



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

JUNE 25, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Amelia Williams at amelia.williams@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: May 28th, 2025; Special Meeting: April 30th, 2025**
- V. **APPLICATION REVIEW COMMITTEE**
 - A. **Text Amendment Referral - Zoning regulation text amendment #2025-41 R to articles 1 and 4**
 - B. **163 Gregory Blvd - Pre-Submission Consultation: Construct a residential dock, continued from last meeting**

- C. 66 Calf Pasture Beach Rd - Pre-Submission Consultation: Replace deteriorated Cove Ascension bulkhead and seawalls with steel bulkhead and new breakwater, continued from last meeting
- D. 48 Calf Pasture Beach Rd - COP: Repairs to an existing steel sheet pile bulkhead
- E. 10 Nathan Hale Dr - COP: Replace seawall, wooden deck, and crane foundation
- F. 220 Gregory Blvd - [CAM Referral](#): New pro shop and associated site improvements at the Shore & Country Club
- G. 38 South Beach Dr - [CAM Referral](#): Raise an existing single family residence to be FEMA flood compliant and construct minor additions

VI. REPORTS

- A. Chairperson
- B. Shellfish Commission
- C. Staff
 - 1. Harbor Master
 - 2. Consultant
- D. Committee
 - 1. Mooring and Harbor Safety
 - 2. Finance
 - 3. Plans and Recommendations
 - 4. Newsletter/Website
 - 5. Water Quality

VII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
SPECIAL MEETING
APRIL 30, 2025**

ATTENDANCE: Alan Kibbe, Chair; Chris MacDonnell; Jeff Mangels; Dr. John Pinto; Mike Matthews; Laurie Jones; Donald Remson

ABSENT: Chris White; Matt Gifford

STAFF: Amelia Williams

OTHER: Mario Coppola, Corporation Counsel; Matt Sapienza, Assistant Corporation Counsel; Nicholas Bamonte, Esq.

CALL TO ORDER

Chair Kibbe called the meeting to order at 7:06 P.M. There was a quorum present.

COMMISSIONER TRAINING SESSION WITH LAW DEPARTMENT

Mr. Coppola and Mr. Bamonte came forward to deliver the training session. The training session touched on the following items:

- Powers of HMCs
 - Harbor Management Plan preparation and submission to the legislative body
 - Advisory Power to the Common Council
 - Review of Applications affecting Harbor to other Agencies
 - Coordination with entities using Harbor
 - Procurement/Contracting
 - Adoption of rules and regulations and plans as the HMC deems necessary.
 - Consideration and approval or denial of permits for motorboat regattas, motorboat races, exhibition speedboat trials and waterskiing or aquaplane exhibitions.
 - Limited mooring and anchoring oversight under Code Ch. 66A.
 - Nominate Harbormasters and Deputy Harbormasters.
 - Interplay of multiple agencies regulating water and coastline.
- HMC Procedures
 - Review of applications affecting Harbor to other agencies.
 - Harbor Management Plan Changes.
 - Adoption of Rules and Regulations.
 - Harbor Fees.
 - Appeals of Ch66A.
- Freedom of Information Act

- What is a meeting?
- Notice
- Public Records
- Requirements and Best Practices for Meetings
 - Participation/Attendance
 - Public Hearings
- Commissioner Conduct
 - Conflicts/Recusals
 - Bias/Predetermination
 - Ex Parte Communication

A discussion followed about the legal details and all questions asked were answered to the satisfaction of the Commission.

ADJOURNMENT

Chair Kibbe adjourned the meeting at 8:31 P.M.

Respectfully submitted,
Ian A. Soltes
Telesco Secretarial Services

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
MAY 28, 2025**

ATTENDANCE: Alan Kibbe, Chair; Chris MacDonnell; Jeff Mangels; Dr. John Pinto; Donald Remson; Chris White; Laurie Jones (6:03); Matt Gifford (6:03)

ABSENT: Mike Matthews

STAFF: Amelia Williams

OTHER: Bruce Lovallo, Harbor Master; Officer Owen Lee, Deputy Harbor Master; Geoff Steadman, Consultant; Jim Bajek (86 Bluff Avenue and Canfield Island Bridge); Tom Ryder/LandTech (163 Gregory Blvd, 18 Marion Avenue); John Hilts (48 and 66 Calf Pasture Beach Road); Zach Vissar/Race Coastal Engineering (9 Nylked Terrace).

CALL TO ORDER

Chair Kibbe called the meeting to order at 6:01 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

There was no Public Participation at this time.

Laurie Jones and Matt Gifford joined the meeting at 6:03 P.M.

ACCEPTANCE OF MINUTES

REGULAR MEETING: APRIL 23, 2025

Please add the following revisions recommended by Dr. Pinto to the posted minutes:

1. Specific Text Amendment recommendation on the new Zoning Regulations, and 4-12 Page, Table 1 Item 7 as noted in italics below:

4-11 page Table 1 Item 3: This municipal surface parking lot is located along the Norwalk River and serves the surrounding retail shops. This site may be suitable for

future redevelopment, particularly given its location in an active area. Future redevelopment would likely need to include municipal parking to meet existing parking needs *and sustainable site design that reduces impervious surfaces, incorporates stormwater management strategies, prevents pollutant discharge into the Norwalk River, and supports long-term climate adaptation.* In addition, this site is located in an area that experiences flooding. Potential flooding

4-12/ page Table 1 Item 7:

This large municipal surface parking lot is located near the Norwalk River and Irving Freese Park (pocket park) and serves the surrounding commercial area. The site has potential for future redevelopment. Future redevelopment would likely need to include municipal parking to meet existing parking needs of this active commercial area. In addition, future development would need to *incorporate modern drainage infrastructure and low-impact development techniques that will not only enhance environmental performance but also position the project as a model of ecologically responsible urban redevelopment in coastal and river-adjacent community.*

2. Under Finance Report was added *“He said the grant from the City to the Harbor Management Commission had been rejected because of the perceived lack of need due to the HMC’s strong net income.”*

**** MR. GIFFORD MOVED TO APPROVE THE MINUTES OF APRIL 23, 2025 AS AMENDED.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

These applications were handled out of order.

86 BLUFF AVE - COP: REBUILD DOCK AND SHORELINE RETAINING WALL

Dr. Pinto reviewed the plans for the proposed work and the application. The plans were provided for those present to review. Mr. Bajek came forward to discuss this application. Review of the property history and photos of the dock followed.

**** MR. GIFFORD MOVED THAT APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

CANFIELD ISLAND BRIDGE - COP: REPAIRS TO THE EXISTING BRIDGE TO CANFIELD ISLAND

Photos of the bridge were provided for those present. Mr. Bajek came forward to discuss this item. Review of the proposed repairs followed. The bridge work needs to be done in 20 foot sections. Canfield Island Association is the owners of the bridge. It was suggested that a condition be given that the project is reviewed by the Bureau of Aquaculture. Questions regarding where the public right of way ended were asked and answered to the satisfaction of the Commission. The bridge was last inspected on April 5th, 2024. If approved the earliest the project will start is late summer.

**** MR. WHITE MOVED THAT APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN WITH THE CAVEAT THAT THE SHELLFISH COMMISSION PROVIDE COMMENTS AND THE BUREAU OF AQUACULTURE WOULD REQUIRE COMMENT DURING CONSTRUCTION AS WELL.**

**** MR. GIFFORD SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

163 GREGORY BLVD - PRE-SUBMISSION CONSULTATION: CONSTRUCT A RESIDENTIAL DOCK

Tom Ryder of LandTech Consulting represents the property owner. Photos of the property and the proposed plans for the dock installation were provided for those present. It was noted that the Norwalk Harbor Management Plan requires a minimum width of 55 feet of unobstructed waterway in Charles Creek. Discussion followed regarding the proposed plans utilizing the provided photos. It was suggested to table the project until next month in order to incorporate revisions.

18 MARION AVE - CAM REFERRAL: CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT ADJACENT TO NORWALK HARBOR

Mr. Tom Ryder of LandTech represented the applicant. Best management practices were described and intention confirmed. The raising of the house and improved stormwater management plan both reduce the vulnerability of the existing structure.

**** MR. MACDONNELL MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**** MR. REMSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

18 MARION AVE - PRE-SUBMISSION CONSULTATION: CONSTRUCT A RESIDENTIAL DOCK

Mr. Tom Ryder of LandTech represented the applicant. This application is for the same property as the above application. Photos of the property and dock plans were provided. Discussion followed using the provided plans. Dr. Pinto said it should be reviewed by Shellfish and the Bureau of Aquaculture.

**** MR. WHITE MOVED THAT THE APPLICATION MOVE FORWARD WITH THE CONDITIONS THAT IT IS ALSO REVIEWED BY THE SHELLFISH COMMISSION AND BUREAU OF AQUACULTURE.**

**** MR. REMSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

KING INDUSTRIES, INC. - RENEW A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT

Dr. Pinto noted that any written comments regarding this item are due by May 29th. He also reviewed how they had handled the same application in prior years. It was noted that King Industries has been reliable in their treatment of the water.

**** MR. MACDONNELL MOVED THAT THE APPLICATION IS CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

22 HARBOR VIEW AVE - CAM REFERRAL: RAISE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE FEMA FLOOD COMPLIANT ADJACENT TO THE NORWALK HARBOR

Tim Rath was present to represent the applicant. The goal is to make the house FEMA compliant. The house will be lifted and no additional construction will be carried out. The house will be placed on piers and the basement will be eliminated.

**** MR. MACDONNELL MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

48 CALF PASTURE BEACH RD - COP: REPAIRS TO AN EXISTING STEEL SHEET PILE BULKHEAD

66 CALF PASTURE BEACH RD - PRE-SUBMISSION CONSULTATION: REPLACE DETERIOREATED COVE ASCENSION BULKHEAD AND SEAWALLS WITH STEEL BULKHEAD AND NEW BREAKWATER

These items involving Norwalk Cove Marina were handled together. Mr. Hilts came forward to discuss this item. The plans for the proposed changes were provided for those present. How the repairs will be handled was recapped and reviewed for those present. A lengthy review of the repairs followed. The Coast Guard will provide their opinion when they apply to the Army Corps of Engineers. It was suggested that the Commission should have no objection to the application moving forward but with the understanding that during the regulatory process additional consideration will be given to the proper extent of the structure so as to not adversely affect navigation. Discussion followed. It was suggested that the application include an engineering analysis of the potential impacts. Discussion followed regarding the details of the bulkhead and breakwater. It was suggested to table this item till next month.

9 NYLKED TER - COP: RETAIN REPAIRS TO THE LOWER SEAWALL

This application is seeking permission to retain repairs that have already been completed. The existing wall had significantly deteriorated and the repairs were consistent with the Harbor Management Plan. Dr. Pinto reviewed what repairs had been done. There was a notice of violation from DEEP. There was discussion of the violation and the importance of requesting that DEEP notify the HMC regarding any violations. Discussion followed regarding what repairs had been done.

**** MR. MACDONNELL MOVED THAT THERE WAS NO OBJECTION TO THE APPLICATION**

Dr. Pinto wished to comment that the Harbor Commission be notified of any fines and that said fine could be used expressly in Norwalk Harbor.

**** MR. MANGELS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

POCD AMENDMENT REFERRAL: AFFORDABLE HOUSING ACTION PLAN, CONTINUED FROM LAST MEETING

The document was provided for the review of those present. It was noted that the housing omnibus bill had recently passed the House of Representatives and would have impacts on this. Review of what would be impacted followed, including the potential negative environmental impact. The Commission was in agreement with the presented POCD text amendment referral which had been previously approved by the Application Review Committee.

**** MR. PINTO MOVED TO ACCEPT THE POCD TEXT AMENDMENT AS PRESENTED.**

**** MR. MACDONNELL SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

TEXT AMENDMENT REFERRAL - ZONING REGULATION TEXT AMENDMENT
#2025-35 R TO ARTICLES 4, 6, AND 9

The document was provided for the review of those present. Dr. Pinto reviewed the changes to the text amendment. Dr. Pinto suggested that they delete the comments from P&Z Section 9.3 – Defined Terms, but otherwise were fine with what had been presented with the Commission recommendations.

**** MR. MACDONNELL MOVED TO APPROVE THE TEXT AMENDMENT REFERRAL - WITH THE ELIMINATION OF THE HALF-STORY COMMENT.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. Jones left the meeting at 8:30 P.M.

REPORTS

CHAIRPERSON

Chairman Kibbe came forward to present his report. He reviewed a recent meeting regarding Veteran’s Park and said they had moved one step beyond without informing the Harbor Commission. He further reviewed what had happened during the meeting and discussed next steps.

SHELLFISH COMMISSION

Chair Kibbe said that there was very little to report at this time.

STAFF

HARBOR MASTER

Mr. Lovallo came forward to deliver his report. There are 115 mooring holders that have paid and he has issued an additional 12 mooring permits. There have been some maintenance issues with the boat such as the purchasing of batteries that need to be done. A couple of complaints have been received (i.e. re rowing coaching noise).

CONSULTANT

Mr. Steadman came forward to deliver his report. There was a quick review of grants including the **Small Harbor Improvement Projects Program (SHIPP)** SHHP grant which was created thanks to the volunteer CT Harbor Management Association. Mr. Steadman suggested to rename the Veteran’s Park Marina to the Tony Mobilia Marina. There was also a recent request from the Port Authority that the City provide a final accounting of the **SHIPP** SHHP grant that was issued

back in 2017. Mr. Steadman requested that Chairman Kibbe share his letter to Mr. Steadman dated April 17, 2025 with the HMC and that he be given the opportunity to respond. He also brought up upcoming meetings such as the Norwalk River Watershed Initiative, of which the Norwalk Harbor Commission is a voting member, and what would be going on there that would be relevant to the Harbor Commission. There are also updates to Harbor Management Plans in many towns that will need discussing, most importantly regarding the work being done in the legislature. He also attended two Manresa presentations. He also brought up the recent purchase of two islands by a developer to create a destination/recreational area. He said that this would not only require a zoning amendment but was not consistent with the Coastal Management Act. He also attended the 2025 Long Island Sound Summit and expressed his belief that attending such things provides value to the HMC work.

COMMITTEE

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to deliver his report. He said there had been four vessels so far staying a total of 58 nights. There is another that wants to come in. Mooring tackles have been inspected. He said they needed another one inside the inner harbor. Most of the new mooring balls have been installed with one exception due to a boat already being present. There have been discussions regarding the possibility of a floating dock. He also discussed the payments that have been received from the yacht clubs. They have approved a vendor for replacing the batteries of the Harbor Master Boat.

Dr. Pinto asked what the current policy on mooring fees was. Mr. Mangels clarified it to Dr. Pinto's satisfaction.

FINANCE

Mr. MacDonnell came forward to discuss this item. He said they have been receiving their payments from online mooring. He reviewed how much they have made from the mooring fees. The fiscal year will end in June. He said that there should be a vote of the Commission before utilizing the funds due to there being an issue with certain consultant services.

PLANS AND RECOMMENDATIONS

There was no report at this time.

NEWSLETTER/WEBSITE

Mr. White said that he had no report at this time.

WATER QUALITY

There was no report at this time. Discussion followed regarding how they could get someone to recommend for Water Quality.

ADJOURNMENT

**** MR. MACDONNELL MOVED TO ADJOURN.**

**** MR. WHITE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:58 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services



Norwalk Planning & Zoning Commission
125 East Avenue
Norwalk, Connecticut

June 5, 2025

Memorandum

To: Connecticut Department of Energy and Environmental Protection (DEEP)
Norwalk Harbor Management Commission, Alan Kibbe, Chairman

From: Steve Kleppin, AICP, Planning & Zoning Director

Re: #2025-41 R – Planning & Zoning Commission – Zoning Regulation Text
Amendment to Articles 4, allowing Commercial Recreation Establishments within
the CD-4 and CD-4W zones

Please accept this letter as the statutorily required referral for amendments to the City of Norwalk's Zoning Regulations. The Norwalk Planning & Zoning Commission will be holding a public hearing on the following zoning regulations amendments at a meeting that is tentatively scheduled for July 16, 2025.

The zoning map and regulations can be found here: <https://www.norwalkct.gov/3445/New-Zoning-Regulations-Map>

The link to the amendment application page is here: <https://www.norwalkct.gov/3677/Zoning-Regulation-Text-Amendment-2025-41>

For clarity:

- New/Proposed text is indicated in **red text**
- Deleted text is indicated as ~~struck through text~~

Commercial Recreation

This use is one of the more difficult uses to regulate. Large users, such as a trampoline park, pickleball facility or a sports complex can be large traffic generators and often need large spaces. The regulations allow them only in the CD-3C zone (Westport Ave, CT Ave & Main Ave). The other difficulty with this use is that things like arcades and other indoor amusements are included in this definition. Smaller scale uses like arcades, and you may recall the axe throwing facility, seem like appropriate fits in the denser developing areas in and around Wall Street and in South Norwalk (CD-4 zone). The proposed amendments allow them in the CD-4 and CD-4W zones, but limit their size in those zones. The other modification allows billiards within the definition.

Commercial Recreation Establishment: use characterized by generally Business Uses, varying in size, providing daily or regularly scheduled entertainment-oriented activities, including without limitation bowling alley, **billiards**, game arcade, skating rink, gymnastic facility, indoor sports academy, Indoor firing range, tennis and paddle tennis courts, golf driving range, but excluding Adult-Use Establishments, ~~billiard parlor or pool hall.~~

TABLE 4.3.9.A BUILDING, LOT & BUILDING SITE PRINCIPAL USES

PRINCIPAL USE	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
COMMERCIAL															
RECREATIONAL & ENTERTAINMENT USES															
Adult Day Care Facility	NP	NP	NP	NP	P	P	P	P	P	P	NP	P	NP	NP	NP
Amphitheater	NP	NP	NP	NP	PL	PL	PL	SPU	SPU	NP	NP	PL	NP	NP	P
Automobile Trailer Park	NP	NP	NP	NP	NP	NP	SPU	NP	NP	NP	NP	NP	NP	NP	NP
Commercial Recreation Establishment	NP	NP	NP	NP	NP	NP	PL	NP	NP	NP	NP	NP	NP	NP	NP

aa. **Commercial Recreation Establishment** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. A Site Plan Application is required for any Commercial Recreation Establishment over ~~1,500~~ **5,000sf** in Floor Area in the **CD-4 and CD-4W zones**, and over **10,000sf** in the CD-3C zone, pursuant to Section 8.4.5.
2. **Shall not exceed a Floor Area of 15,000sf in the CD-4 or CD-4W zones.**
3. **A Special Permit is required for any Commercial Recreation Establishment over 20,000sf in Floor Area in the CD-3C zone, pursuant to Section 8.4.8.**



LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

You need to complete and submit this form only if your town has a [Harbor Management Commission](#).

