



CITY OF NORWALK
Norwalk Harbor
Management Commission
125 East Avenue
Norwalk, CT 06851

July 02, 2022

Ms. Michelle Andrzejewski
Land Use Planner
Planning & Zoning Department
125 East Avenue
Norwalk, CT 06851

Subject: 52 Sammis Street, Norwalk Connecticut, CAM application

Dear Ms. Andrzejewski:

The Norwalk Harbor Management Commission (NHMC) has reviewed the above-referenced Coastal Area Management application submitted to the Zoning Commission by William and Gillian Graves (Applicants). The applicants plan to replace an existing single family, non-flood conforming dwelling with a conforming structure. The proposed plans involve demolition of the existing structure and construction of new single family residence, with swimming pool, and associated site improvements. The new dwelling will be serviced by buried utilities and connect to the existing sanitary city sewer main on Sammis Street. A storm water management system is proposed that will include sedimentation and erosion control measures and underground infiltration galleries.

As the proposal is located within the coastal boundary and affects properties on, in, or contiguous to Norwalk Harbor, it is subject to review by the NHMC to determine its consistency with the Norwalk Harbor Management Plan.

During its meeting on June 22nd 2022, the NHMC considered the Applicant's proposal and following discussion with the Applicant, the NHMC approved a motion that the Applicant's proposal is consistent with the Norwalk Harbor Management Plan provided the Zoning Commission determines the proposed project meets all applicable city requirements for stormwater management and all applicable FEMA requirements for coastal area construction projects.

Comments and Recommendations:

1. In general, the NHMC is concerned about the potential adverse impacts of stormwater runoff from impervious parking areas and rooftop runoff that drain into Norwalk Harbor. The Harbor Management Plan calls for protection and improvement of water quality in the harbor and supports appropriate Best Management Practices that avoid or otherwise mitigate nonpoint source (stormwater) pollution.

2. The NHMC supports implementation of runoff reduction and low impact development practices pursuant to the city's stormwater management requirements.
3. The Applicant should employ appropriate Best Management Practices during construction at 52 Sammis Street to ensure that the proposed work, including removal of any debris, does not cause any significant adverse impacts on environmental quality, including water quality, in Norwalk Harbor.
4. The Zoning Commission should notice that assurances are in place for maintenance of catch basins, sump pumps, oil/grit separators, and underground infiltration galleries.

Please be advised that the NHMC reserves its right to continue to review and comment on the Applicant's proposal at such time as it may be modified or when additional information concerning the proposal may be available.

If you have any questions, please contact me (203) 984-5339 or pintoj@optonline.net.

Sincerely,

A handwritten signature in blue ink that reads "John Thomas Pinto". The signature is written in a cursive style with a large initial "P".

John Thomas Pinto, Ph.D.
Chairman, NHMC Application Review Committee

cc:

Mr. William Ireland, Norwalk Building Department
Mr. John Romano, Chairman, NHMC
Mr. Susan Jacobson, CT DEEP
Mr. Peter Johnson, Chairman, Norwalk Shellfish Commission