

*Norwalk Harbor Commission  
Application Review Committee  
Minutes: May 18, 2010*

Attendees: Pat Clark, Chair; John Pinto; Mike Griffin, Harbormaster; Geoff Steadman, Consultant; Elizabeth Suchy, Esq., agent

7:43 pm Meeting Called to Order

1. 2010-07 Cedar Hammocks LLC, 433 Ridgefield Road, Wilton

CAM application referred by Norwalk Planning and Zoning for work at Cedar Hammocks Island in Norwalk Harbor. Note: the applicants are also asking for a special permit from P&Z.

The applicants seek to remove a deteriorated, existing shed and construct a dwelling for seasonal use; the structure will be built at or above the 17.0' minimum flood elevation determined by FEMA. It will include a roughly 364 sq ft dwelling plus a deck. There will be no plumbing; rainwater will be collected and stored below the structure, and a composting toilet approved by the Norwalk Health Department will be installed. There will be no appreciable change to stormwater runoff. The property has an existing, permitted ramp and float and a partial seawall; no work is proposed to any of these structures or at any place below the high tide line.

Comments verbally passed along from the Shellfish Commission indicate no objection to the proposal.

After a lengthy discussion, the Committee voted to find the proposal Consistent with the Harbor Management Plan, with the following comments and conditions:

Comments:

1. The applicant has certified that the proposed project meets or exceeds FEMA requirements for construction in flood hazard zones.
  
2. It is the understanding of the Commission that the Norwalk Health Department has approved the proposed waste disposal facility with appropriate conditions for maintenance of that facility.

Conditions:

1. Appropriate conditions, including best management practices, should be imposed by the Zoning Commission to ensure that demolition of the existing structure and construction of the new structure do not cause any significant adverse impacts on environmental quality in the Harbor, including any significant impacts on water quality, shellfish resources, and other coastal resources.

Cedar Hammocks LLC (Cont)

2. The use of barges and other demolition- and construction-related equipment and vessels should be planned and undertaken in a manner to avoid any significant adverse impacts on navigation and coastal resources, and should be properly coordinated with the Harbor Master and Shellfish Commission.

The vote was 2-0-0

Other Business

- Vantage Point, 100 Seaview Ave: CT DEP # Permit received and is as reviewed by NHMC.
- 90 Water Street, CT DEP # Permit received and is as reviewed by NHMC

8:35 pm Meeting Adjourned

Pat Clark,  
Chair