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: To be completed by APPLICANT

1. Applicant/Registrant Information

Name: Peter Cotaling

Mailing Address: 163 Gregory Blvd

City/Town: Norwalk

State: CT Zip Code: 06855

Business Phone: _____

Ext.: _____

Contact Person: _____

Title: _____

Business Phone: _____

Ext.: _____

E-mail: _____

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: LandTech

Title: _____

Mailing Address: 518 Riverside Ave

City/Town: Westport

State: CT Zip Code: 06880

Business Phone: _____

Ext.: _____

Contact Person: Thomas Ryder

Title: Senior Biologist

Business Phone: 203-454-2110

Ext.: 120

E-mail: tryder@landtechconsult.com

Service Provided: Site plan and application preparation

3. Site Location:

Name of Site : 163 Gregory Blvd

Street Address: 163 Gregory Blvd

City/Town: Norwalk

State: CT Zip Code: 06855

Tax Assessor's Reference: Map 3

Block 75 Lot 35

Name of Waterbody: Charles Creek

4. Confirm location map and site plans are attached.

Date of plans: 1/8/25

5. Provide or attach a brief, but thorough description of the project.

The project is to construct a residential dock consisting of a 16 foot long by 4 foot wide fixed pier supported by 4 piles, a 36.5 foot long by 3 foot wide ramp and 20 foot long by 5 foot wide float with a 6 foot by 5 foot landing supported by two piles. The dock provides water access to Charles Creek.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: _____

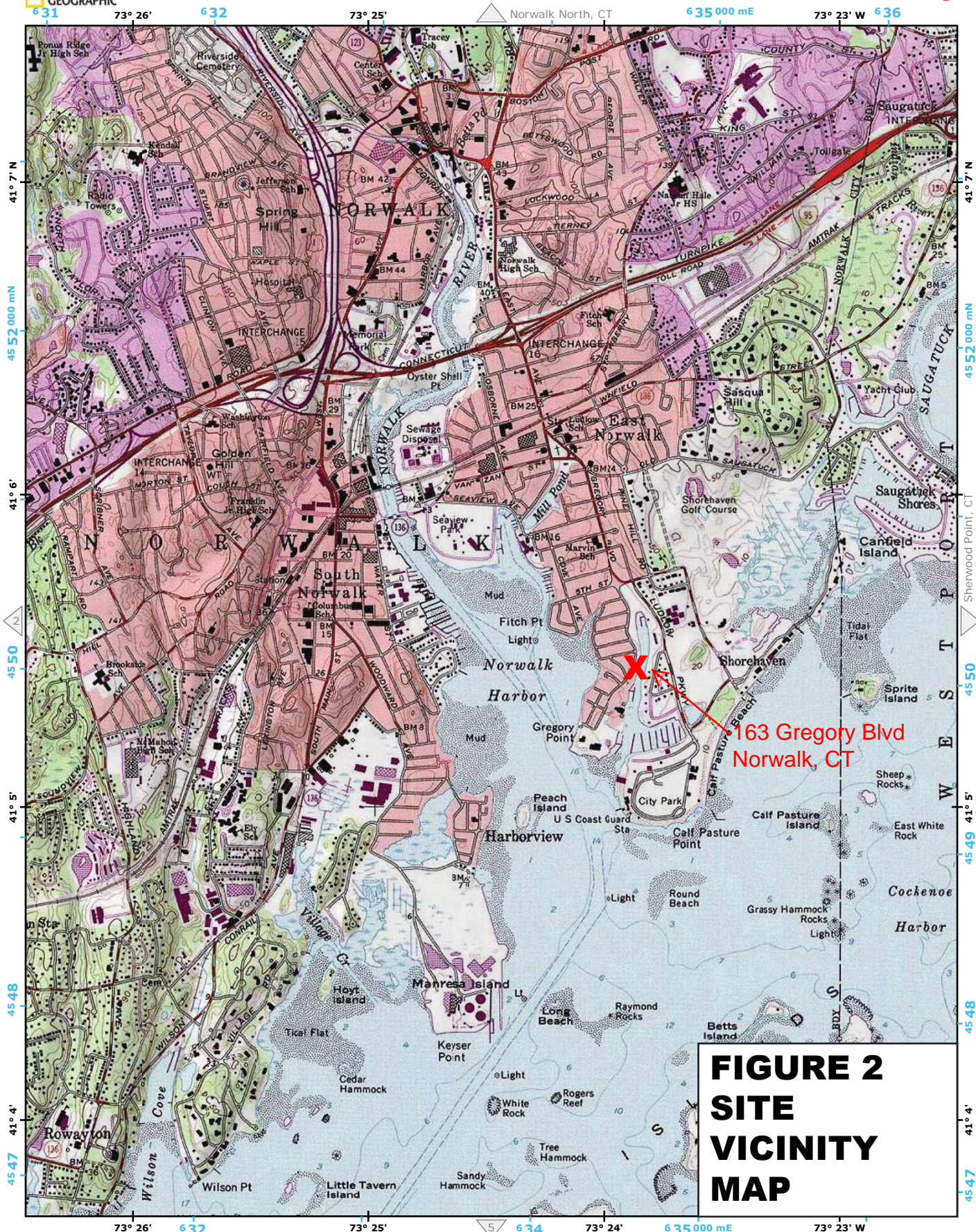
COMMENTS/RECOMMENDATIONS (or check here if attached:):

Signature of Commission Representative

Date

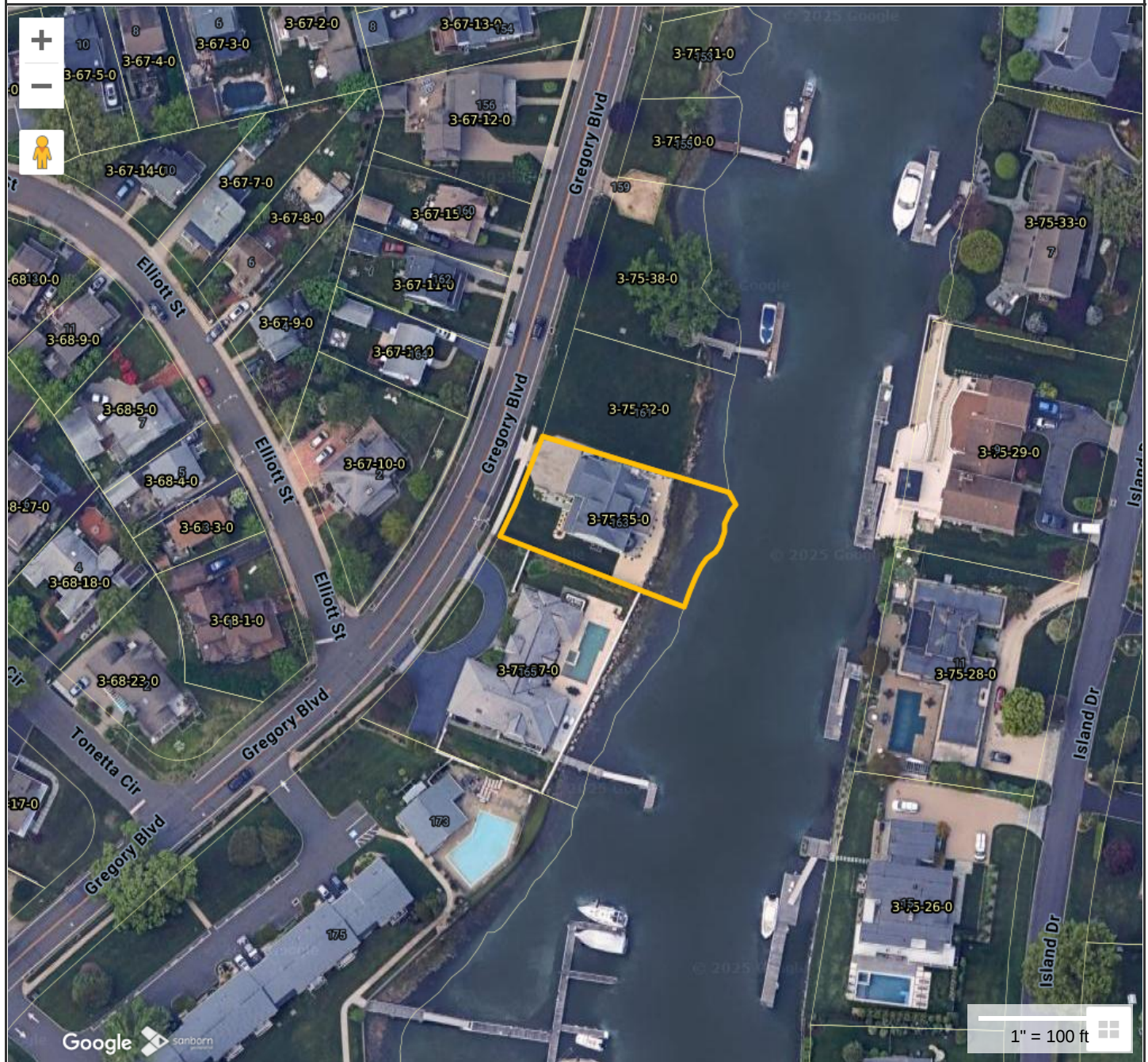
Print Name of Commission Representative

Title



**FIGURE 2
SITE
VICINITY
MAP**

163 GREGORY BOULEVARD, NORWALK, CT



Norwalk Information

ID	103-3-75-35-0
Site Address	163 GREGORY BLVD
Owner	COTALING PETER
Co-Owner	
Owner Address	163 GREGORY BLVD



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

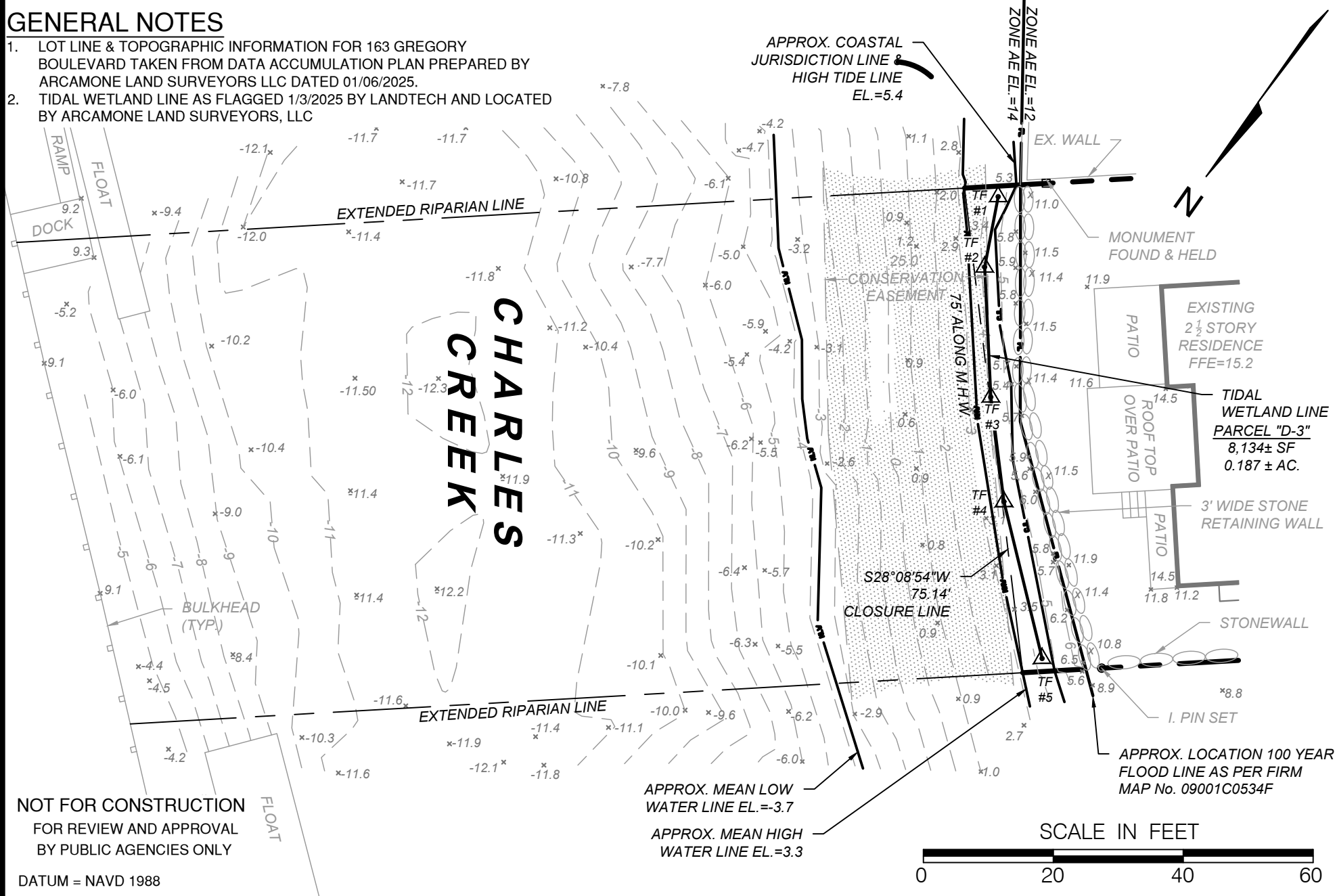
Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FIGURE 2 ASSESSORS MAP

GENERAL NOTES

- LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
- TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



T:\1- ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD., NORWALK\DRAWINGS\163 GREGORY BLVD. - DOCK FIGURES.DWG

FIG-3	SCALE: 1" = 20'	DATE: 1/19/2025	PROJECT NO.: 25000-01
	DATE PLOTTED: 1/19/2025	DATE: 1/19/2025	PROJECT NO.: 25000-01
	DATE: 1/19/2025	DATE: 1/19/2025	PROJECT NO.: 25000-01
PREPARED FOR: PETER COTALING		PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT	
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK EXISTING CONDITIONS			

LANDTECH

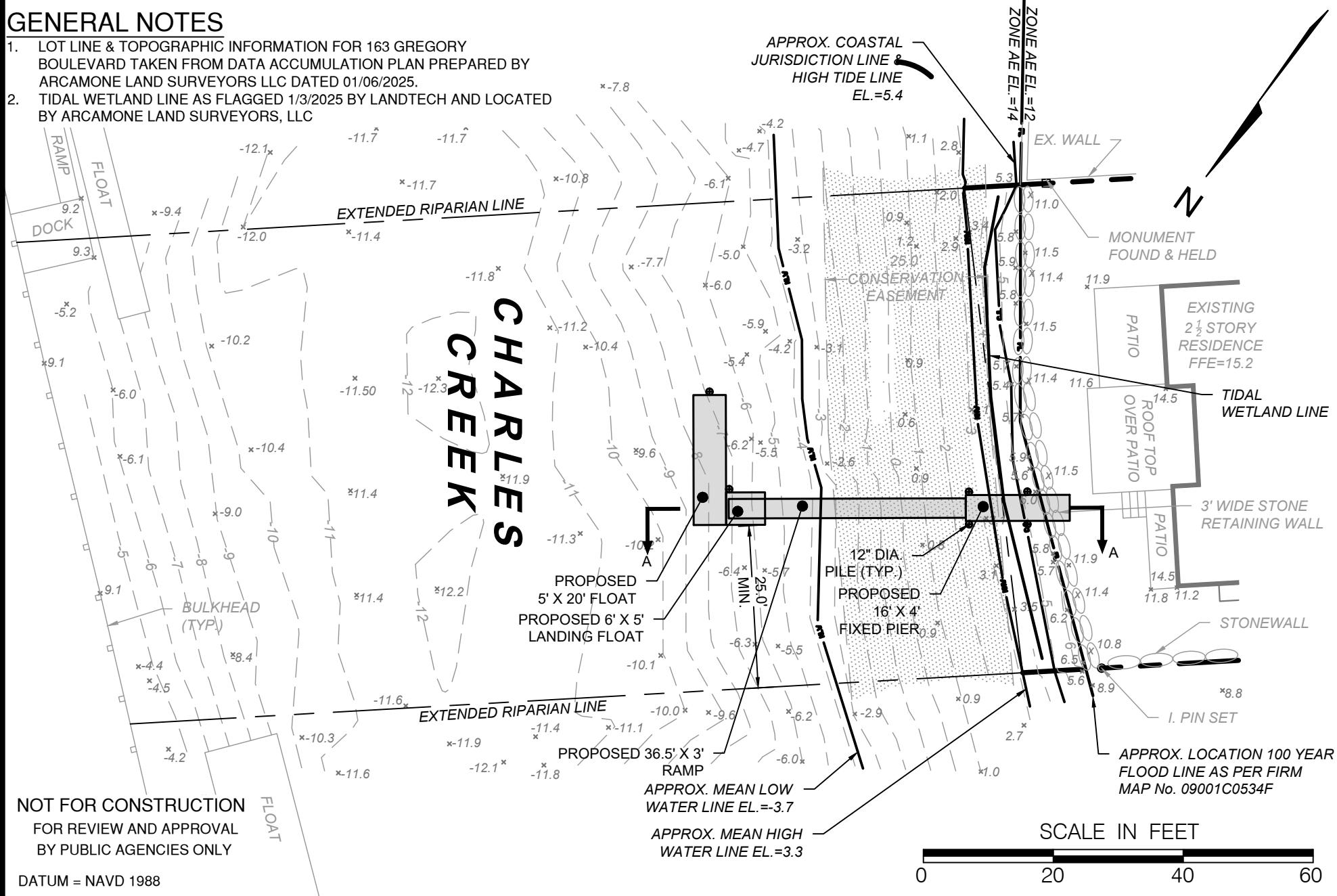
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing

518 Riverside Avenue • Westport, Connecticut 06880 • 203-454-2110 • info@landtechconsult.com

REVISION DATE	ISSUE

GENERAL NOTES

- LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
- TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

FIG-4

SCALE	DATE
1" = 20'	1/19/2025
DATE	DATE
1/19/2025	1/19/2025
DATE	DATE
1/19/2025	1/19/2025

PREPARED FOR:	PETER COTALING
PROJECT LOCATION:	163 GREGORY BOULEVARD NORWALK, CT
TITLE:	PROPOSED IMPROVEMENTS FOR A NEW DOCK PROPOSED CONDITIONS

LANDTECH

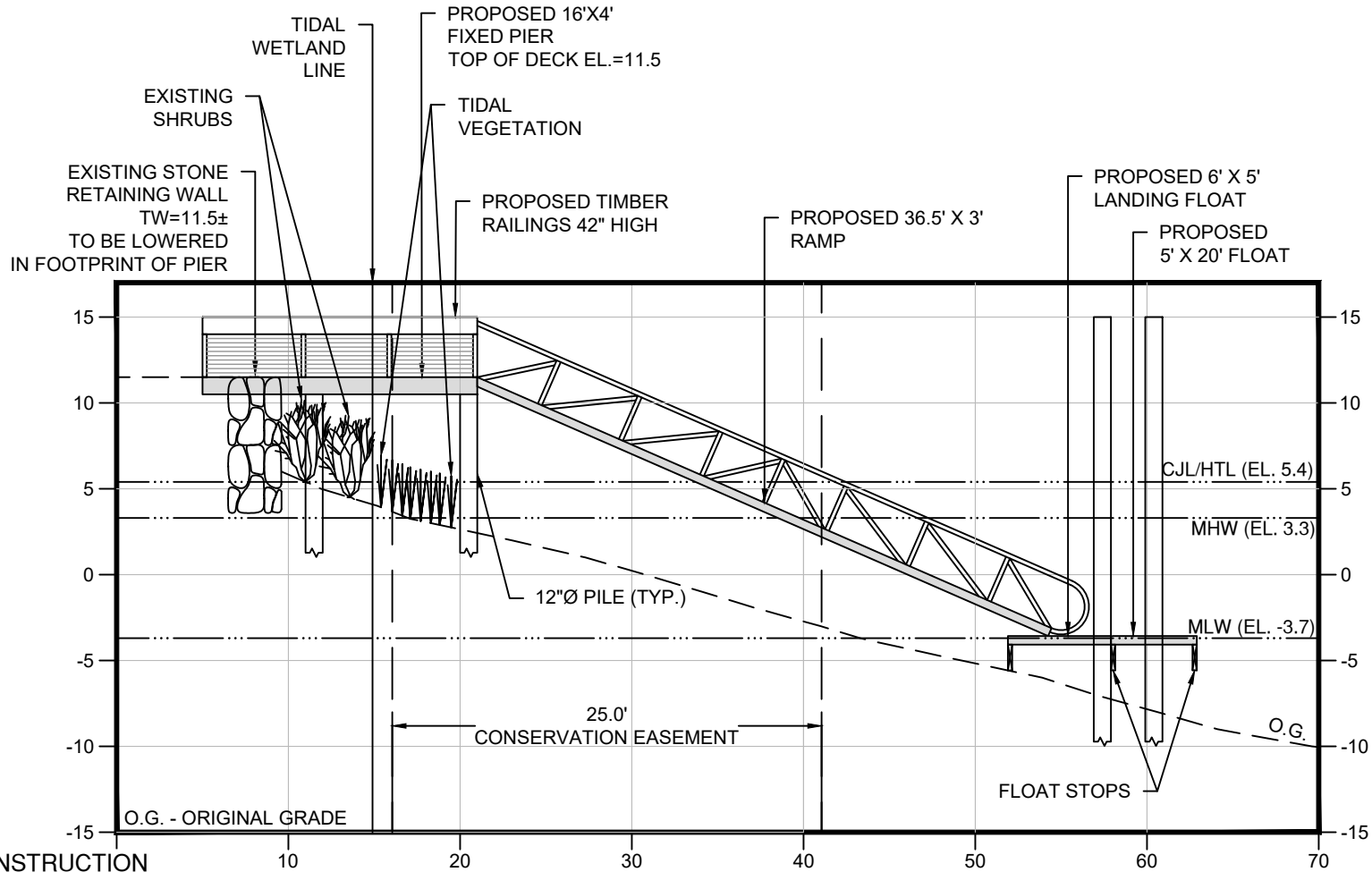
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
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Construction Management & Financing

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REVISION DATE	ISSUE

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
2. TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



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BY PUBLIC AGENCIES ONLY

SECTION A-A
SCALE: 1" = 10'

SCALE IN FEET



DATUM = NAVD 1988

FIG-5

SCALE 1" = 10'	DATE 1/19/2025
DESIGNED BY SM	CHECKED BY TN
PROJECT NO. 25000-01	

PREPARED FOR: PETER COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK SECTION A-A

