

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, July 27, 2022
6:00 p.m.
Zoom.us Webinar Conference*

1: 3 Park Street CAM application, BPC Capital Management I, LLC. (Applicant). The applicant proposes to essentially maintain Stiles Curtis House however, 2 apartments will be added to the 2nd floor. In addition, the applicant proposes to construct 2 new rear housing additions comprised of 9 one- and two-bedroom units. Stormwater runoff will be captured using an on-site retention system. The applicant is seeking an amendment change to zoning

2. Emergency Service amendment: Zoning Regulation Amendment application regarding EMS antenna equipment. “Emergency-services communication antennas are permitted as an accessory use when located on an existing public utility structure and may extend above the existing structure by no more than twenty-five (25) feet. In addition, the color of the utility structure shall {00108981.DOCX 3} be incorporated into design of the antenna and any equipment structures shall meet building setbacks and be effectively screened from adjacent properties.”

3. 26 Sable St, Norwalk Connecticut, Pre-application COP, Margaret and Jeremiah Schnee (Applicants): The applicants propose to retain a pre-1995 dock configuration comprised of a 4'-2" x 38'-3" wood pier with 40" railing/guard, a 2'-8" x 16'-1" wood gangway with 40" railing/guard, 9' x 9'-1" floating wood dock and modify the floating wood dock identified above by installing 18-inch float stop legs/skids and two water access ladders. In addition, the applicants propose to replace the existing restraint system consisting of cross-brace ropes and bottom anchors with 2-inch galvanized restraint pipes. Lastly, the applicants propose to remove two driftwood timbers currently resting in tidal wetlands above MHW. Construction activities will be via land and small-work boat during appropriate tide levels.

4. 22 Lowndes Avenue, Norwalk, CT, CAM application. The applicant proposes to demolish an existing single family dwelling, create a private road, subdivide the property and build single family residences on each lot. The property abuts Norwalk Harbor and is separated from the shoreline with seawalls along the northern, eastern, and southern boundaries. Stormwater runoff from roof tops and yard drainage will be managed by two subsurface collection chambers (one on each lot) prior to infiltration into underlying soil. Proper measures are planned to minimize construction debris and soil erosion from entering Norwalk Harbor.

5. 121 Old Saugatuck Road CAM application, Andy Soumelidis/LANDTECH Applicant). The applicant proposes to replace the current residential structure with a new 4-bedroom single family residence. The property is adjacent to shorefront and tidal wetlands and no disturbances on those areas are proposed. Proposed storm water drainage system will direct roof top runoff to subsurface galleries for water percolation into the ground. The current septic system will be replaced.

6. 1 Cemetery Street CAM application, Mill Pond Holdings LLC (Applicant). The applicant proposes to redevelop the property located at 1 Cemetery Street in Norwalk, CT. The site is in the East Norwalk Village TOD Zone (EVTZ) and within the Special Flood Hazard Area Zones AE-14 and Zone X as established by FEMA. The redevelopment includes the demolition of the existing bank structure and construction of a six-story mixed-use structure with covered parking and a rooftop courtyard, a 2-story multi-family residential building, public access improvements to Mill Pond, and associated site improvements. 77 residential units, 2,850 sf of active retail floor area, and 2,700 sf of office floor area are planned. The applicant proposes to decrease impervious coverage by approximately 0.02 acres (820 square feet). Storm Water quality is proposed to be improved as compared to existing conditions. Use of oil/grit separator proposed prior to discharging into the sanitary sewer system.

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