

*Norwalk Harbor Management Commission
Application Review Committee Meeting
Wednesday, September 28, 2022
6:00 p.m.
Zoom.us Webinar Conference*

1. **3 Seabreeze Place Norwalk Connecticut; Pre-application.** Mr. Joseph Limone, (applicant), proposes to construct a 4' by 60' piling-supported timber pier, 42" by 36' aluminum ramp, and 8' by 20' piling-anchored timber floating dock for private recreational small boat launching and landing.

2. **1 Cemetery Street CAM application, Mill Pond Holdings LLC (Applicant).**

Discussion of this application (from July's meeting) is predicated on the resent letter from DEEP to Norwalk Zoning Commission.

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