LANDTECH

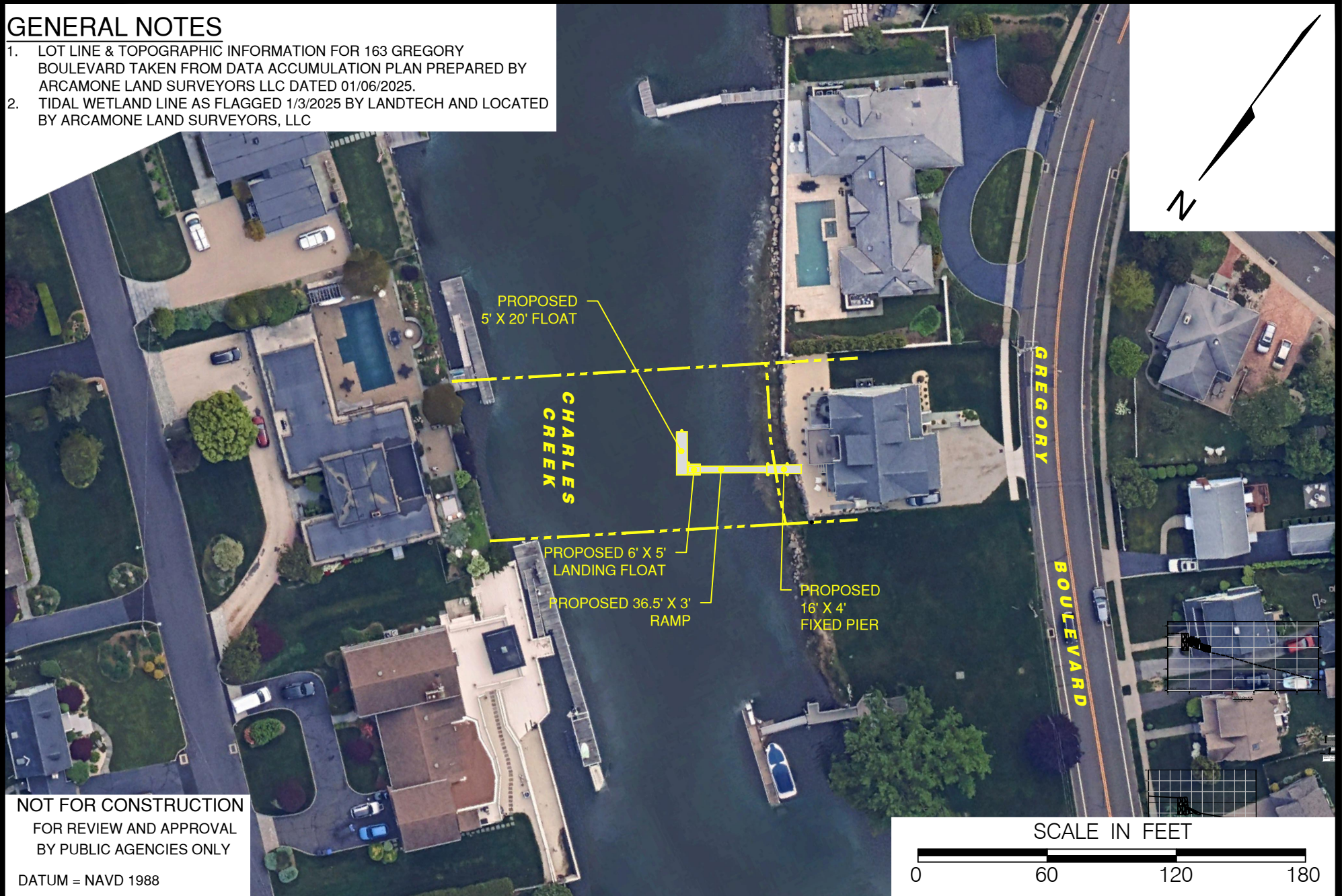
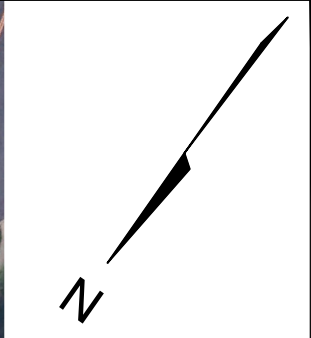
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DATUM = NAVD 1988



FIG-6

SCALE AS SHOWN S.M.	DATE ISSUED BY T.M.
SCALE 1" = 60'	DATE 1/19/2025
PROJECT NO. 25000-01	

PREPARED FOR: PETER COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AERIAL VIEW

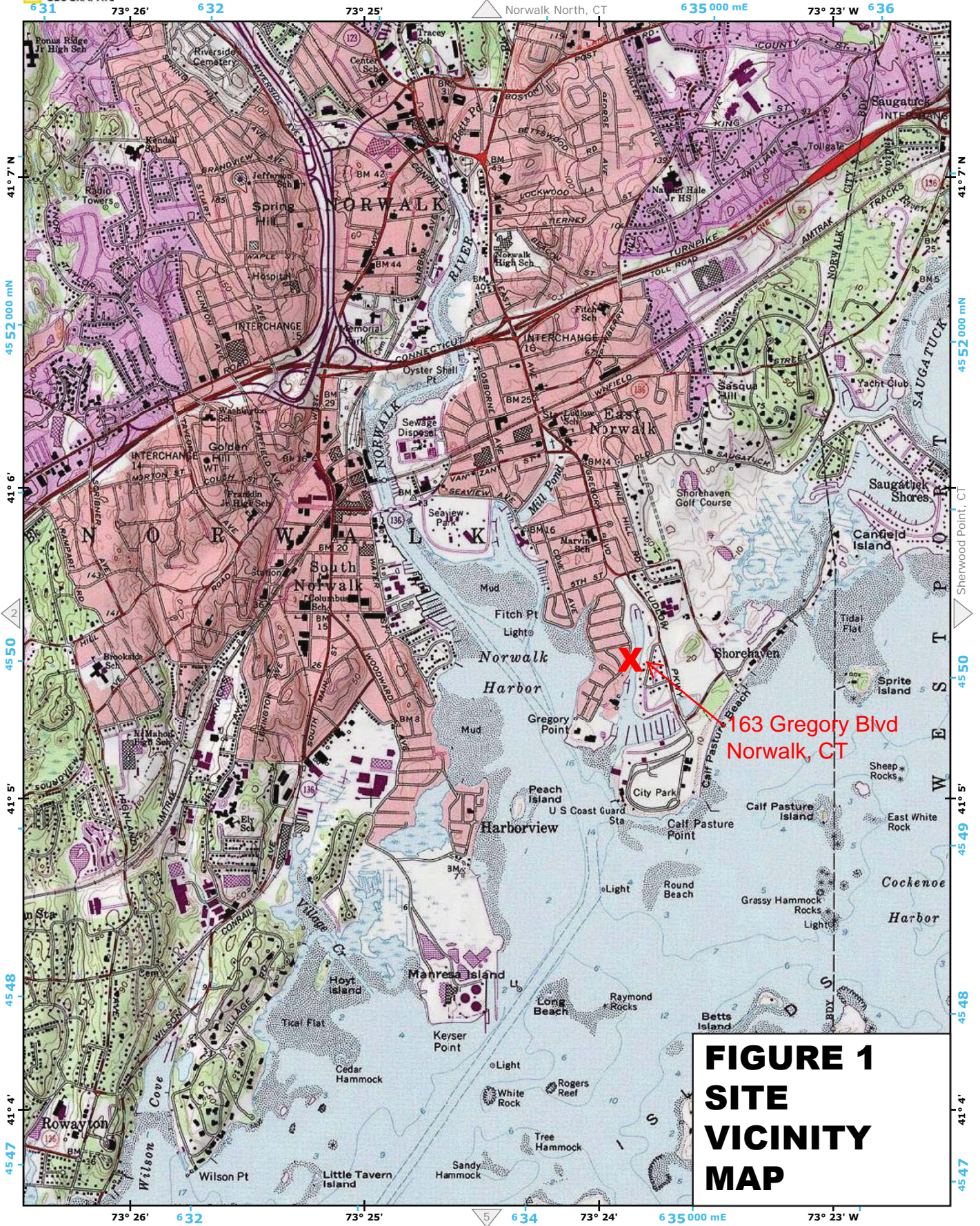
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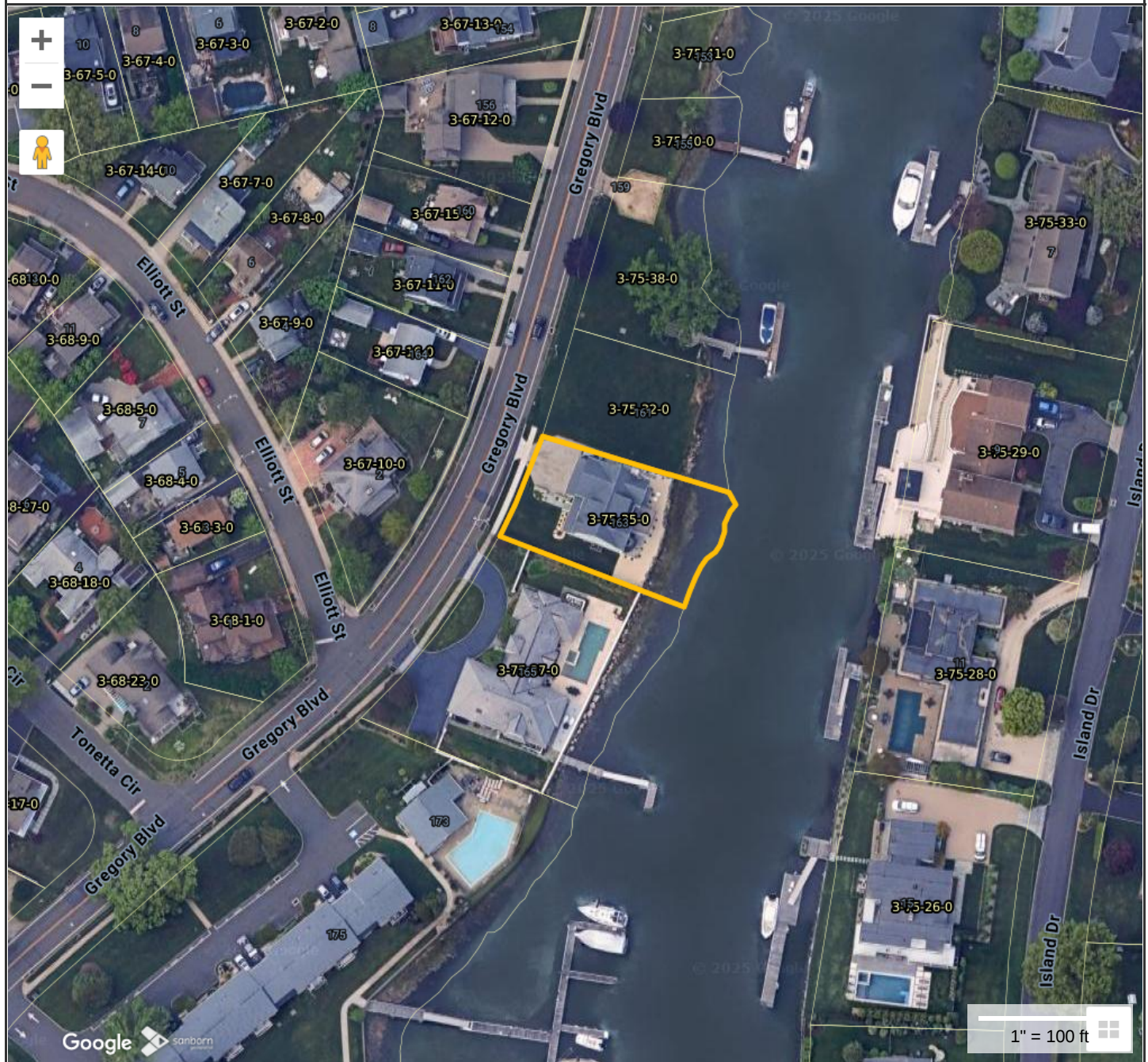
REVISION DATE	ISSUE

T:\1 ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD., NORWALK\DRAWINGS\163 GREGORY BLVD. - DOCK FIGURES.DWG



**FIGURE 1
SITE
VICINITY
MAP**

163 GREGORY BOULEVARD, NORWALK, CT



Norwalk Information

ID	103-3-75-35-0
Site Address	163 GREGORY BLVD
Owner	COTALING PETER
Co-Owner	
Owner Address	163 GREGORY BLVD



MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT

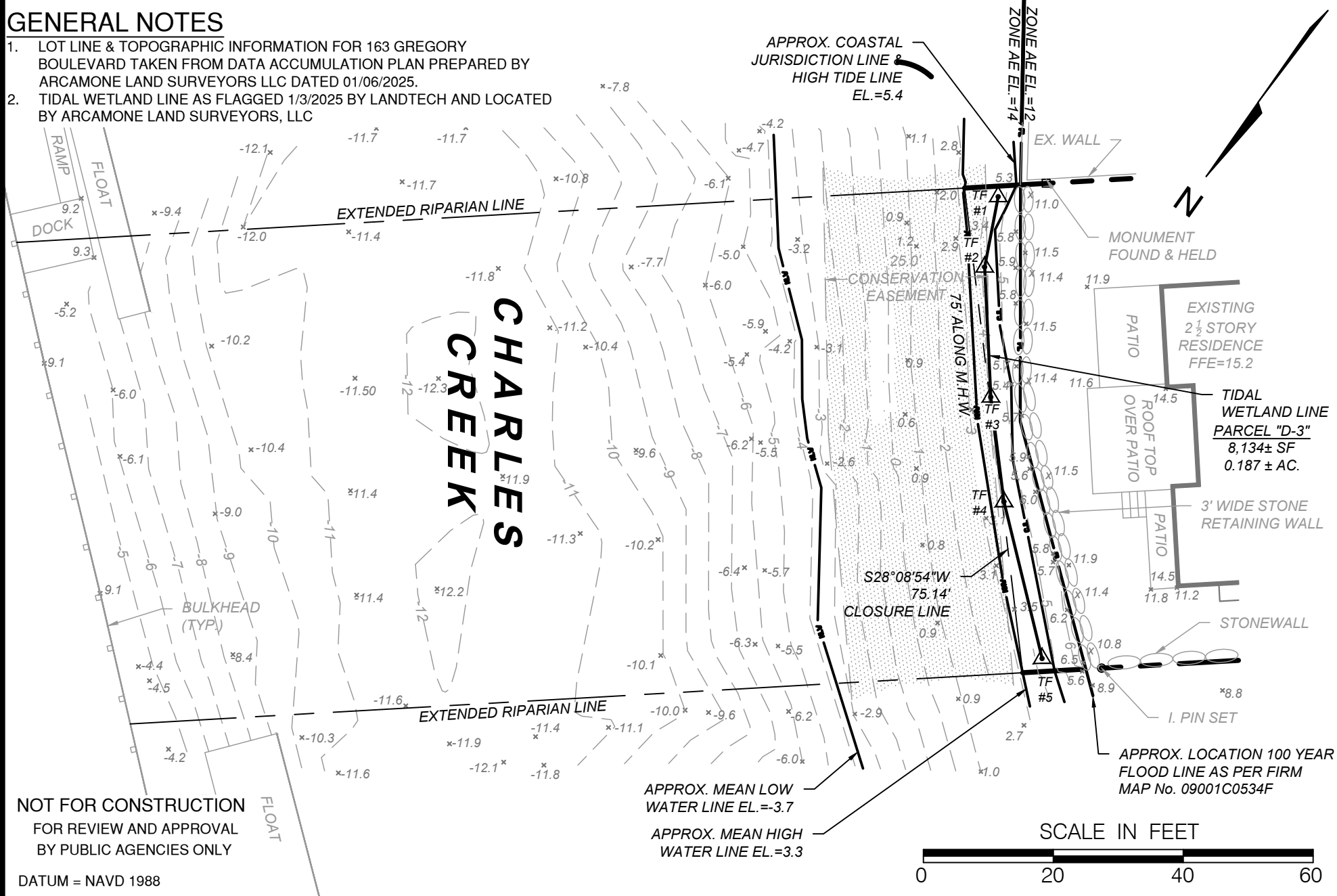
Regional Map Viewer makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

FIGURE 2 ASSESSORS MAP

GENERAL NOTES

1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM DATA ACCUMULATION PLAN PREPARED BY ARCAMONE LAND SURVEYORS LLC DATED 01/06/2025.
2. TIDAL WETLAND LINE AS FLAGGED 1/3/2025 BY LANDTECH AND LOCATED BY ARCAMONE LAND SURVEYORS, LLC



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BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

FIG-3

SCALE 1" = 20'	DATE 1/19/2025
PLANNED BY SM	DESIGNED BY TN
PROJECT NO. 25000-01	

PREPARED FOR: PETER COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK EXISTING CONDITIONS

LANDTECH

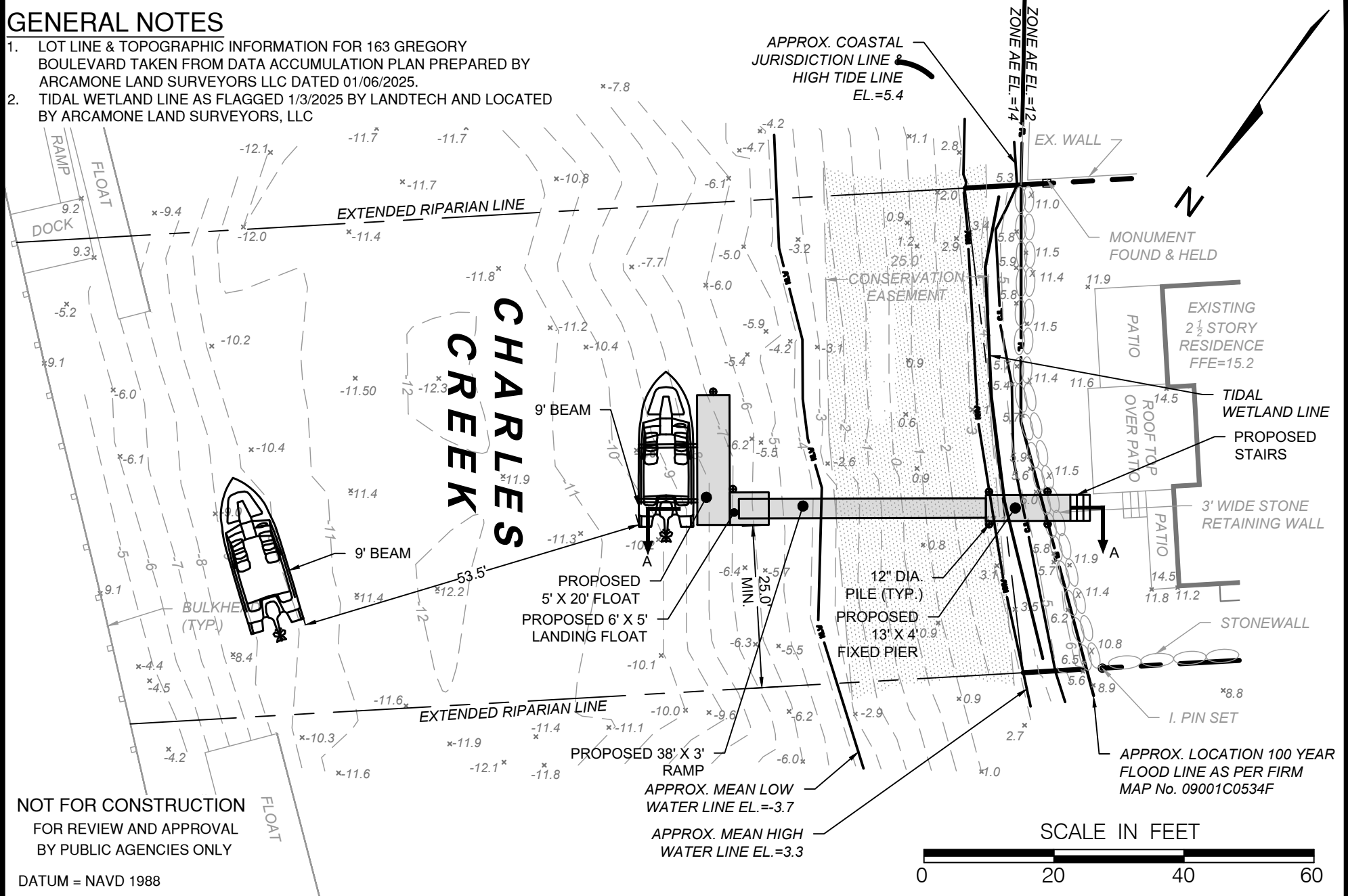
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T:\1 - ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD., NORWALK\DRAWINGS\163 GREGORY BLVD. - DOCK FIGURES.DWG

