



***Norwalk Harbor Management Commission
Combined Application Review Committee Meetings***

WEDNESDAY, APRIL 28, 2021 – 6:00 P.M.

*** VIRTUAL MEETING TO BE HELD ONLINE ***

Public Participation instructions below!

CITY OF NORWALK, CT

The Chairman reserves the right to change the order of the agenda

1. Call to Order/Pledge

2. Roll Call

- a. **68 Water Street, South Norwalk, CT. Application.** FCNW, LLC (Applicant, Salvatore DiNardo, contact person) proposes to replace a previously existing, deteriorated waterfront bulkhead structure with a 180 linear feet of wooden pile and timber bulkhead running parallel along river shoreline. The northern 85-foot section of bulkhead will be constructed immediately water ward of the remnants the deteriorated wooden pile and timber bulkhead. At ~midpoint of the property's shoreline, the bulkhead line will be stepped back landward 10 feet. The remaining 85-foot long section of bulkhead will continue to the southern property boundary running parallel to the northern section of the bulkhead. Approximately 1,020 cf of fill will be placed landward of the northern bulkhead section below the high tide line. A 10-ft wide wooden deck will be constructed along the water ward side of the southern 85-ft long section of bulkhead. The deck elevation will be 9 ft National Geodetic Vertical Datum (NGVD), a height equivalent with the top of the bulkhead. The water ward side of the deck will be supported by a series of wooden piles driven 10 ft on center. The proposed work also includes the installation of a 25' x 6' wide floating dock (with dock-stop mechanism) for recreational vessels and adjoined with a 22' x 3' aluminum ramp. The dock will be secured to timber piles using metal chains to allow the dock to rise and fall with tide cycle.
- b. **12 Van Zant Street, CAM application.** Van Zant Apartments, LLC (Applicant) proposes to construct a new 2 ½ story, five-unit townhouse on 12 Van Zant Street. As the building is located within the coastal area management zone, the proposed drainage system is being reviewed for consistency with Harbor Management Plan. Accordingly, the drainage system is intended to capture storm water runoff from impervious surfaces (roof, driveway) through an on-site retention system consisting of 2'x4' precast galleries. The proposal includes an operation and maintenance plan for the storm water drainage system.
- c. **11 Pine Point Road, Rowayton, Application.** The Sixth Taxing District, 33 Highland Avenue (Applicant) proposes to remove ~400 cy of soil laden with rhizomes of an invasive plant species (*Phragmites australis*) from the southern section of the brook and replace the excavated area with the same soil volume free of invasive plant rhizomes. The length of the project is 360 ft of Brook channel. At the channel bottom, 12 – 18" of soil will be removed. Same amount of fill will be replaced in the channel to restore existing grades. The project area will be seeded with appropriate herbaceous species. Silt fencing and hay bales will be installed around project area to contain suspended material during construction.
- d. **80-84 Seaview Avenue, East Norwalk COP.** 80 Seaview Avenue, LLC (Applicant) proposes to repave a contiguous parking area between 80-84 Seaview Avenue (5,290 sf). Following re-pavement of the parking facility, a partially constructed deck on 84 Seaview



Avenue will be completed with installation of the decking (~70' x 18.5'), railings, and access ramp. Authorization is being sought to retain wooden deck and complete construction.

- e. **2 Nathan Hale Road, Norwalk CT.** John F. Erdmann III and Barbara A. Erdmann (Applicants) propose to install a 25' long x 11' 8" wide x 16" high floating boat lift on to the eastern side of an existing authorized float (30' x 9.5'). The float is adjoined by a 30' x 2.5' ramp to 30' by 6' wide fixed pier. The boat lift will be constructed off site, floated into place during mid/high tide by boat and then secured to the floating dock via sprig lines. No construction or sediment disturbance is proposed.
 - f. **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.
 - g. **Workforce Housing Zoning Text Amendment Application:** Discuss language regarding the NHMC responsibilities to review applications: "...review all proposals for dredging, filling and constructing or altering any structure on, in or contiguous to the harbor and to cooperate with federal and state permitting authorities to ensure their consistency with the harbor management plan."
3. **Application Review Committee** – Dr. Pinto
 1. **Chairman's Report** – Romano
 2. **Staff Reports:**
 - a. Harbor Master – Scully
 - b. Consultant – Steadman
 3. **Shellfish Commission** – Johnson and Bartush
 4. **Committee Reports**
 - a. Mooring and Harbor Safety – Santella
 - b. Finance – Kibbe
 - c. Plans and Recommendations – Mangels
 - d. Newsletter/Website – Kibbe
 - e. Water Quality – Crespo and Schnierlein
 - f. Bridges
 5. **Public Comment**
 - a. Lynnelle Jones (5 minute presentation/comments)
 6. **Approval of Minutes:** March 24th, 2021
 7. **Adjournment**



To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at: <https://www.norwalkct.org/1913/Meeting-Notices>

Telephone access (Listening only)

- Dial: (646) 558-8656
- Enter webinar ID: 837 7494 1294

The Public may watch this meeting at: <https://us02web.zoom.us/j/83774941294>

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This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting to mandrzejewski@norwalkct.org. ***For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time***