2021
6:00 p.m.
Zoom.us Webinar Conference*

1. **83-89 Water Street, South Norwalk, CT. CAM application. PLAYCT, LLC** (Applicant) proposes further programmatic changes to previously approved applications (Zoning Commission, Jan 2019) and subsequent modifications (Fall, 2020) to construct a “Play.Entertainment Center”, an adult recreational and entertainment complex in the 29,000 sq ft first floor of the former Lillian August and 1777 Company building. Parking spaces for the property (previous proposal, 196 spaces) have decreased to 152. Accordingly, on-grade parking lot located at 96 Water Street and Day Street containing 76 spaces is sufficient to satisfy parking requirements. The previous revised modifications of this CAM application were reviewed by NHMC on December 26 2018.
2. **72 Shorefront Park, South Norwalk, CT: CAM Application.** Shorefront Park Properties, LLC (Applicant) proposes to construct a new single-family dwelling on a vacant lot. As the proposed dwelling will increase the site’s impervious surface area, the Applicant proposes to install two subsurface concrete infiltration galleries in the front and rear of the house. Roof and driveway water runoff will be directed to the infiltration galleries. The backyard lawn is pitched toward rear Seawall which is flush with the soil grade. Remediation of water runoff will involve installation of a stone trench that is designed to capture runoff and allow it to permeate the adjacent soil.
3. **13 River Drive, Norwalk, CT. Application:** The applicant, Sam Haight, proposes to remove existing pier, ramp and dock; construct a 4' by 36' piling-supported timber pier, 42" by 24' ramp, and 8' by 12.5' timber floating dock for private recreational small boat launching and landing. This application was tabled from last month pending further information.
4. **165 Gregory Blvd, Norwalk, CT. pre-Application:** The applicant, Carl Cooke, plans to construct a 4' by 30' piling-supported timber pier, 3' by 30' ramp, 5' by 6' ramp landing float and 5' by 20' timber floating dock for private recreational boating. This application was tabled from last month pending further information.

Standing Action Items: Open discussion of future Walk Bridge proposals regarding placement of transmission cables by Eversource and DOT, DOT’s plans for stationing work barges in Norwalk Harbor; DOT’s plans to monitor water quality, and bulkhead construction at proposed South Water Street staging properties.

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