FIG-4

SCALE	DATE
1" = 20'	1/19/2025
BY: PMS	TR: PMS

PROJECT NO. 25000-01

PREPARED FOR:
PETER COTALING

PROJECT LOCATION:
**163 GREGORY BOULEVARD
NORWALK, CT**

TITLE:
**PROPOSED IMPROVEMENTS FOR A NEW DOCK
PROPOSED CONDITIONS**

LANDTECH

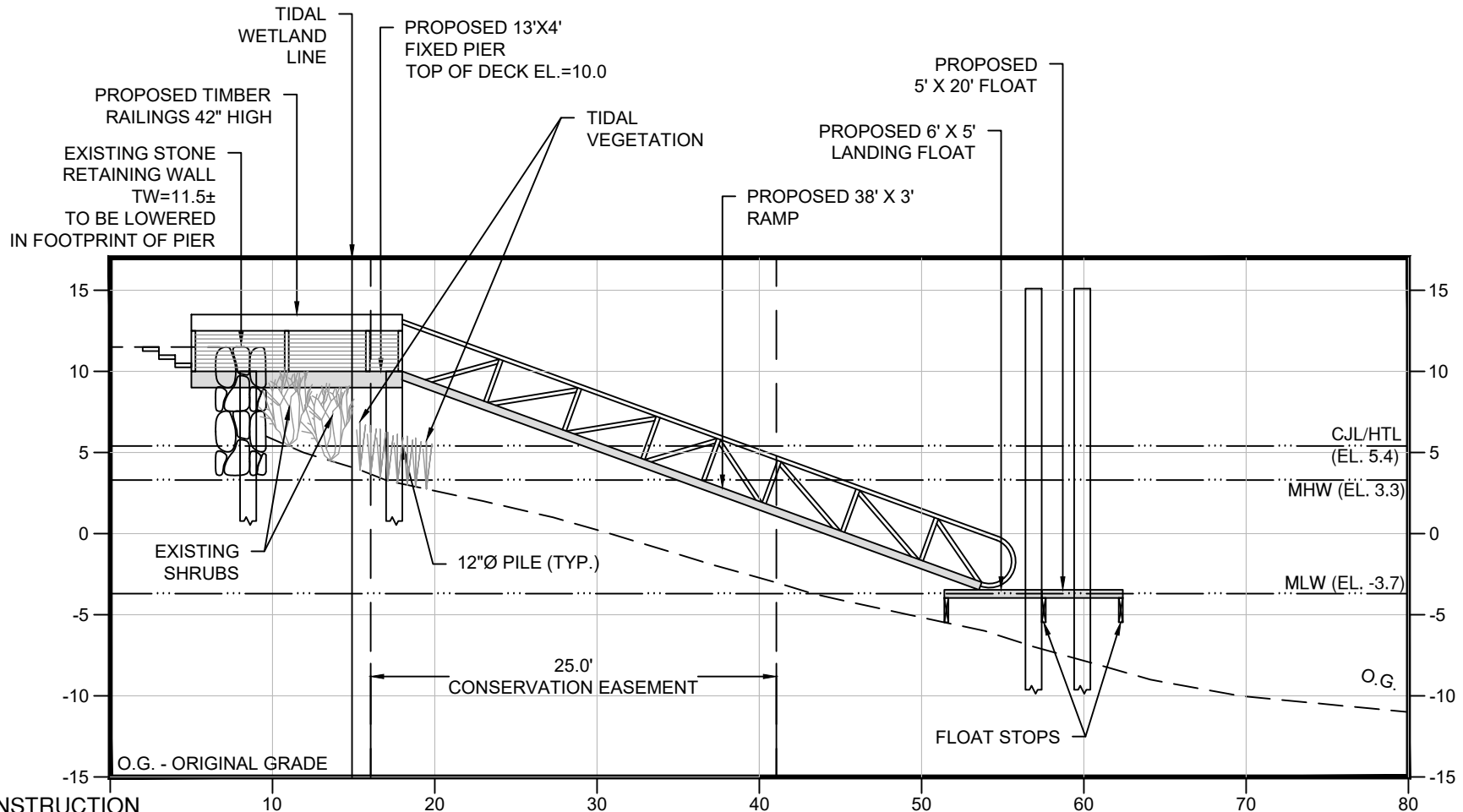
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BY PUBLIC AGENCIES ONLY

SECTION A-A
SCALE: 1" = 10'

SCALE IN FEET



DATUM = NAVD 1988

FIG-5

SCALE 1" = 10'	DATE 1/19/2025
DESIGNED BY SM	CHECKED BY TK
PROJECT NO. 25000-01	

PREPARED FOR: PETER COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK SECTION A-A

LANDTECH

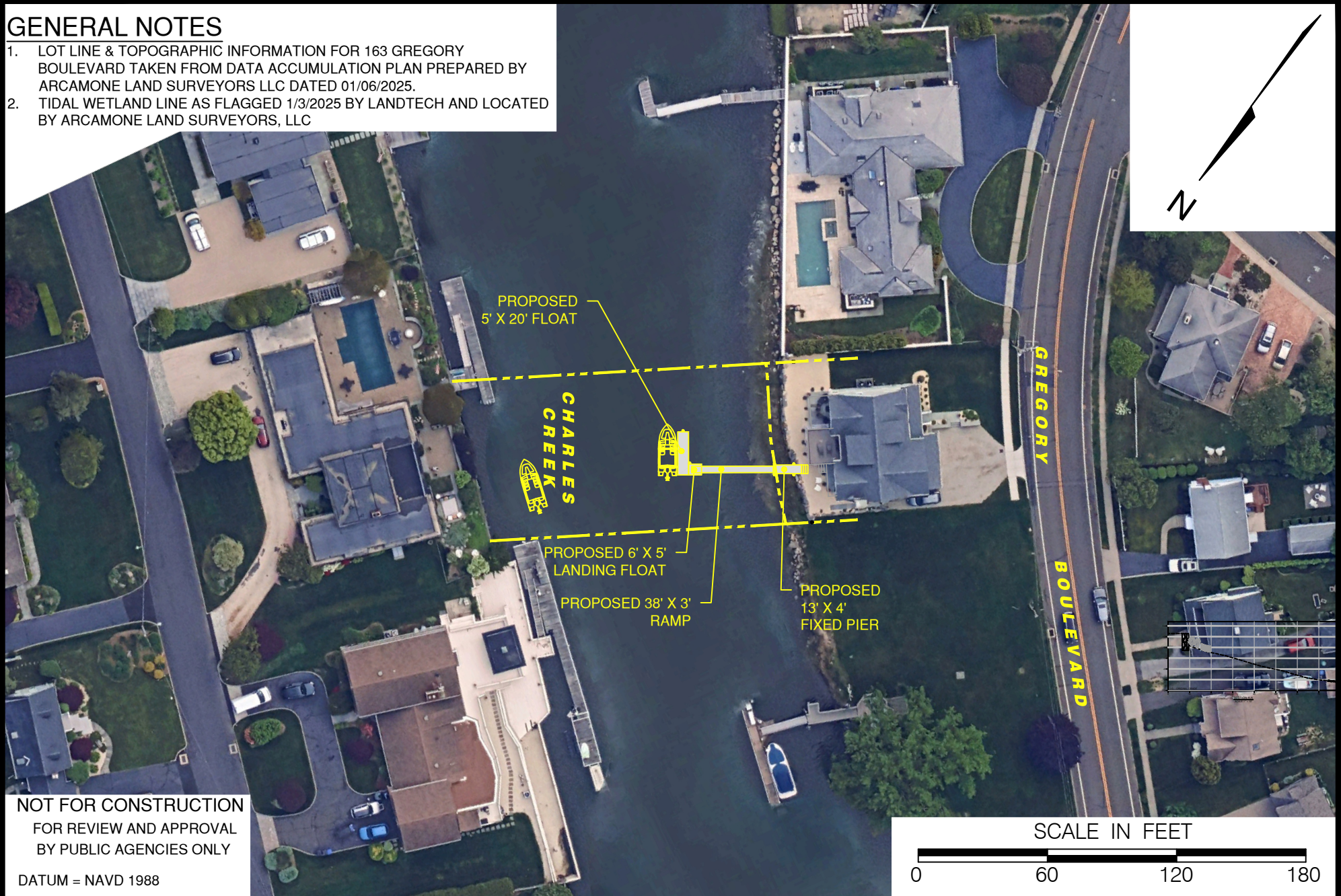
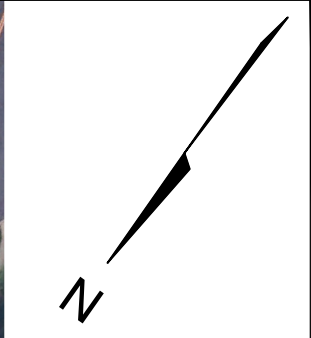
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REVISION DATE	ISSUE

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DATUM = NAVD 1988



T:\1 - ACTIVE PROJECTS\25000-01 COTALING - 163 GREGORY BLVD., NORWALK\DRAWINGS\163 GREGORY BLVD. - DOCK FIGURES.DWG

FIG-6

SCALE AS SHOWN SMA	DATE 1/19/2025 TJN
PROJECT NO. 25000-01	

PREPARED FOR: PETER COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD NORWALK, CT
TITLE: PROPOSED IMPROVEMENTS FOR A NEW DOCK AERIAL VIEW

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 Structural Engineering • Land Surveying
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 Construction Management & Financing

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REVISION DATE	ISSUE



LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

You need to complete and submit this form only if your town has a [Harbor Management Commission](#).

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: To be completed by APPLICANT

1. Applicant/Registrant Information

Name: Norwalk Cove Marina, Inc.
 Mailing Address: 48 Calf Pasture Beach Road
 City/Town: Norwalk State: CT Zip Code: 06855
 Business Phone: _____ Ext.: _____
 Contact Person: Mr. Rob Gardella Title: _____
 Business Phone: _____ Ext.: _____
 E-mail: RobG@norwalkcove.com

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: John Hilts Title: Application Preparer
 Mailing Address: Post Office Box 47
 City/Town: Rowayton State: CT Zip Code: 06853-0047
 Business Phone: 475-441-1244 Ext.: _____
 Contact Person: _____ Title: _____
 Business Phone: _____ Ext.: _____
 E-mail: mrhilts@erols.com
 Service Provided: Preparation of permit applications

3. Site Location:

Name of Site : Cove Ascension Bulkhead and Breakwater
 Street Address: 66 Calf Pasture Beach Road
 City/Town: Norwalk State: CT Zip Code: 06855
 Tax Assessor's Reference: Map 24SW Block 75 Lot 1, 2 & 17
 Name of Waterbody: Norwalk Harbor

4. Confirm location map and site plans are attached.

Date of plans: 12/06/23

5. Provide or attach a brief, but thorough description of the project.

Replace deteriorated bulkhead and seawalls with steel bulkhead; excavate sand and place in geotubes within new breakwater; replace deteriorated wave wall with steel sheet and stone breakwater.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: _____

COMMENTS/RECOMMENDATIONS (or check here if attached:):

Signature of Commission Representative

Date

Print Name of Commission Representative

Title



VICINITY MAP

FROM U.S.G.S. NORWALK SOUTH QUADRANGLE MAP

SCALE: 1:24000

PURPOSE: EROSION CONTROL & WAVE ATTENUATION
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNER: CITY OF NORWALK
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
 APPLICANT: NORWALK COVE MARINA, INC.
 DATE: 12/06/23 SHEET 1 OF 6 REVISION NUMBER: DATE:



A S S E S S O R ' S M A P

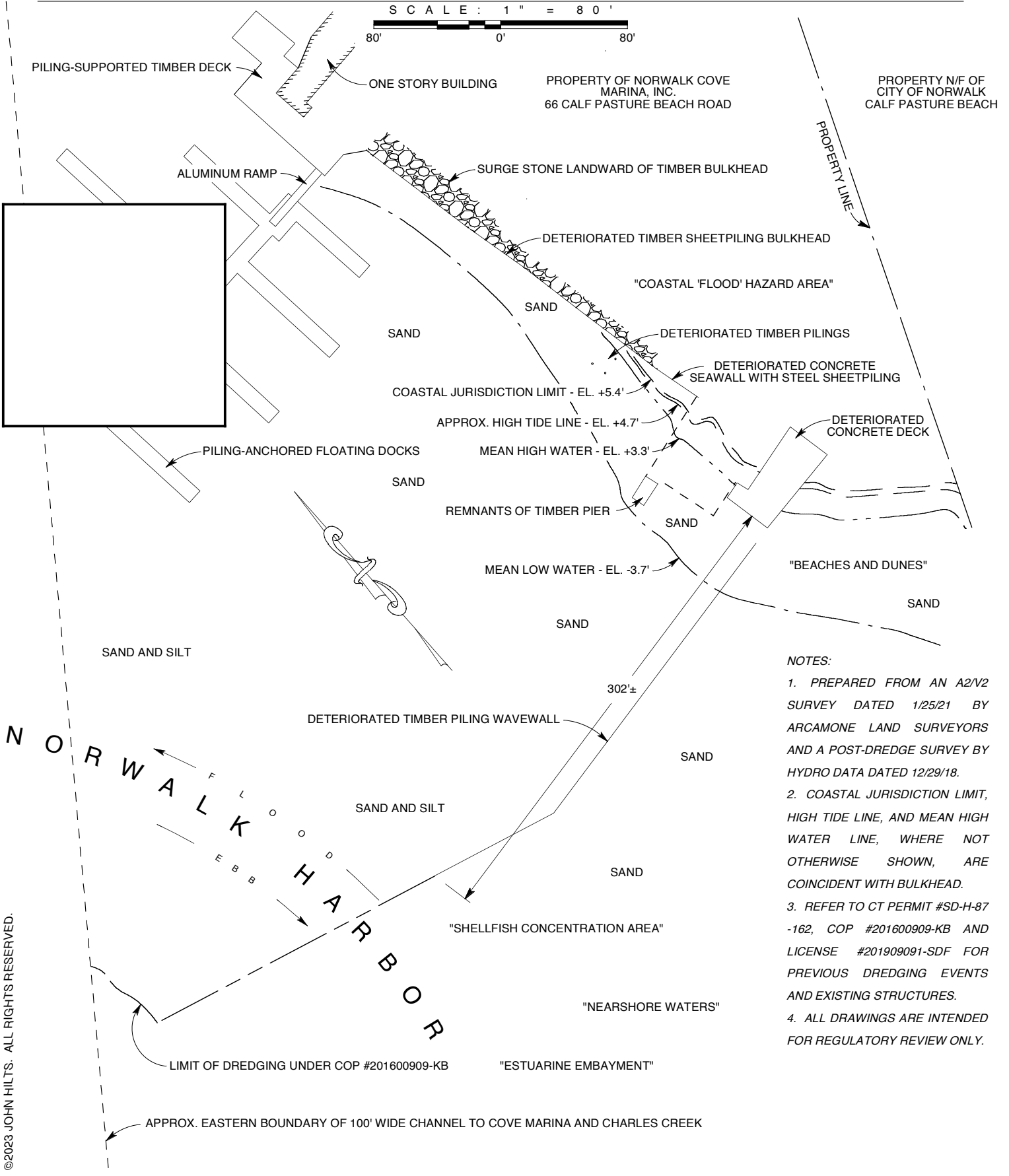
FROM NORWALK G.I.S

MAP 24SW BLOCK 75 PARCELS 1,2 & 17

PURPOSE: EROSION CONTROL & WAVE ATTENUATION
DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
ADJACENT PROPERTY OWNER: CITY OF NORWALK
APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
APPLICANT: NORWALK COVE MARINA, INC.
DATE: 12/06/23 SHEET 2 OF 6 REVISION NUMBER: DATE:

EXISTING GENERAL PLAN VIEW

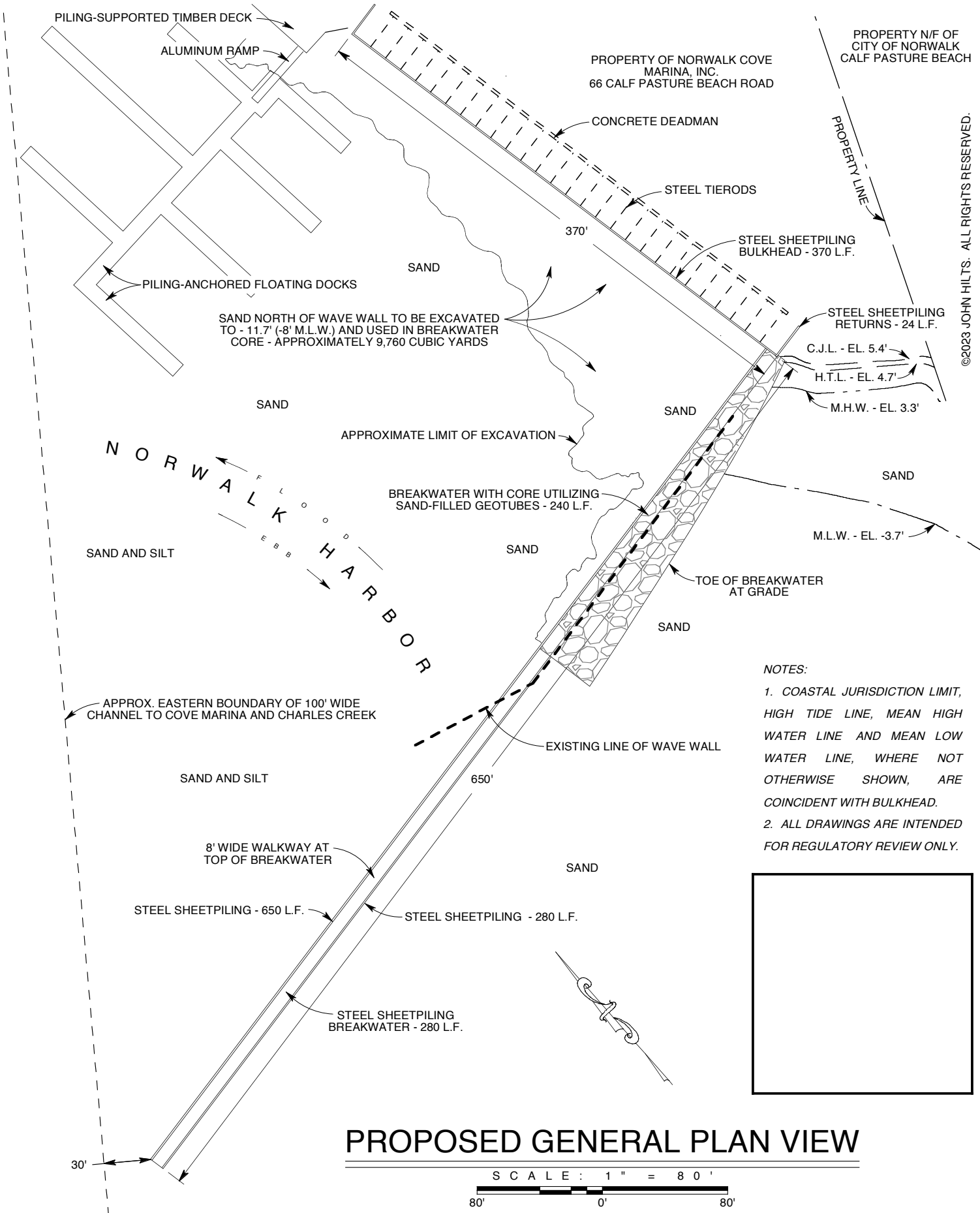


- NOTES:**
1. PREPARED FROM AN A2/V2 SURVEY DATED 1/25/21 BY ARCAMONE LAND SURVEYORS AND A POST-DREDGE SURVEY BY HYDRO DATA DATED 12/29/18.
 2. COASTAL JURISDICTION LIMIT, HIGH TIDE LINE, AND MEAN HIGH WATER LINE, WHERE NOT OTHERWISE SHOWN, ARE COINCIDENT WITH BULKHEAD.
 3. REFER TO CT PERMIT #SD-H-87-162, COP #201600909-KB AND LICENSE #201909091-SDF FOR PREVIOUS DREDGING EVENTS AND EXISTING STRUCTURES.
 4. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

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PURPOSE: EROSION CONTROL & WAVE ATTENUATION
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNER: CITY OF NORWALK
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

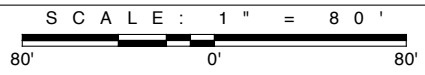
PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
 APPLICANT: NORWALK COVE MARINA, INC.
 DATE: 12/06/23 SHEET 1 OF 6 REVISION NUMBER: DATE:



