

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, March 28th, 2018
6:00 p.m.
Planning and Zoning Conference Room
Norwalk City Hall*

1. **Eversource Energy, Permit pre-application consultation. The applicant, Eversource Energy, intends to file a Structures, Dredging and Fill, and Tidal Wetlands permit application to DEEP.** As a result of the planned construction of the new Walk Bridge, Eversource Energy proposes to decommission the existing steel lattice structures over the existing Walk Bridge that support two 115 kV transmission lines, and permanently re-route the transmission lines prior to demolition/rebuilding of the Bridge. Overview of the new design will entail redirecting the power lines starting underground behind Norwalk Police Headquarters, trenching under local streets (Elizabeth St and Water St), horizontally drilling under the Norwalk River and the Norwalk Visitor's Docks, trenching through Veteran's Memorial Park and under intersection of Fort Point St, and re-connecting with the power grid at the Smith St./Fort Point St. MetroNorth intersection. Drilling under the Harbor will begin upland on the Harbor's west side using a Horizontal Direct Drilling technique to place conduits under the Norwalk Visitor's Docks and between and along side of pilings that anchor the Docks and Launch Ramps. Staging areas (~3,600 sf on the west and ~2,700 sf on east river banks) will contain receiving trenches to allow drilling/cooling fluid (Sodium bentonite clay and oil) for the drill bit to be collected and re-claimed for continuous use.
2. **18 Tonetta Circle, CAM application** submitted by Elise and Anthony Tomas (Applicants) proposes to replace a single-family dwelling with associated site improvements. The proposed site development will decrease the site's impervious surfaces by ~272 sf. An increase in pervious lawn area by 587 sf and removal of ~744 sf of cement sidewalk and stone patio will expand infiltration area by ~1,331 sf. Splash pads will dissipate roof top stormwater prior to lawn runoff.
3. **69 Bluff Avenue, 3-18CAM application** submitted by Bob and Liz Ann Meier proposes to construct a new single family residence, driveway, raised terrace, spa, and related improvements on the existing developed property. The property has 2 drainage subareas: subarea 1 exhibits a sheet-flow discharge across the property to Wilson Cove; subarea 2 exhibits sheet-flow discharge across the property to Bluff Ave. Portions of subarea 2 (driveway and rooftop) will be collected in an underground detention system (Cultec R330-XLHJD gallery).
4. **20 Shorehaven Road, 4-18CAM application** submitted by Robert and Karen Mitchell proposes to demolish existing structure and re-construct a single family residence, swimming pool, and other site improvements within an AE12 flood zone. A new stormwater management system is proposed to enhance existing conditions. Drainage System includes underground infiltration galleries, rain garden, and on-grade discharge of rooftop runoff water.
5. CT DEEP Notice of **Tentative Determination to Approve Structures, Dredging and Fill and Tidal Wetlands and Water Quality Certificate and Intent to Waive Public Hearing: Application 201708100, Applicant CT Department of Transportation seeks a permit to install** a temporary submarine signal and communications cable across Norwalk

Harbor upstream of the Walk Bridge The NHMC previously reviewed the Applicant's pre-application plans and had no objection to their inclusion in a permit application to DEEP and reserved its right to review the plans at such times as the DEEP Public Notice is issued.

6. **Norwalk Center Neighborhood Plan, Norwalk Redevelopment Agency.** The Norwalk Center Neighborhood Plan discusses visions, policies and actions for property redevelopment and capital investments, including zoning changes affecting the upper harbor waterfront. The proposal combines these neighborhoods and expands the boundaries to include the industrial waterfront to the east of the original plan boundaries. The plan affects the upper harbor waterfront and therefore is subject to review by the NHMC for consistency with the Norwalk Harbor Management Plan. The waterfront area along the Wall Street-West Avenue neighborhoods is subject to flooding and is designated within the Federal Emergency Management Agency (FEMA)-100-year flood zone. With industrial uses in this floodplain, there are significant risks for environmental contamination entering the Norwalk River during flood events which include flooding of many historic properties within the Wall Street Historic District. In view of the visions, policies, and recommendations put forth by this plan that includes development along and within boundaries of the Coastal Management Area, elements of the Norwalk Harbor Management Plan need to be considered and integrated within this proposal. In addition, future plan developments and building applications need to be reviewed for consistency with the Norwalk Harbor Management Plan. Previously, the NHMC expressed concern about the effect of the proposed re-zoning on existing water-dependent uses and future water-dependent development opportunities in the upper harbor.
7. **SONO Redesign District: Zoning Commission proposal for increased density and usage.** The Zoning Commission proposes to expand (Re-Zone) the SONO Station Design District to encompass a larger area of S. Norwalk. Affected properties are located within the Coastal Management Area and include Water Street, Elizabeth Street, Day Street, and Concord Street among others. The proposed redistricting will encompass a total of 54.13 acres around the SONO Train Station. Since the proposal encourages higher density development to include taller buildings, increased parking facilities, along with increased impervious surfaces, roof top runoff, drainage considerations, stormwater management and catch basins need consideration to accommodate increased density of structures, people, and automobiles that will impact Norwalk Harbor.
8. **Status of the I-95 Yankee Doodle Bridge:** Discussion of status of plans to refurbish the I-95 Yankee Doodle Bridge. New plans propose to mitigate stormwater runoff from bridge deck and treatment of water prior to entry into Norwalk Harbor.
9. **Village Creek Dredging Application:** Review of previously authorized dredging of Village Creek mooring area and access channel. Project includes maintenance dredging of 125,662 sq ft area that contains a total dredge volume with 1 ft over dredge of 24,552 cu yds.

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