

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, October 27, 2021
6:00 p.m.
Zoom.us Webinar Conference*

1: 19 South Beach Dr. CAM Application: Tristram Perkins (the “Applicant”) proposes to elevate an existing dwelling 5 feet in order to comply with FEMA’s flood regulations. As part of the project, the Applicant proposes to reconstruct the front covered porch, relocate the existing one car garage, and add a new rear yard porch with an open pergola. These proposed improvements will expand the existing footprint by ~184 s.f. Further, the Applicant plans to replace the dwelling’s existing flat top-hipped roof. In addition to bringing the dwelling into FEMA compliance, the proposed project will decrease the site’s impervious area by 146 s.f. and improve its drainage by decreasing the peak flow rate as well as the runoff volume leaving the site. Mitigation measures during renovation will be taken to minimize adverse impact on coastal resources.

2: 80-84 Seaview Avenue, Norwalk, CT. The applicant’s previous proposal planned to retain a 121'± of concrete block wall and associated 110' ± of rip rap along the shoreline of 84 Seaview Ave., add two finger floats to the northern end of the dock, restore the use of the existing dock back to a “commercial marina”*, and create public access on to the northern portion of the elevated deck on 84 Seaview Ave. The proposal includes conversion of an existing shed on the public access deck in the northwest corner of 80 Seaview Ave to a marina office. Aside from the two finger floats proposed on the existing dock, no physical changes are proposed to the structures. **The original 1997 permit cites “work pier” not “commercial marina”.* The aforementioned plans have been modified accordingly:

- 1) The extended riparian line is shown from the southern property line of 84 Seaview Ave. The distance the dock extends past the southern property border has also been added.
- 2) The vessel previously shown at the northern end of the dock in the vicinity of the northern property line has been removed and the distances between the dock and the northern property line have been added.
- 3) A new GIS figure has been prepared showing the location of the Anchorage Line in relation to the existing dock at 80 Seaview Ave.

3: 38 Yarmouth Rd, Rowayton. Tentative determination to Approve, Public comment: The applicant, Geoffrey Porges, proposes to install masonry steps and widen an existing pre-1939 walkway within a coastal resource area. Accordingly, the applicant will install a 60” by 17 foot masonry stairway by a) widening a 14ft section of an existing concrete walkway 18” waterward, b) remove 2 cy of ledge for upland disposal, and c) add 2 cy of masonry material

4. 11 Tonetta Circle, Norwalk, CT. Pre-submission application: Construct a 4' by 70' piling-supported timber pier, piling-supported boat elevator, 3' by 40' aluminum ramp, and 8' by 20' piling-anchored timber floating dock for private recreational boating. This application has been revised since being tabled from last month’s agenda.

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