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- NOTES:**
1. COASTAL JURISDICTION LIMIT, HIGH TIDE LINE, MEAN HIGH WATER LINE AND MEAN LOW WATER LINE, WHERE NOT OTHERWISE SHOWN, ARE COINCIDENT WITH BULKHEAD.
 2. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

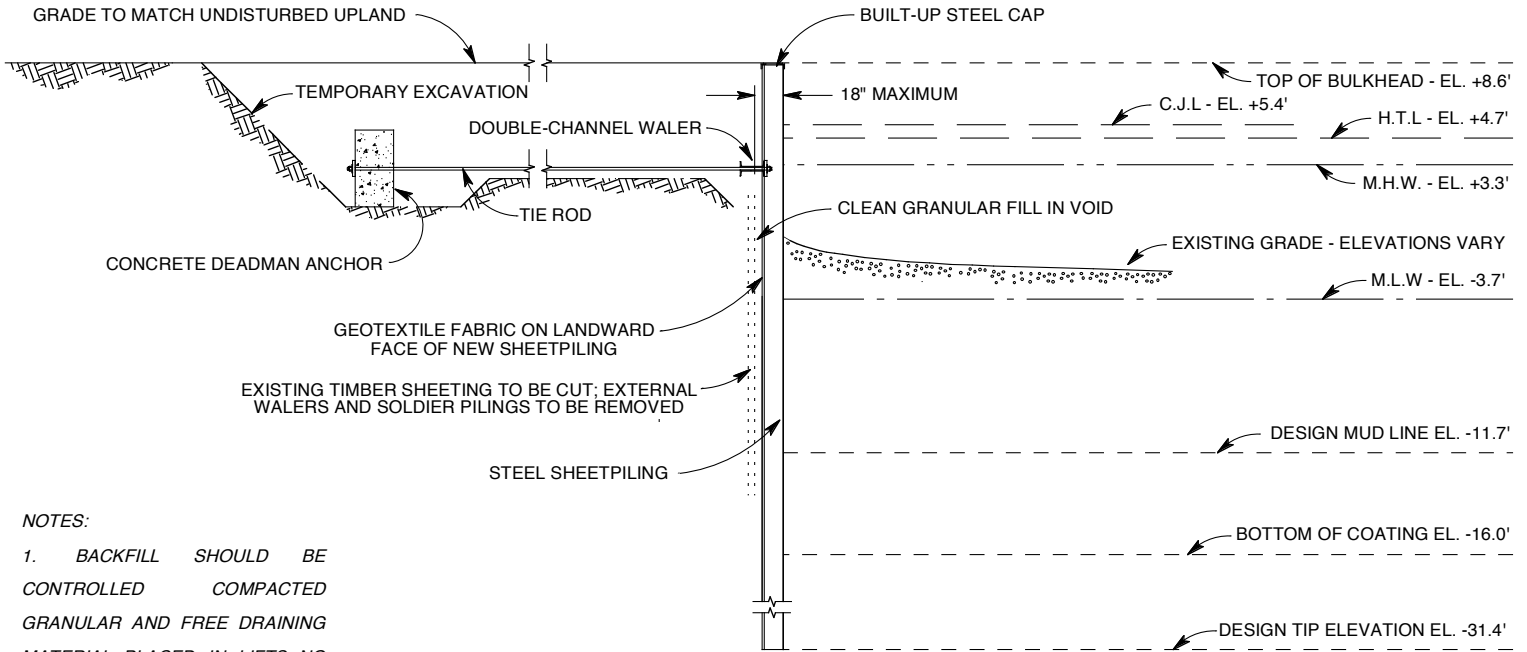
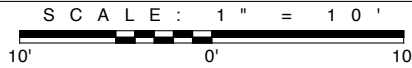
PROPOSED GENERAL PLAN VIEW



PURPOSE: EROSION CONTROL & WAVE ATTENUATION
DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
ADJACENT PROPERTY OWNER: CITY OF NORWALK
APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

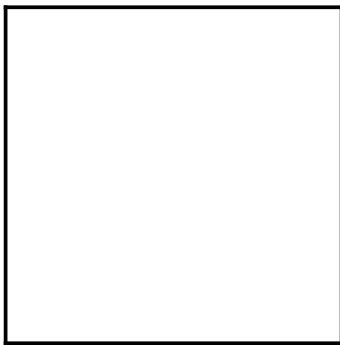
PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
APPLICANT: NORWALK COVE MARINA, INC.
DATE: 12/06/23 SHEET 4 OF 6 REVISION NUMBER: DATE:

PROPOSED BULKHEAD SECTION



NOTES:

1. BACKFILL SHOULD BE CONTROLLED COMPACTED GRANULAR AND FREE DRAINING MATERIAL PLACED IN LIFTS NO GREATER THAN 1.0'.
2. DRAWING IS INTENDED FOR REGULATORY REVIEW ONLY.

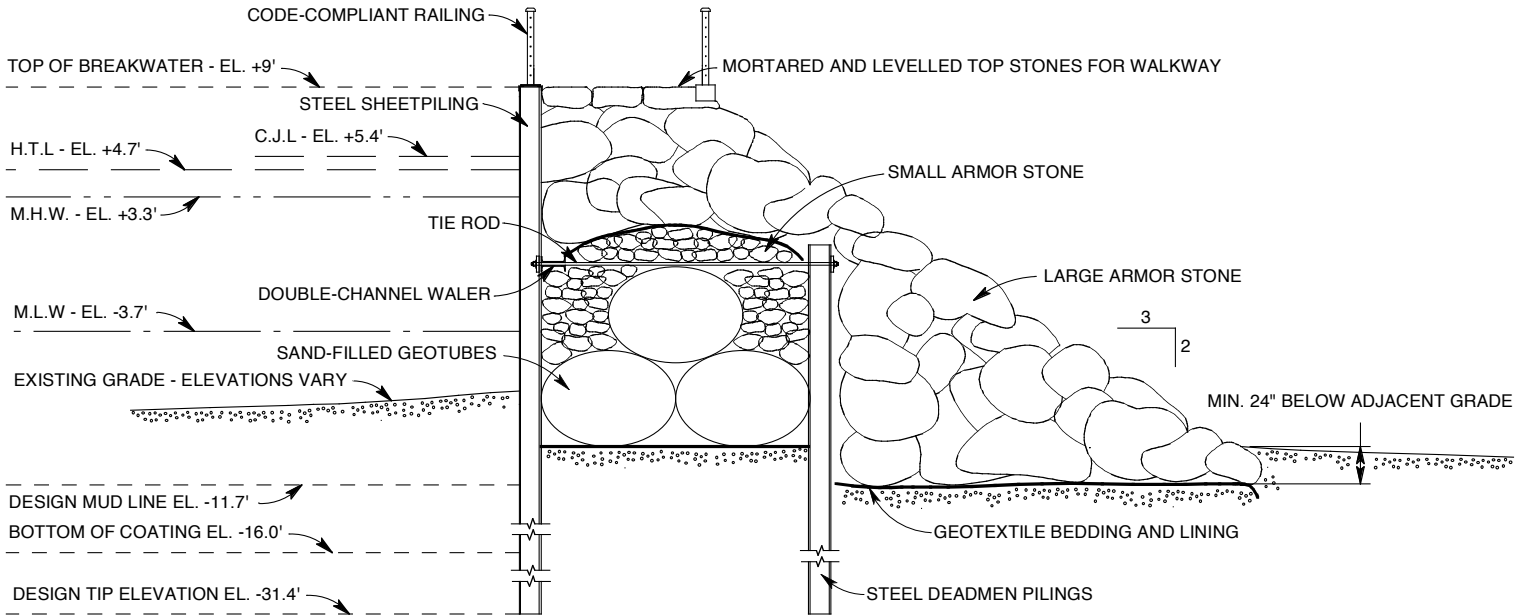
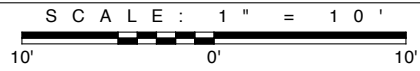


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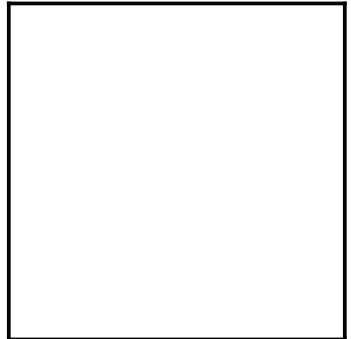
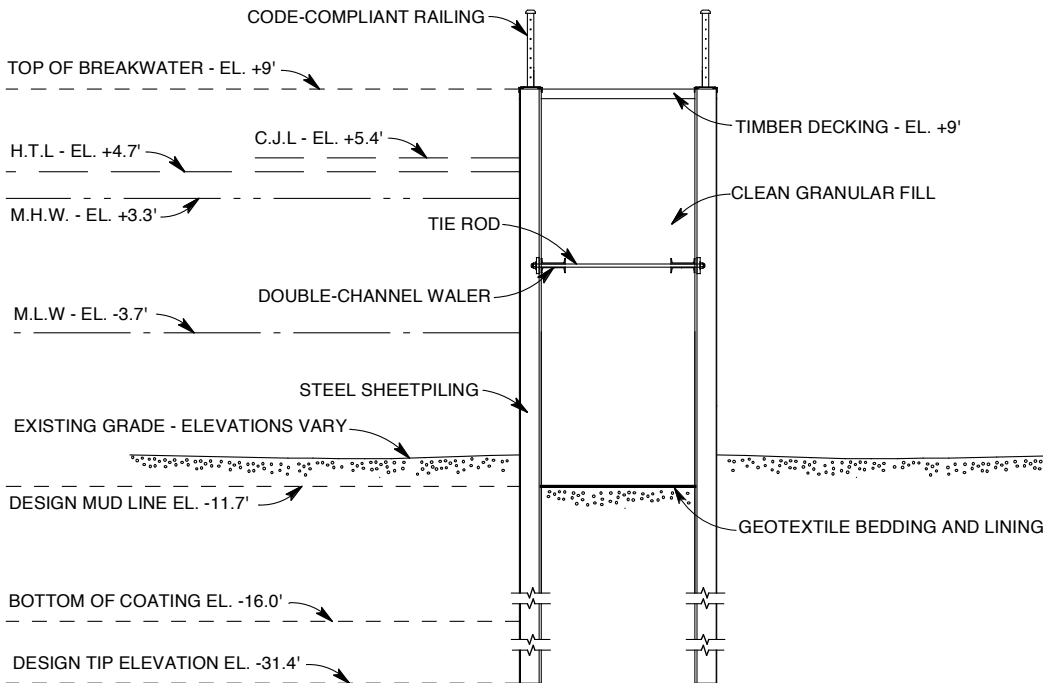
PURPOSE: EROSION CONTROL & WAVE ATTENUATION
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNER: CITY OF NORWALK
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
 APPLICANT: NORWALK COVE MARINA, INC.
 DATE: 12/06/23 SHEET 5 OF 6 REVISION NUMBER: DATE:

STONE / GEOTUBE BREAKWATER SECTION



STEEL SHEETPIILING BREAKWATER SECTION



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NOTE: DRAWING IS FOR REGULATORY REVIEW ONLY.

PURPOSE: EROSION CONTROL & WAVE ATTENUATION
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNER: CITY OF NORWALK
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PROPOSED REPLACEMENT OF BULKHEAD AND WAVE WALL IN NORWALK HARBOR AT 66 CALF PASTURE BEACH ROAD, NORWALK, FAIRFIELD COUNTY, CT
 APPLICANT: NORWALK COVE MARINA, INC.
 DATE: 12/06/23 SHEET 6 OF 6 REVISION NUMBER: DATE:

BULKHEAD SURVEY

PREPARED FOR

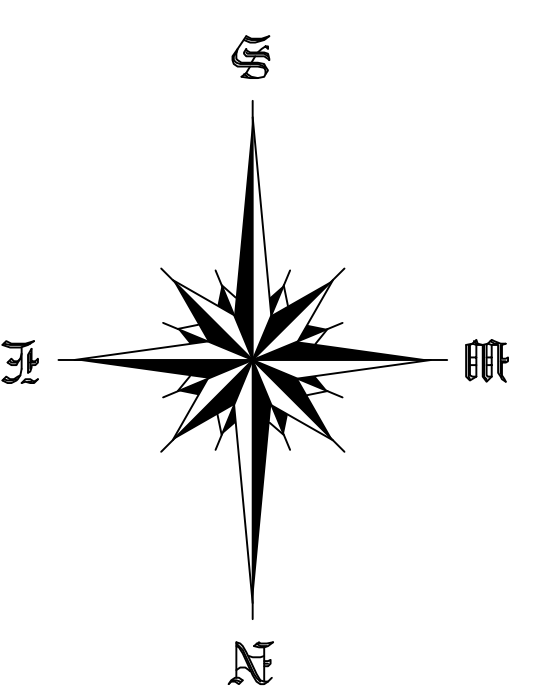
NORWALK COVE MARINA

CALF PASTURE BEACH, NORWALK, CONNECTICUT

SCALE: 1" = 40' DATE: JAN. 25, 2021

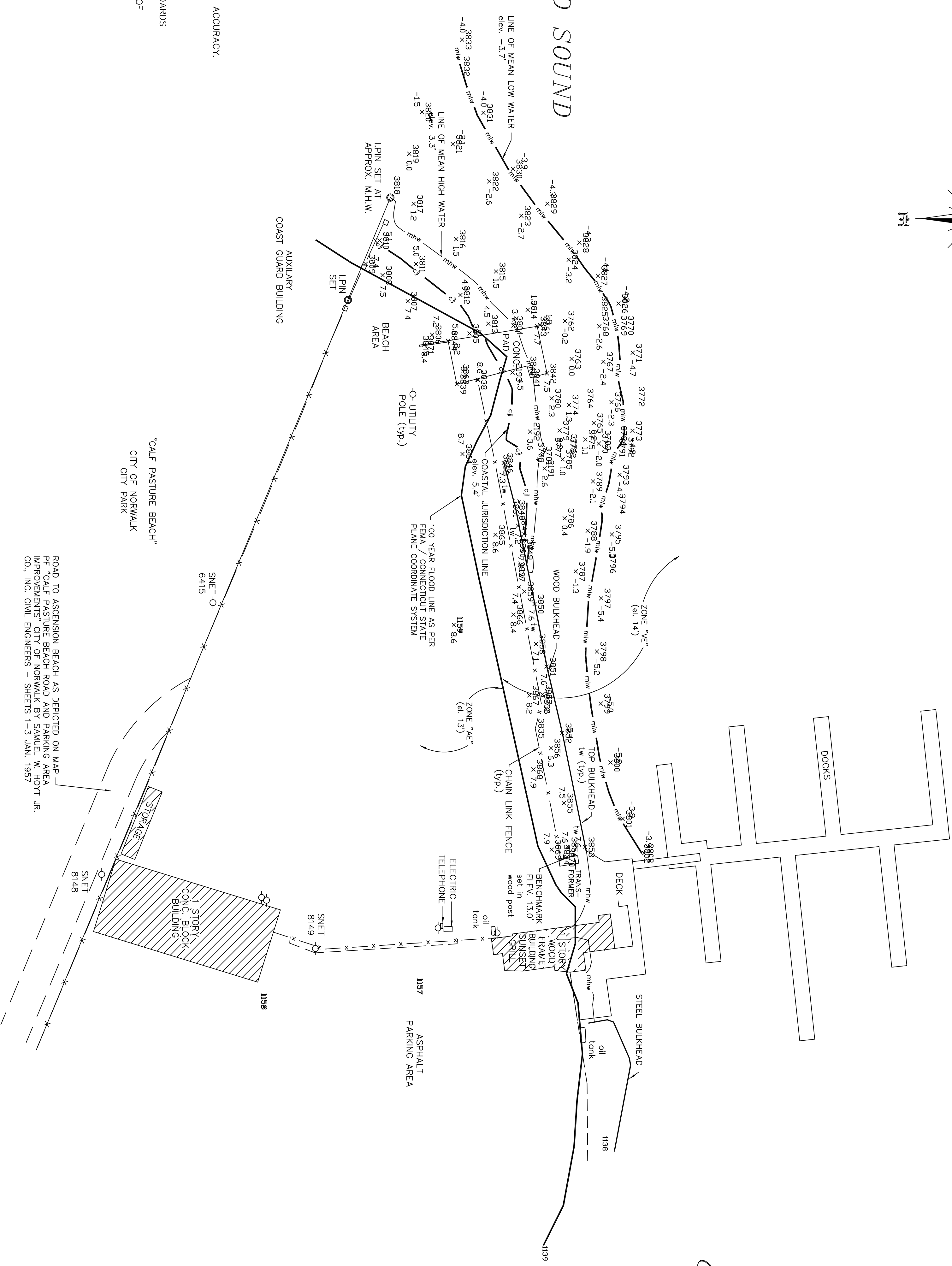
BY "ARCAMONE LAND SURVEYORS LLC"

4 TART STREET, UNIT A-28
S. NORWALK, CT, 06854
PHONE : 203-866-2098
FAX : 203-838-1217
www.ArcamoneSurveyors.com



02/23/21	100 YEAR FLOOD LINE	AAT
DATE	DESCRIPTION	BY
	REVISIONS	

LONG ISLAND SOUND



CHARLES CREEK
TIDAL FLOW

X 10.0 DENOTES EXISTING SPOT ELEVATION - DATUM IS REFERENCED TO N.A.V.D. 1988
 THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, CLASS "A-2" VERTICAL ACCURACY.
 SURVEY TYPE : DATA ACCUMULATION PLAN
 BOUNDARY DETERMINATION : RESURVEY

THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE "RECOMMENDED STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT", SEC. 20-300B-1 to 20-300B-20, EFFECTIVE: JUNE 21, 1996 AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS INC., SEPTEMBER 28, 1996

THE CERTIFICATION SHOWN ABOVE RUNS TO THE PERSON(S) FOR WHOM THE SURVEY WAS PREPARED AND ANY GOVERNMENTAL AGENCY, TITLE INSURANCE CO., OR LENDING INSTITUTION WHOSE NAME APPEARS ABOVE. CERTIFICATION IS NOT TRANSFERABLE & ANY UNAUTHORIZED USE IN WHOLE OR IN PART IS STRICTLY PROHIBITED.

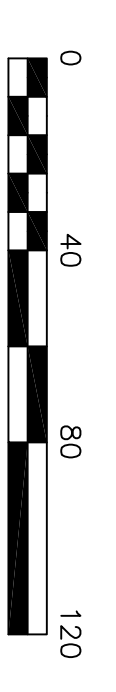
UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED
 WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED
 THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAPS NO. 500, 3572, 6223, 8080 & 9123 N.L.R.
 TAX MAP 24NW DISTRICT 3 BLOCK 75 TAX LOTS 1,2,3 & 17
 PROPERTY IS LOCATED IN ZONE : "MARINE COMMERCIAL ZONE"

F.I.R.M. ZONES : "AE" (el. 13') & "VE" (el. 14') PANEL 534 OF 626, MAP NO. 0900100534G, DATE JULY 8, 2013
 PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY
 DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

CONNECTICUT REG # 15773
WAYNE J. ARCAMONE, LAND SURVEYOR, NORWALK, CONN.



GRAPHIC SCALE

May 7, 2025

Norwalk Harbor Management Commission
City Hall
125 East Avenue
Norwalk, CT 06856

Reference: Harbor Management Commission Notification
Bulkhead Repair
48 Calf Pasture Beach Road
Norwalk, CT 06855
SEA Project No. 2025027

Dear Mr. Kibbe:

In accordance with CT DEEP requirements, attached is a copy of the Certificate of Permission Application for repairs to an existing steel sheet pile bulkhead North of Calf Pasture Point on Charles Creek..

It is anticipated that this submittal is sufficient for your use. Please contact me with any questions.

Very truly yours,

SOUND ENGINEERING ASSOCIATES



Tim DeBartolomeo, PE
Principal

May 12, 2025

Harbor Management Commission
City Hall
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856-5125

Subject: Notice of Permit Application – 10 Nathan Hale Drive, Norwalk, CT

Dear Harbor Management Commission,

In accordance with CT Department of Energy and Environmental Protection application procedures, we are sending you a copy of the Certificate of Permission application to be filed with the CT DEEP. The application is to replace the seawall, wooden deck and crane foundation at 10 Nathan Hale Drive.

I am available at 203-454-2110 X 120 or at tryder@landtechconsult.com should you have any questions on the application.

Sincerely,
LANDTECH



Thomas Ryder, Senior Ecologist

Enclosures DEEP COP Application



CERTIFICATE of PERMISSION APPLICATION

Submitted To:

Connecticut Department of Energy
and Environmental Protection

For the Replacement of a Seawall at
10 Nathan Hale Drive, Norwalk, CT



LANDTECH



**Connecticut Department of
Energy & Environmental Protection**
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Form D

Certificate of Permission

All sections of the LWRD application, when applicable, must be posted to the DEEP LWRD FTP site as instructed on Part VII of the LWRD Transmittal Form. See [LWRD Application Instructions](#) for general guidance.

Application Number (as assigned in CPPU e-mail): _____
 Applicant Name (same name used on Part III of the LWRD Transmittal Form): _____

Part I: Pre-Submission Consultations

The application process requires preliminary coordination and input from other agencies/groups depending on the activity and the location. Consultations with other agencies must occur prior to application submission. Please allow 6-8 weeks for the necessary coordination. For this application, the applicant should start with these consultations, as applicable (See Part VII for further guidance).

Attachments:

20 NDDB	23 Fisheries
21 Wildlife- osprey	24 Aquaculture
22 Dredging Projects	26 Shellfish Commission (for beach nourishment/groin replacement only)

Part II: Notifications

If your town has a [Harbor Management Commission](#), submit a copy of this completed application by certified mail to the Commission and submit the certified mail receipt as Attachment 6 following this form.

Part III: Site and Resource Information

1. SITE ADDRESS

Address: 10 Nathan Hale Drive City/Town: Norwalk State: CT Zip Code: 06854

Part III: Site and Resource Information (continued)

2. MUNICIPAL ZONING

Is the proposed work consistent with municipal zoning requirements?

Yes No If no, explain: _____

3. WATERBODY/WATERCOURSES/WETLANDS

List names of all waters impacted by the proposed activity: Norwalk River

4. INDIAN LANDS

Is the activity that is the subject of this application located on federally recognized Indian lands? Yes No

5. AQUIFER PROTECTION AREAS

Is the site located within a mapped Level A or Level B [Aquifer Protection Area](#), as defined in CGS section 22a-354a through 22a-354bb?

Yes No If yes, check one: Level A or Level B

If Level A, are any of the [regulated activities](#), as defined in RCSA section 22a-354i-1(34), conducted on this site? Yes No If yes, and your business is **not** already registered with the Aquifer Protection Program, contact the [aquifer protection agent](#) or DEEP to take appropriate action.

For more information on the Aquifer Protection Area Program, contact the program at 860-424-3019 or visit the website at www.ct.gov/deep/aquiferprotection. See [LWRD Application Instructions](#) for further guidance.

6. CONSERVATION OR PRESERVATION RESTRICTIONS

Will the activity which is the subject of this application be located within a conservation or preservation restriction area? Yes No

If yes, provide proof of written notice of this application to the holder of such restriction, and/or a letter from the holder of such restriction verifying that this application is in compliance with the terms of the restriction, as Attachment 8.

7. LICENSE HISTORY

Indicate the number and date of issuance of any previous state permits or certificates issued by DEEP or USACE which authorized work at the site, and the names to whom they were issued.

<i>License/Permit/COP Authorization Number and Name of Agency</i>	<i>Date Issued</i>	<i>Name of Permittee/Certificate Holder</i>	<i>Brief Description of Work Authorized</i>
<u>COP-2008-164-SJ/DEEP</u>	<u>Dec 5, 2008</u>	<u>Brad Simons, Norwalk Yacht Club</u>	<u>Replace crane foundation and boat launch ramp</u>
<u>201006070-SJ/DEEP</u>	<u>Jan 27, 2011</u>	<u>Janis Kaiser, Norwalk Yacht Club</u>	<u>Install moorings, retain sailing float</u>
<u>201200818-SJ/DEEP</u>	<u>March 5, 2012</u>	<u>Brad Simmons, Norwalk Yacht Club</u>	<u>Install moorings</u>
<u>DEEP 200501532-SJ</u>	<u>March 3, 2008</u>	<u>Samuel Fuller, Norwalk Yacht Club</u>	<u>Maintenance dredging, relocate floating docks, install dock.</u>

8. SOIL AND/OR GROUNDWATER REMEDIATION

Does the site work include soil and/or groundwater remediation? Yes No

If yes, please provide reference documentation including a) plan views of the site showing the area of contamination and b) a summary of remediation with chemical analysis, clean-up status, and remediation program identification, as Attachment 9.

Part III: Site and Resource Information (continued)

9. ENFORCEMENT HISTORY

Is this application associated with a formal or informal enforcement action that is pending with DEEP?

Yes No

If yes, please provide the enforcement action reference number and name of the DEEP staff contact:

Enforcement Action #: _____

DEEP Division/Program: _____

DEEP Staff Contact: _____

If the property was the subject of any historical enforcement actions known to the applicant, explain:

10. Regulatory Limit – See [Reference Guide for Regulatory Jurisdiction](#) for further explanation if necessary.

Indicate the landward extent of the State's regulatory jurisdiction by checking one box:

Coastal Jurisdiction Line (CJL)– for CJL information, refer to the [Coastal Jurisdiction Fact Sheet and Chart](#).

Mean High Water (MHW) – for projects located upstream of a tide gate, dam or weir (structure must be shown on project plans).

Tidal Wetland Boundary – To be used if tidal wetlands are located landward of CJL or MHW. Include one foot above local extreme high water, if applicable.

11. Tidal Elevations

Provide site elevations for CJL, MHW, Mean Low Water (MLW) and the High Tide Line (HTL)* in NAVD88. For general elevation reference and conversion, please refer to [USACE Tidal Flood Profiles; CO-OPS Map - NOAA Tides & Currents](#); or, [Online VDatum: Vertical Datums Transformation](#).

CJL = 9.38

MHW = 7.33

MLW = 0.26

HTL = 9.8

*The HTL is necessary for USACE jurisdiction and required as part of the USACE application.

Part III: Site and Resource Information (continued)

12. Coastal Resource Impact Table

Check the applicable boxes below to identify coastal resources to be impacted by the proposed activity at the project site. Describe the impacts, as applicable. For definitions, refer to the [Connecticut Coastal Management Manual](#).

Resource Type	square feet			Describe Impacts
	Permanent impact	Temporary impact	Mitigation	
<input type="checkbox"/> Beaches/Dunes below HTL below CJL				
<input type="checkbox"/> Tidal Wetlands				Identify if existing vegetation is salt, brackish or freshwater wetland. A maximum of 100 s.f. of temporary wetland impacts may be considered. The wetland impact must be completely restored, preferably in-place, but absolutely on-site. Plan details of the existing and proposed impact area must include the temporary storage location of the plants.
<input type="checkbox"/> Nearshore waters				
Resource Type	Describe Impacts (temporary and permanent)			
<input type="checkbox"/> Benthic Habitat				
<input type="checkbox"/> Intertidal Flats				
<input type="checkbox"/> Submerged Aquatic Vegetation (SAV)				
<input type="checkbox"/> Rocky Shorefront	Include rocky intertidal areas.			
<input type="checkbox"/> Finfish				
<input type="checkbox"/> Wildlife				
<input type="checkbox"/> Shellfish Areas	Maps available at The Aquaculture Mapping Atlas .			
<input checked="" type="checkbox"/> Coastal Hazard Area	Discuss FEMA compliance. The project is to replace an existing seawall in-kind and adjacent upland concrete platforms to existing dimensions. No new disturbance is proposed.			
<input type="checkbox"/> Bluffs/Escarpments	Describe impacts associated with flood and erosion control structures.			
<input type="checkbox"/> Islands	If new access is proposed, describe how island resources will be impacted.			
<input type="checkbox"/> Coastal Flooding	Describe how tide gates/fill/seawall height increases will impact flooding.			
<input type="checkbox"/> Water Circulation Patterns	Describe impacts from groins/abutments/jetties.			
<input type="checkbox"/> Drainage Patterns	Describe impacts from impervious surfaces/outfalls/weep holes and stormwater modifications.			
<input type="checkbox"/> Visual Quality	Only applies to public views of statewide scenic significance.			
<input type="checkbox"/> Water Quality	Discuss sediment and erosion controls, water handling, and stormwater treatment.			

Part IV: Project Information

1. Describe, briefly, the *existing* structures within state regulatory jurisdiction, and their conditions and uses at the site of the proposed work. **Provide photographs showing resources and existing site conditions as Attachment 10.**

The property is a Yacht Club which supports a main club house building, a maintenance building and a shed. Within the CJL, the property contains an approximate 1,200 foot long seawall along the entire shoreline, two crane foundations, a boat ramp, a 30' by 30' wooden deck, a 24' by 48' concrete pad and three docks consisting of ramps and floats. The wall was constructed prior to 1939. The southern dock is supported by a 30' foot long ramp accessed by a 10' by 22' concrete slab. The middle dock consists of a 7' by 34' ramp and a 1,000± sf float. The northern dock consists of a 4,400± sf float. The remaining portion of the property is asphalt for parking and vehicle access.

- 2a. Describe the proposed regulated work and activities in a detailed narrative, including the number and dimensions of structures and the volume and area of fill or excavations. See [LWRD Application Instructions](#) for required information.

The proposed activity is to: 1) replace the existing 300± lf southern seawall from the side east of the southern wooden deck northward to the crane and the easterly to the southern end of the beach, 2) replace 400±lf of the northern seawall from the north end of the beach, westerly, along the south end of the clubhouse then northerly to the boat ramp and replace the adjacent 24' by 48' concrete pad which supports a shed, 3) reset boulders as needed from the boat launch to the northern property line, 4) replace the 30'± by 30'± wooden deck at the southern end of the property, 5) and replace a 9' by 9' concrete crane pad foundation. The concrete landings landward of the seawall will be retained.

- b. Describe the construction activities involved for the project in detail, including methods, sequencing, equipment, and any alternative construction methods that might be employed. For coastal dredging projects, identify the type of equipment with bucket and barge capacity and, for upland disposal, provide containment facility details (See [Reference for Coastal/Tidal Dredging](#)).

The above work will be done in phases. The first phase includes the removal of the southern deck, the removal of the float west of the wall and removal of any piles associated with the float that hinders access to the wall. This work will be done by barge during mid to high tide. Next a turbidity curtain will be installed waterward of the seawall. Working northward, using an excavator on a barge during mid to high tides with assistance from machinery on land, boulders from the 300± lf wall will be removed in 40' sections. The boulders will be stored on the adjacent upland. The boulders at and below the mud line will not be disturbed unless needed. The section of seawall will be reconstructed using the same machinery. When that section of wall is complete, the turbidity curtain will be relocated to the next section and this process will be repeated. When doing the section of wall adjacent to the crane pad the following method will be followed. The asphalt to the east and south of the crane foundation will be excavated out and helical piles will be drilled into the foundation footer. Next epoxy coated rebar will be drilled and grouted into the footer. The excavated area will be backfilled with concrete. Next the boulders will be removed from the wall adjacent to the crane foundation and concrete will be poured around the exposed footer. This section of seawall will then be rebuilt. This section of seawall will consist of newly poured concrete and replaced boulders. The remaining section of seawall to the east of the crane foundation will be rebuilt using the previous methods. When the 300± lf wall is complete, the piles for the southern wooden deck and the western dock float will be reinstalled and the deck will be reconstructed to the same dimensions that exists today and the dock float will be reinstalled.

The next phase will utilize the same methods to reconstruct the northern 400± lf section of wall around the southern and western sides of the clubhouse.

After the section of wall adjacent to the shed pad has been rebuilt, the shed will be removed and stored on site then the concrete will be broken up using an excavator situated on land and disposed of off site. Next crushed stone will be placed to stabilize the foundation and then the new concrete pad will be poured. When the pad is fully cured, the shed will be installed back on the concrete. The rest of the boulders north of the boat launch will be repositioned as needed using an excavator on a barge during mid to high tides.

c. Describe any erosion and sedimentation or turbidity control installation and maintenance schedule and plans in detail. Such plans should be prepared in accordance with the [2002 Connecticut Guidelines for Soil Erosion and Sediment Control](#), as revised, established pursuant to CGS section 22a- 328.

A turbidity curtain will be installed while each of the 40 foot sections are being repaired.

d. Anticipated date of project initiation: The project will run from November 2025 to April of 2026 and then restart the following November to April until the project is complete.

Indicate the length of time needed to complete the project and identify any anticipated time restrictions:
Each phase will take approximately 4-6 months to complete.

3. After all measures to eliminate or minimize adverse resource impacts have been incorporated in the proposed project, describe why any adverse impacts that remain should be deemed acceptable by the Land & Water Resources Division. For projects involving stormwater management, low-impact development practices should be incorporated to the greatest extent practicable. Explain any reasons for not using a low-impact development practice. See [LWRD Application Instructions](#) for further guidance.

No adverse impacts will remain.

4. The proposed work is associated with which of the following uses? (Check all that apply.)

Marine commercial/industrial use including aquaculture

Flood and erosion control

Residential boating access

Public access

Shared residential boating access

Infrastructure improvement

Other – explain: _____

Part IV: Project Information (continued)

5. If the site is a marina or yacht club, provide the following:
- Number of boat slips and moorings: 130 (should be consistent with plans submitted as Attachment 14)
 - Type of marine sanitation service provided at the facility. Contract with East Norwalk Blue, Inc.
 - Check here to confirm that at least one plan view notes the location of upland support including adequate parking, a marina office, and restrooms.
 - Check the applicable services provided:

<input checked="" type="checkbox"/> boat repair/maintenance	<input checked="" type="checkbox"/> winter storage
<input type="checkbox"/> gas/fuel hook-up	<input type="checkbox"/> electric hook-up
<input type="checkbox"/> fishing amenities	<input type="checkbox"/> boating and/or equipment sales
6. If local/municipal review has or will require a Coastal Site Plan Review for activities at this site, please explain the associated upland work. _____
7. If modifications are proposed to a pre-1995 flood and erosion control structure (FECS), please confirm:
- | | |
|--------------------------|--|
| N/A | Confirm |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> FECS modifications will not support an increase in upland fill |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> Seawall height increase is less than 12.0" and justified in Part IV, question 3. |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> If FECS consists of riprap or revetment, no more than 10% volume of new stone is proposed |
| <input type="checkbox"/> | <input checked="" type="checkbox"/> No more than 12"-18" of new waterward encroachment for bulkhead replacement/repair with appropriate justification for the encroachment in Item 3, above. New encroachment should be measured from the outermost bulkhead whaler or piling. |
8. Check here if the proposed work is related to a pre-1939, pre-1987 (installed above MHW), and/or pre-1995 structure, and provide photographs, including dates, to document the date of installation as Attachment 11 following this form.

Part V: Engineering Support Documentation and Certification

Certain types of projects require documentation of engineering design. If you answer yes to one of the questions below, you must submit a completed [Engineering Report Cover Sheet](#) (DEEP-LWRD-APP-001R) as Attachment 18 along with the relevant engineering report(s).

- Does the proposed activity include engineered structures such as bridges, culverts, stormwater management systems, detention basins, and/or flood & erosion control structures?
 Yes No
- Is the proposed activity located in a FEMA-designated Riverine or Coastal Floodplain?
 Yes No
If yes, provide documentation in the Engineering Report which demonstrates that the project is in compliance with FEMA's National Flood Insurance Program requirements and the local flood ordinance for the municipality.
NOTE – Only the following activities in the Coastal Floodplain require engineering: buildings, flood and erosion control structures; public access facilities; and, tide regulating structures. See Engineering Report Cover Sheet for further guidance.
- Is the proposed activity located in a FEMA-designated Floodway Yes No
If yes, the Engineering Report must include a statement signed by a registered professional engineer that there is no-rise. This documentation must be supported by technical data that is derived from a standard step-backwater computer model utilizing source data from the Flood Insurance Rate Map (FIRM) or Flood Boundary and Floodway Map (FBFM).
If a No-rise Certification form is available through the municipality, please include it in the Engineering Report. For further information on No-Rise Certification, see [No-Rise Certification for Floodways | FEMA.gov](#)

The *Engineering Report Cover Sheet* shall be signed and sealed by a Professional Engineer licensed in the State of Connecticut. Supporting documentation as identified in the checklist may consist of engineering studies and other documentation, as appropriate, in order to describe the hydrologic and hydraulic effects of the proposed actions.

Part VI: Certificate of Permission Eligibility

Check all applicable boxes to confirm eligibility.

Pursuant to Connecticut General Statutes (CGS) Section 22a-363b(a) and (b):

Previously Authorized Structures or Activities

- A. Substantial maintenance or repair of existing structures, fill, obstructions or encroachments authorized pursuant to CGS section 22a-33 or 22a-361 or installed prior to June 24, 1939, CGS section 22a-363b(c).
- B. Maintenance dredging of areas which have been dredged and continuously maintained and serviceable as authorized pursuant to CGS section 22a-33 or 22a-361.
- C. Minor alterations or amendments to permitted activities consistent with the original permit.
- D. Placement or reconfiguration of piers, floats, docks, and moorings within existing waterward boundaries of recreational marinas or yacht clubs which have been authorized pursuant to CGS section 22a-33 or 22a-361.

Pre-1995 Structures or Activities

- E. Retention of activities completed prior to January 1, 1995.
- F. Minor alterations to activities completed prior to January 1, 1995.
- G. Substantial maintenance of any structures, fill, obstructions or encroachments in place prior to January 1, 1995, and continuously maintained and serviceable since such time.

Pre-1987 Structures

- H. Substantial maintenance or repair of structures, fill, obstructions or encroachments placed landward of the mean high waterline and waterward of the coastal jurisdiction line, completed prior to October 1, 1987, and continuously maintained and serviceable since said date.

Other Activities

- I. The removal of derelict structures or vessels.
- J. Placement of temporary structures for water-dependent uses as defined in CGS section 22a-93.
- K. Open water marsh management, tidal wetland restoration, resource restoration or enhancement activity, as defined in CGS subsection (a) of section 22a-361, including beach nourishment, and conservation activities undertaken by or under the supervision of the Department of Energy & Environmental Protection.

Pursuant to CGS Sec. 22a-363h:

- L. Living shoreline projects with consent from LWRD staff.

Part VII: Supporting Documents

The following attachments correspond to Form D. **If the Attachment name is followed by “REQUIRED”, the attachment must be submitted with every application.** When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment 6, etc.) and be sure to include the same applicant name used on Page 1 of this application form. Please check the box next to the attachments listed to indicate that they have been submitted, and provide the applicable attachments following this form. NOTE: Attachment numbering is NOT consecutive as the attachments relate to multiple LWRD program applications.

Attachment I.D.	Attachment Description
<input checked="" type="checkbox"/> Attachment 6	<p>Harbor Management Notification If your town has a Harbor Management Commission, submit the certified mail receipt as proof that this completed application was sent by certified mail to the Commission.</p>
<input type="checkbox"/> Attachment 8	<p>Conservation or Preservation Restriction Information, if applicable.</p>
<input type="checkbox"/> Attachment 9	<p>Remediation Documentation, if applicable.</p>
<input checked="" type="checkbox"/> Attachment 10	<p>Photographs showing existing conditions of the site REQUIRED</p>
<input type="checkbox"/> Attachment 11	<p>Photographic Documentation of pre 1939, pre-1987 (above MHW) and/or pre-1995 installation.</p>
<input checked="" type="checkbox"/> Attachment 14	<p>Project Plans, use Project Plan Checklist for requirements REQUIRED</p>
<input checked="" type="checkbox"/> Attachment 18	<p>Engineering Report Cover Sheet (DEEP-LWRD-APP-001R)</p>
<input checked="" type="checkbox"/> Attachment 20	<p>Natural Diversity Data Base (NDDB) Completed NDDB Determination #: 120318 If the proposed activity is within an NDDB area, complete and submit a Request for NDDB State Listed Species Review Form (DEEP-APP-007) to the address specified on the form, prior to submitting this application. For NDDB maps and more information, visit the DEEP website at www.ct.gov/deep/nddbrequest or call the NDDB staff at 860-424-3011.</p> <p>Please note NDDB review generally takes 4 to 6 weeks and may require the applicant to produce additional documentation, such as ecological surveys, which must be completed prior to submitting this permit application. A copy of the NDDB Final Determination response letter that has not expired must be submitted as Attachment 20. Include a copy of any mitigation measures or management plan developed for this activity and approved by NDDB. Please DO NOT include a copy of the NDDB Review Request/Application. Be aware that you must renew your NDDB Determination if it expires before project work commences.</p>
<input type="checkbox"/> Attachment 21	<p>DEEP Wildlife Division – Osprey Consultation</p> <p>If the proposed activity will occur within 300 feet of an osprey platform, please note that work will be prohibited between May 1st and July 31st unless a DEEP waiver is obtained. If this seasonal prohibition conflicts with the proposed work schedule, please contact the DEEP Wildlife Division’s Wildlife Diversity Program staff at deep.wildlife@ct.gov or 860-424-3011 for technical assistance before submitting your application. If you are seeking a seasonal prohibition waiver, documentation of the waiver issued by Wildlife Diversity Program staff must be submitted as Attachment 21. For known nesting locations, reference the Osprey Map at:</p> <p>https://www.google.com/maps/d/viewer?mid=1GyxnB-UAGxmselech9Zj4UdH1ug&usp=sharing or https://www.ctaudubon.org/citizen-science.</p>

Part VI: Supporting Documents (continued)

- Attachment 22** **Dredging Consultation Form**
(*REQUIRED for dredging activities only.*)
If dredging is proposed, please refer to [Reference for Coastal/Tidal Dredging](#) and submit a completed [Dredging Consultation Form](#).

- Attachment 23** **Fisheries Consultation Form**
If your project involves maintenance dredging, beach nourishment (may be required for groin replacement), or cofferdam installation, submit a completed [Fisheries Consultation Form](#) (DEEP-FISH-APP-007). Note: Fisheries consultation is **not required** for disposal only of dredge sediment at one of the open water sites (generally NY dredge projects).

- Attachment 24** **Department of Agriculture/Bureau of Aquaculture Consultation**
If your project involves maintenance dredging or beach nourishment (may be required for groin replacement), submit a completed [Department of Agriculture/Bureau of Aquaculture Consultation Form](#). Consultation is not required for towns north of: Orange and Derby/Ansonia on the Housatonic River system; Lyme and Essex on the Connecticut River; and Norwich and Preston on the Thames River.

- Attachment 26** **Shellfish Commission Consultation Form**
If your town has a [Shellfish Commission](#) and your project includes beach nourishment (may be required for groin replacement), submit a completed [Shellfish Commission Consultation Form](#).

- Attachment 41** [Applicant Compliance Information Form](#) (DEEP-APP-002) **REQUIRED**
- Attachment 42** [Applicant Background Information Form](#) (DEEP-APP-008) **REQUIRED**
- Attachment 43** **Other Information:** Any other applicable information the applicant deems relevant or is required by DEEP.

ATTACHMENT 6

Harbor Management Notification

ATTACHMENT 10

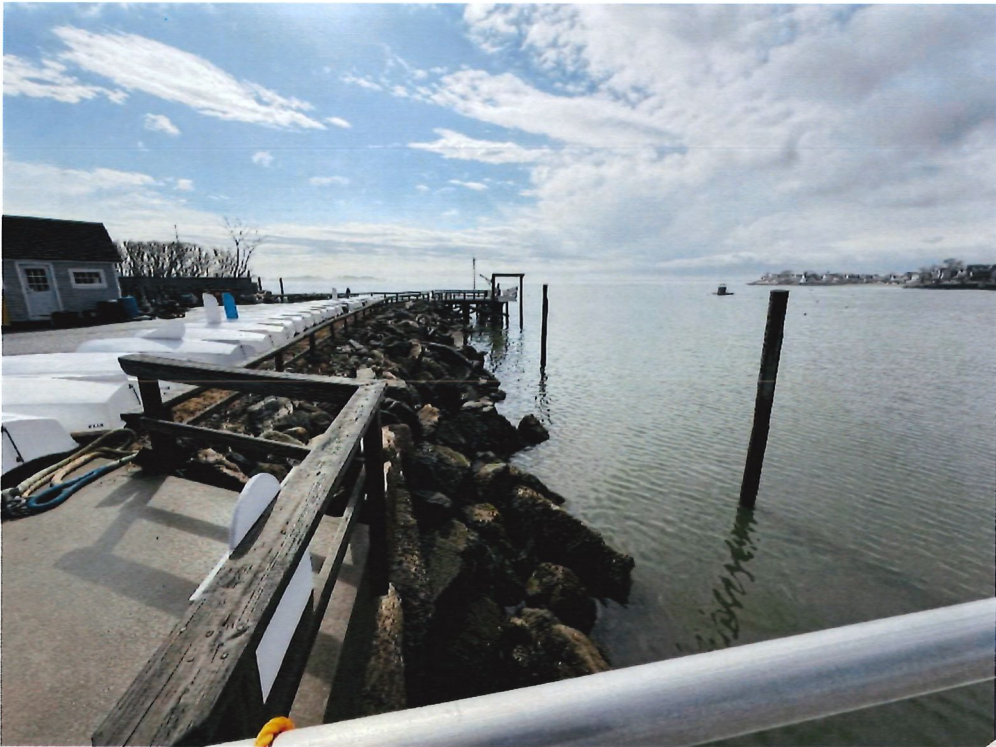
Photos of Existing Conditions



Southern Deck Facing Southwest. Photo Taken March 6, 2025



Southern Section of Seawall Facing North From Southern Deck, Photo Taken March 6, 2025



Southern Seawall Facing South, Photo Taken March 6, 2025



Crane and Foundation, Facing Northwest, Photo Taken March 6, 2025



Seawall East of Crane, Facing Southwest. Photo Taken March 6, 2025



Seawall South of Clubhouse, Facing Northwest. Photo Taken March 6, 2025



Seawall and Shed Concrete Pad Facing North. Photo Taken March 6, 2025



Concrete Shed Pad Facing North. Photo Taken March 6, 2025

ATTACHMENT 14

Project Plans

Site Vicinity Map

Tax Assessors Map

Site Plan and Cross Sections (8 ½ X 11)

DRAWING LIST

DRAWING No.	DRAWING TITLE	DATE	REV
1	TITLE SHEET	03-20-2025	0
2	VICINITY MAP	03-20-2025	0
3	AERIAL VIEW	03-20-2025	0
4	FLOOD ZONE MAP	03-20-2025	0
5	EXISTING SEAWALL	03-20-2025	0
6	PROPOSED SEAWALL	03-20-2025	0
7	SEAWALL KEY PLAN	03-20-2025	0
8	PARTIAL SEAWALL PLAN	03-20-2025	0
9	PARTIAL SEAWALL PLAN	03-20-2025	0
10	PARTIAL SEAWALL PLAN	03-20-2025	0
11	PARTIAL SEAWALL PLAN	03-20-2025	0
12	PROPOSED SEAWALL SECTION	03-20-2025	0
13	PROPOSED SEAWALL SECTION	03-20-2025	0
14	PROPOSED WOOD DECK SECTION	03-20-2025	0
15	CONCRETE PAD SECTION	03-20-2025	0
16	PROPOSED BARGE ANCHORED LOCATION AND BEACH ACCESS PLAN	05-01-2025	1

ABBREVIATIONS

CJL	coastal jurisdiction line	MHW	mean high water
CONC.	concrete	MLW	mean low water
CY	cubic yards	MLLW	mean lower low water
EL., ELEV.	elevation	P.T.	preservative treated
EX., EXIST.	existing	TEMP.	temporary
FND.	foundation	TYP.	typical
		VIF	verify in field

APPLICANT:
LANDTECH
 518 RIVERSIDE AVE.
 WESTPORT, CT

NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT 10 NATHAN HALE DRIVE, NORWALK, CT 06854

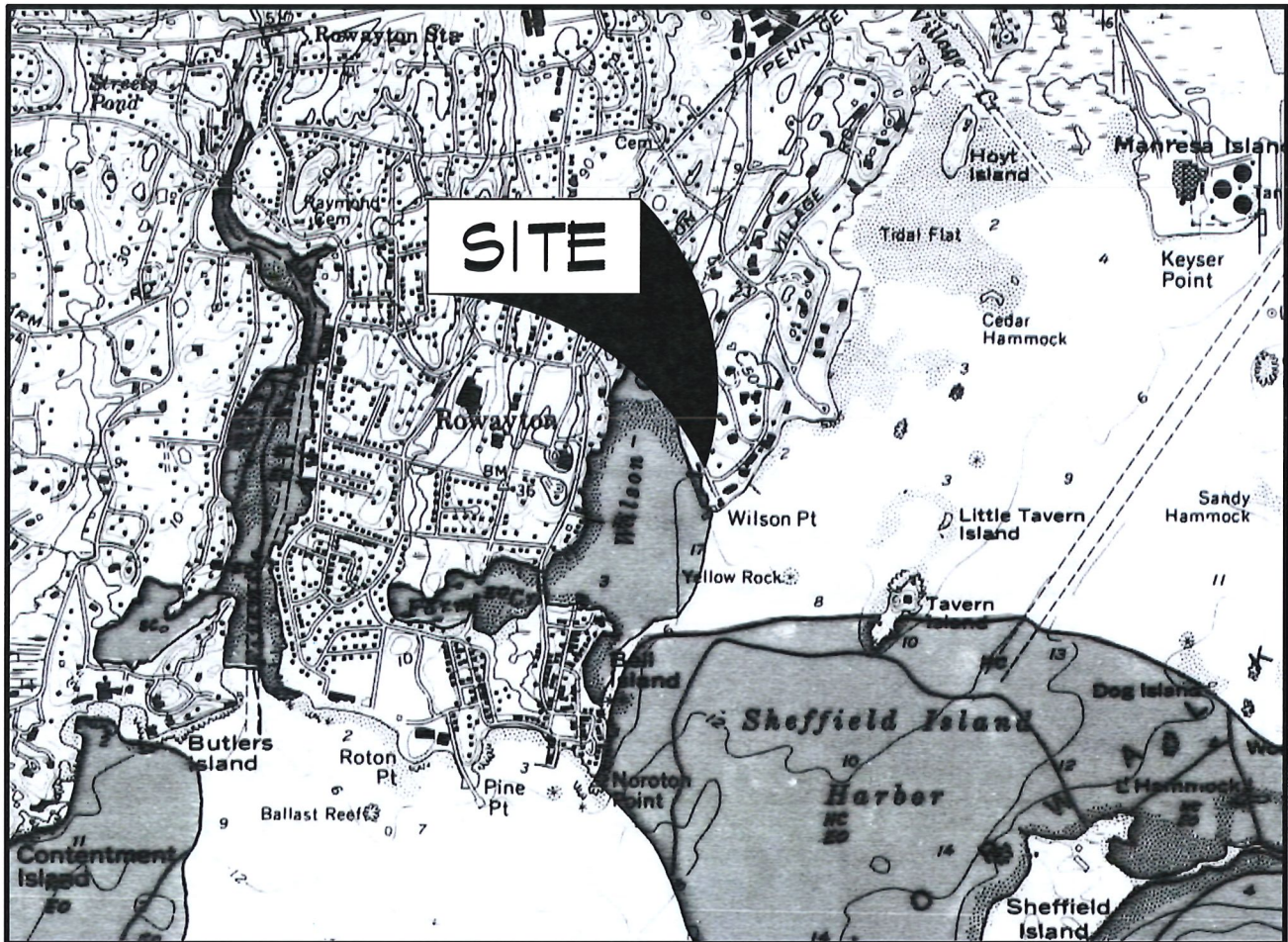
FOR PERMIT ONLY
 NOT FOR CONSTRUCTION



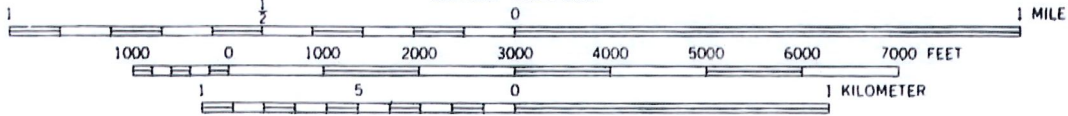
**CUOCO
 STRUCTURAL
 ENGINEERS, LLC**

161 Kings Highway E, Suite 205
 Fairfield, CT 06825
 Phone: 203-362-1902
 Fax: 203-362-1966
 www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT	DATE:	03-20-2025
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT	SCALE:	NONE
AGENT:	LANDTECH	DATUM:	MLLW
ABUTTERS:	SEE APPLICATION	CSE PROJ. No.:	23-122
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC	REV.	
		DRAWING NO.:	1 of 16



SCALE 1:24 000



CONTOUR INTERVAL 10 FEET

DATUM IS MEAN SEA LEVEL

DEPTH CURVES AND SOUNDINGS IN FEET—DATUM IS MEAN LOW WATER

SHORELINE SHOWN REPRESENTS THE APPROXIMATE LINE OF MEAN HIGH WATER

THE MEAN RANGE OF TIDE IS APPROXIMATELY 7 FEET

FOR PERMIT ONLY
NOT FOR CONSTRUCTION

VICINITY MAP



NOT VALID WITHOUT SEAL



**CUOCO
STRUCTURAL
ENGINEERS, LLC**

161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

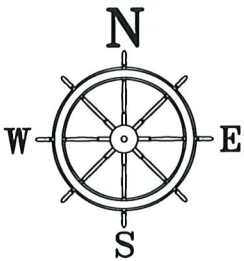
PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT	DATE:	03-20-2025
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT	SCALE:	AS NOTED
AGENT:	LANDTECH	DATUM:	MLLW
ABUTTERS:	SEE APPLICATION	CSE PROJ. No.:	23-122
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC	REV.	
		DRAWING NO.:	2 of 16



SITE

Norwalk Yacht Club

Forest Street College Counseling



AERIAL VIEW

NO SCALE

FOR PERMIT ONLY
NOT FOR CONSTRUCTION



**CUOCO
STRUCTURAL
ENGINEERS, LLC**

161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT	DATE:	
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT	SCALE:	NO SCALE
AGENT:	LANDTECH	DATUM:	MLLN
ABUTTERS:	SEE APPLICATION	CSE PROJ. No.:	23-122
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC	REV.	
		DRAWING NO.:	3 of 16

National Flood Hazard Layer FIRMette



73°26'5"W 41°4'6"N



FLOOD ZONE MAP

NO SCALE

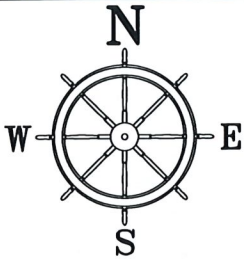
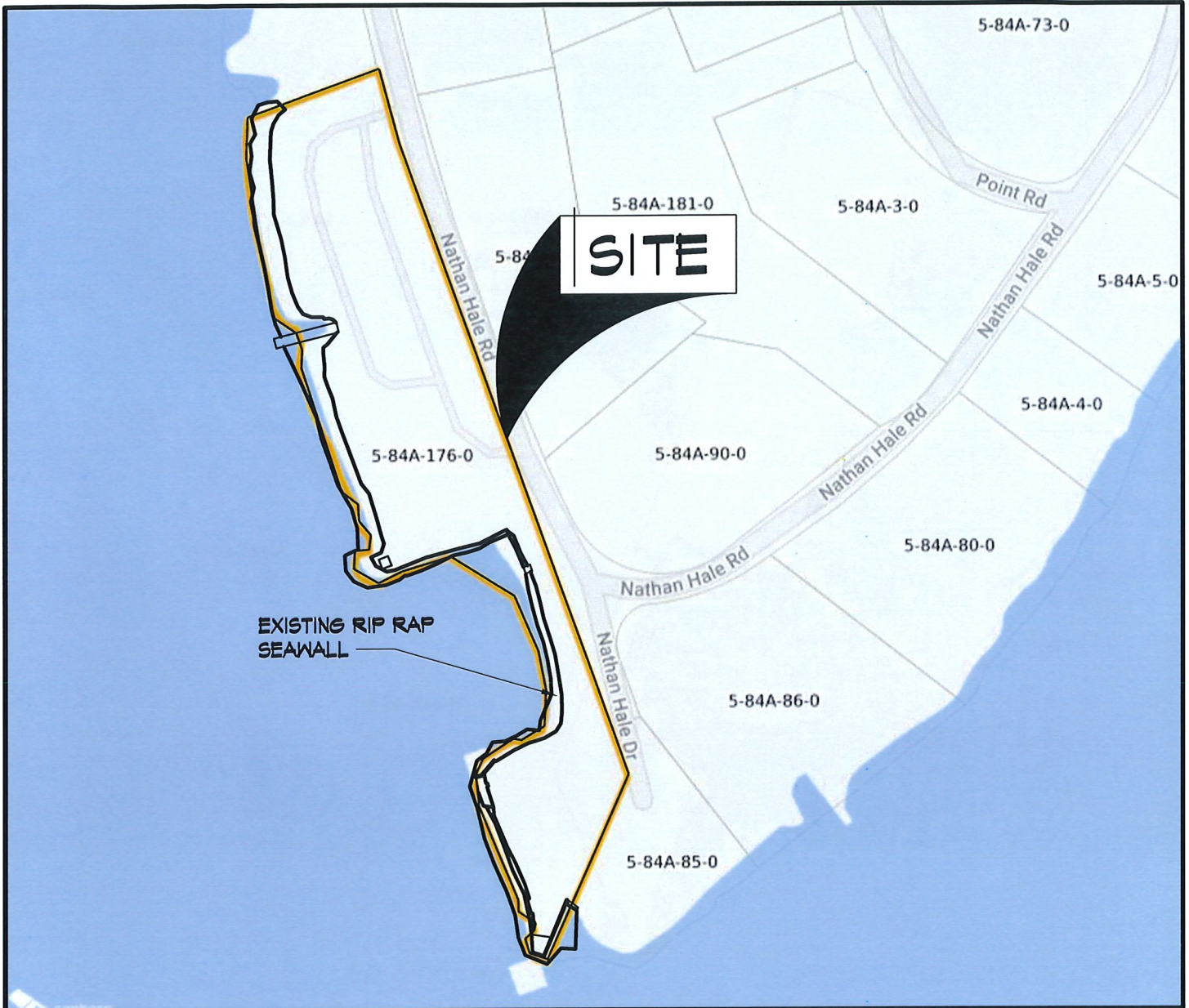
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Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	4 of 16



EXISTING SEAWALL

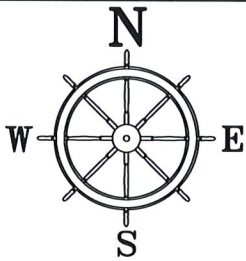
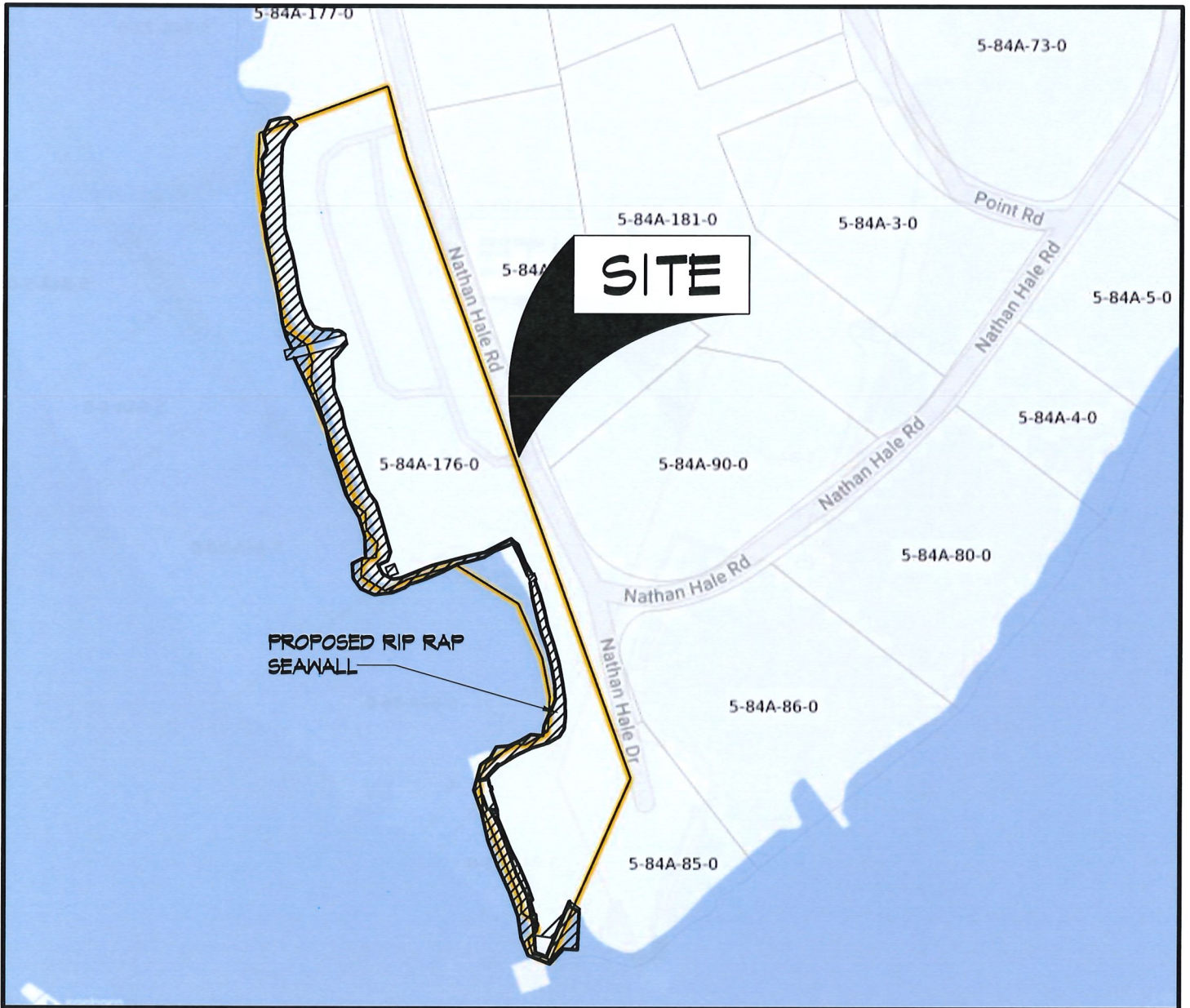
NO SCALE

FOR PERMIT ONLY
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STRUCTURAL
ENGINEERS, LLC**
161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT	DATE:	
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT	SCALE:	NO SCALE
AGENT:	LANDTECH	DATUM:	MLLN
ABUTTERS:	SEE APPLICATION	CSE PROJ. No.:	23-122
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC	REV.	
		DRAWING No.:	5 of 16



PROPOSED SEAWALL

NO SCALE

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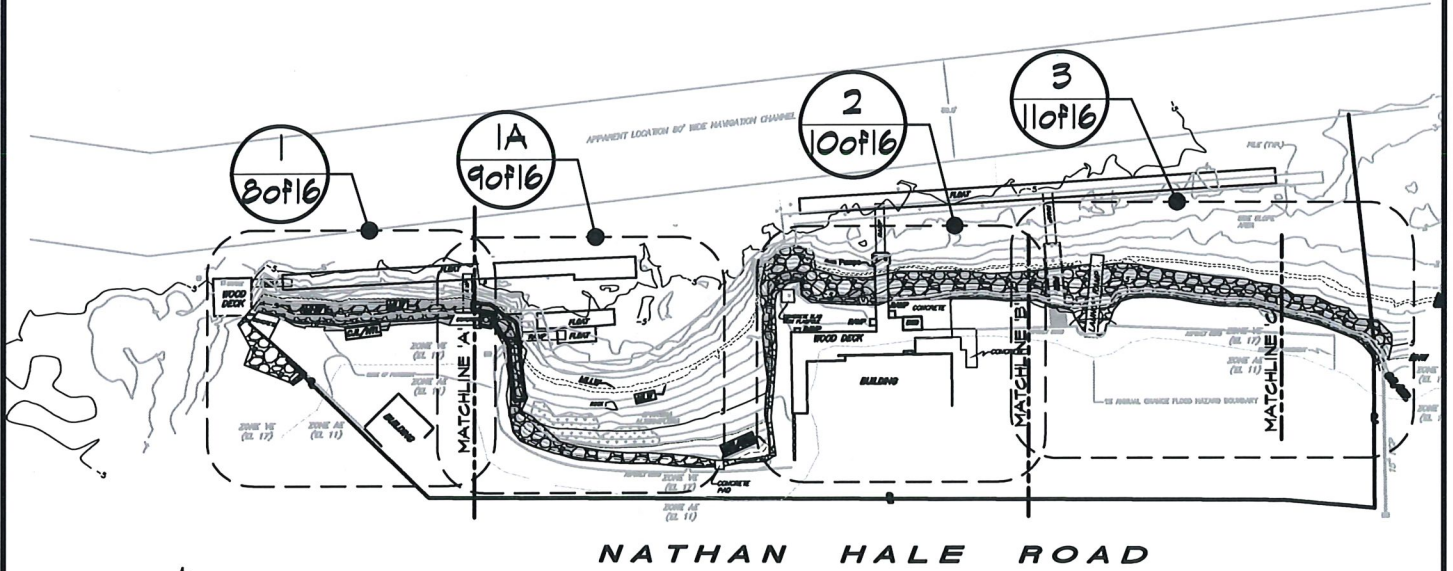
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Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT	DATE:	03-20-2025
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT	SCALE:	NO SCALE
AGENT:	LANDTECH	DATUM:	MLLW
ABUTTERS:	SEE APPLICATION	CSE PROJ. No.:	23-122
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC	REV.	
		DRAWING NO.:	6 of 16

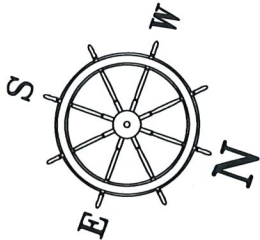
W I L S O N

FLOOD →
← EBB

C O V E



NATHAN HALE ROAD



SEAWALL KEY PLAN

1" = 150'-0"

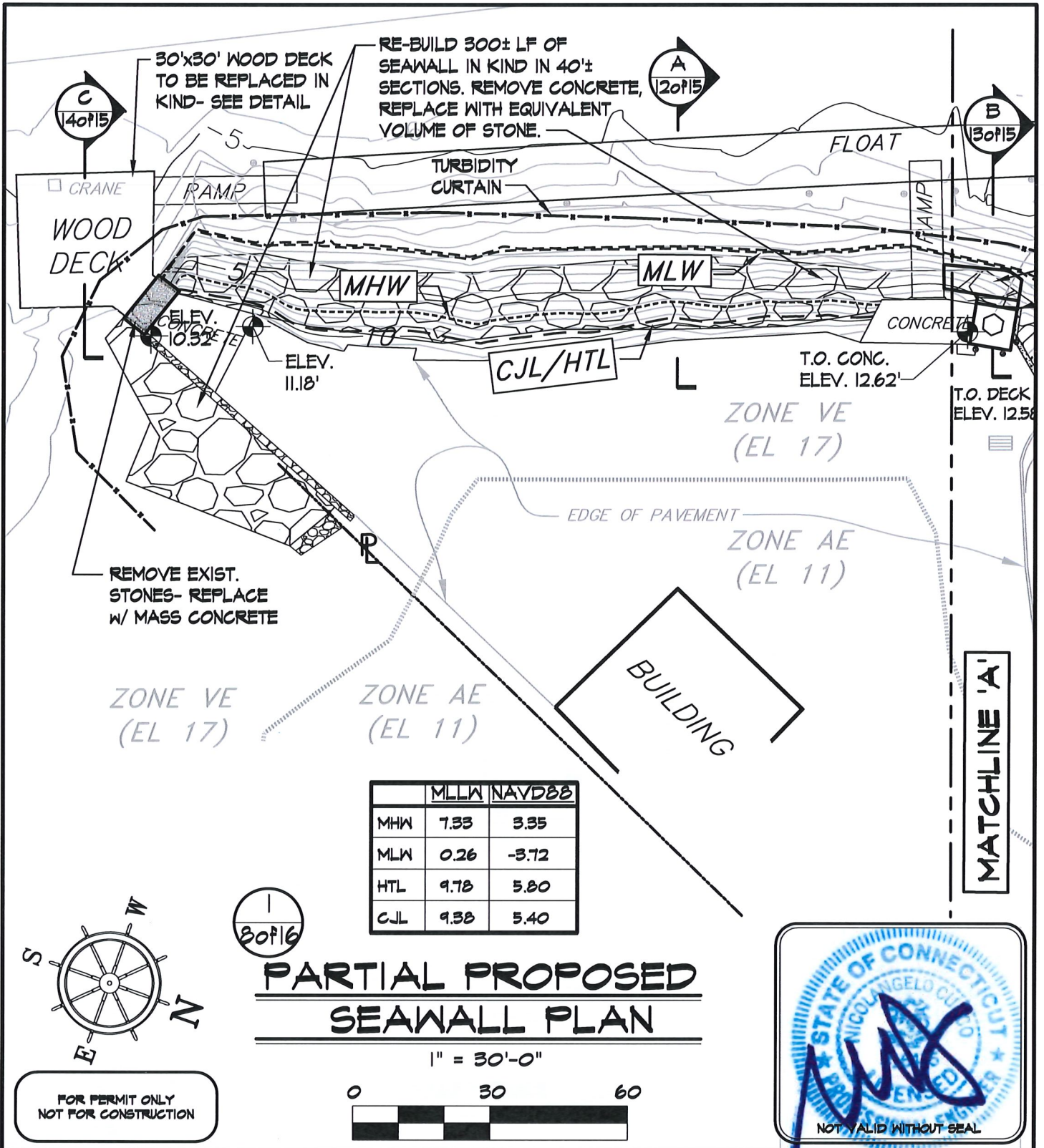


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Phone: 203-362-1902
Fax: 203-362-1966
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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

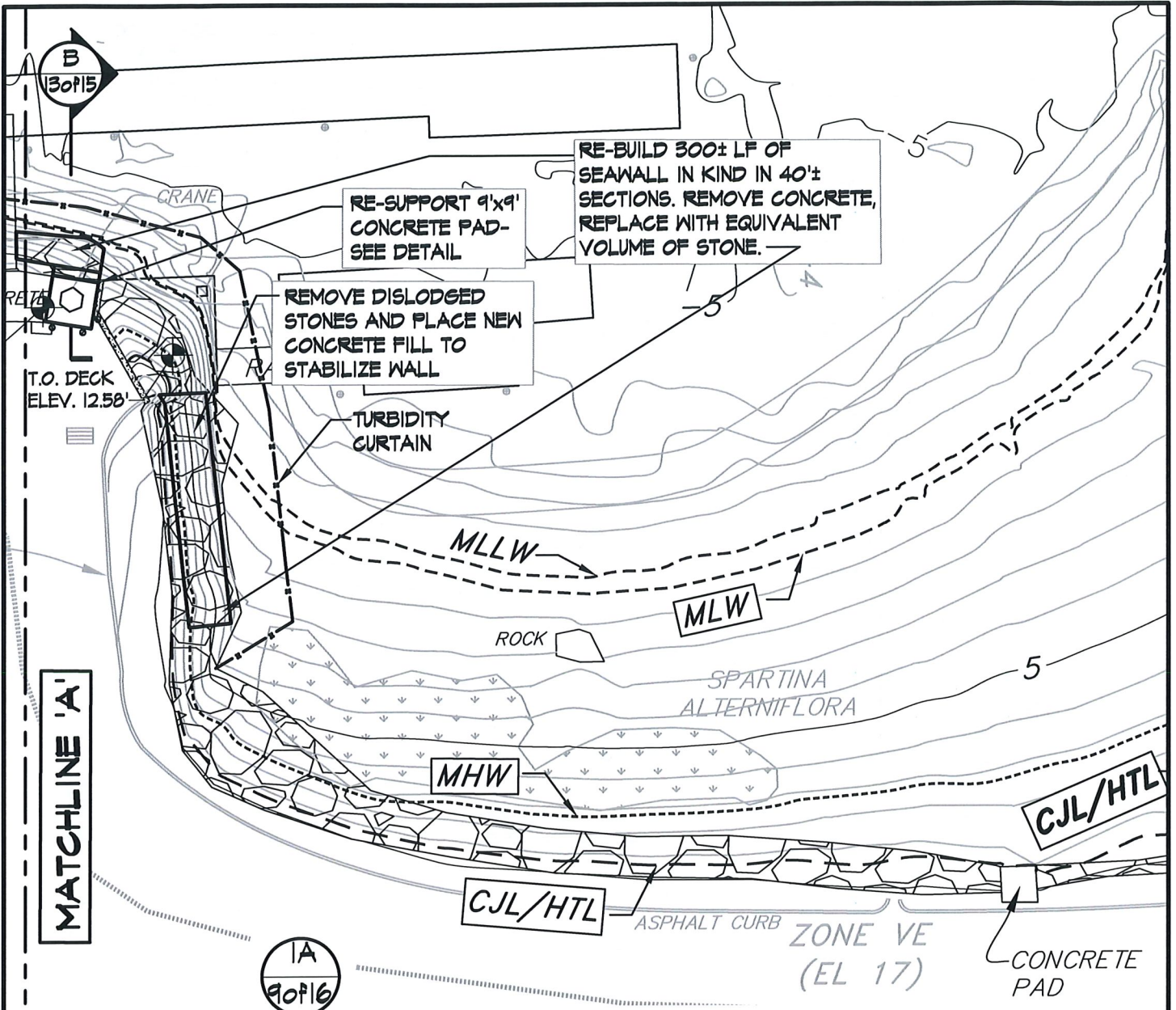
DATE:	03-20-2025
SCALE:	NO SCALE
DATUM:	MLLN
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	7 of 16



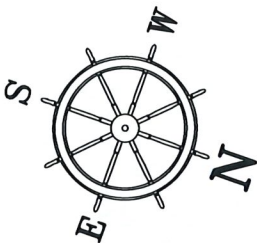
**CUOCO
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Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	8 of 16



PARTIAL PROPOSED SEAWALL PLAN



	MLLW	NAVD88
MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
CJL	9.38	5.40

1" = 30'-0"



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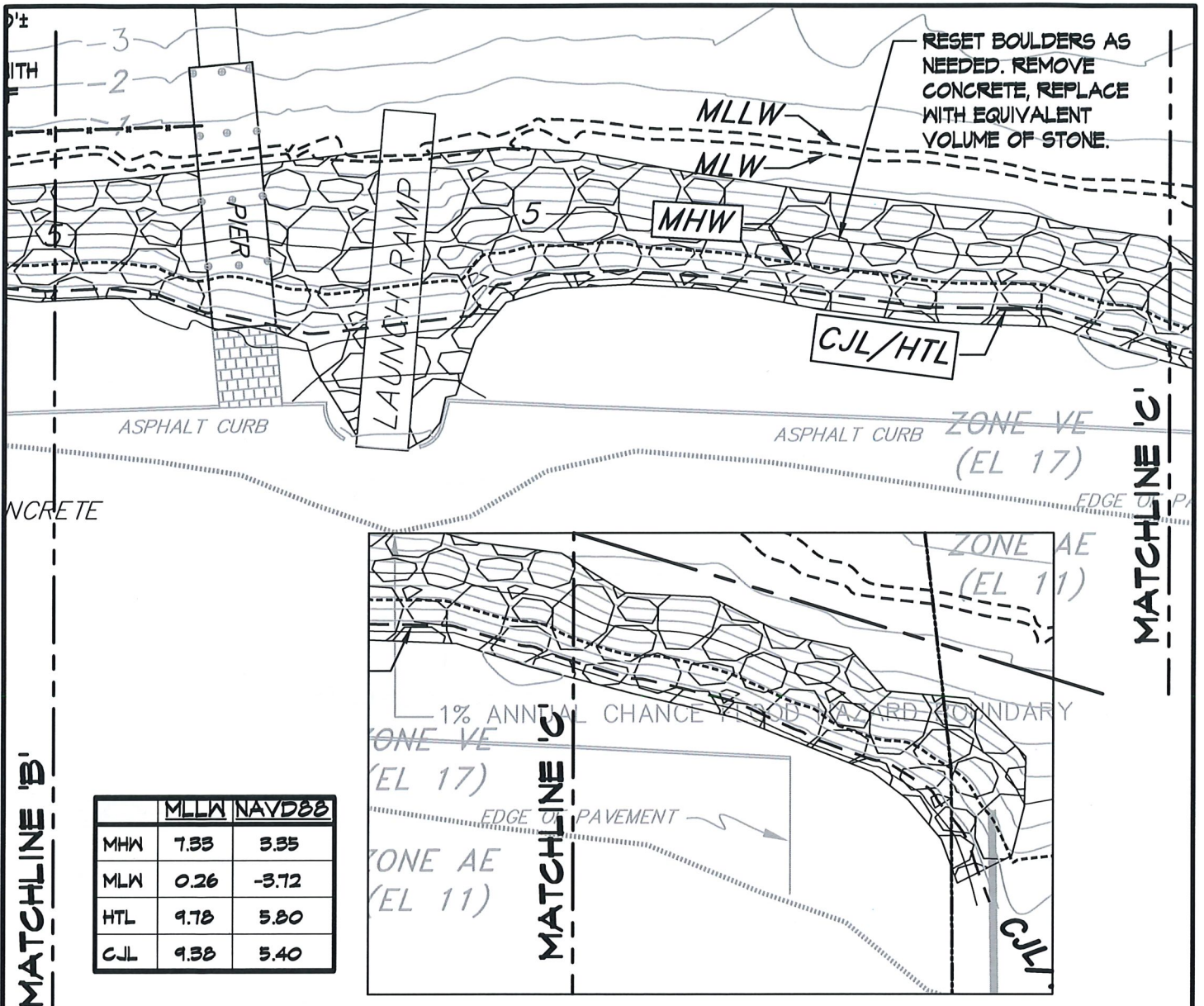


CUOCO STRUCTURAL ENGINEERS, LLC

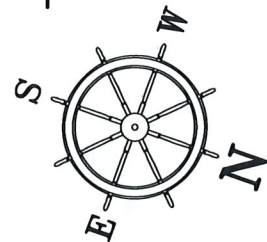
161 Kings Highway E, Suite 205
Fairfield, CT 06825
Phone: 203-362-1902
Fax: 203-362-1966
www.cselc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	9 of 16



	MLLW	NAVD88
MHW	7.55	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
CJL	9.38	5.40



3
11 of 16

PARTIAL PROPOSED SEAWALL PLAN

1" = 30'-0"



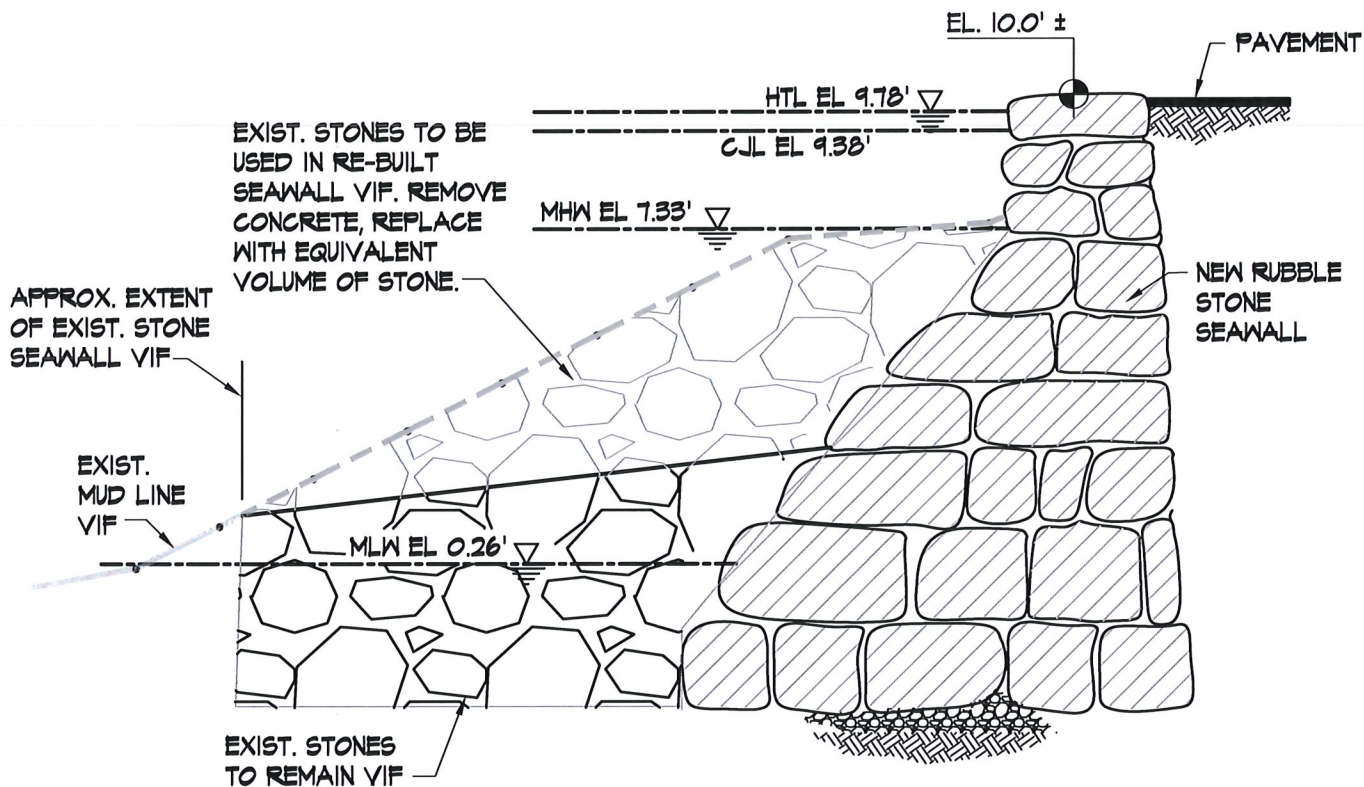
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Fax: 203-362-1966
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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	11 of 16



	MLLW	NAVDE83
MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
CJL	9.38	5.40

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PROPOSED SECTION

1/4" = 1'-0"

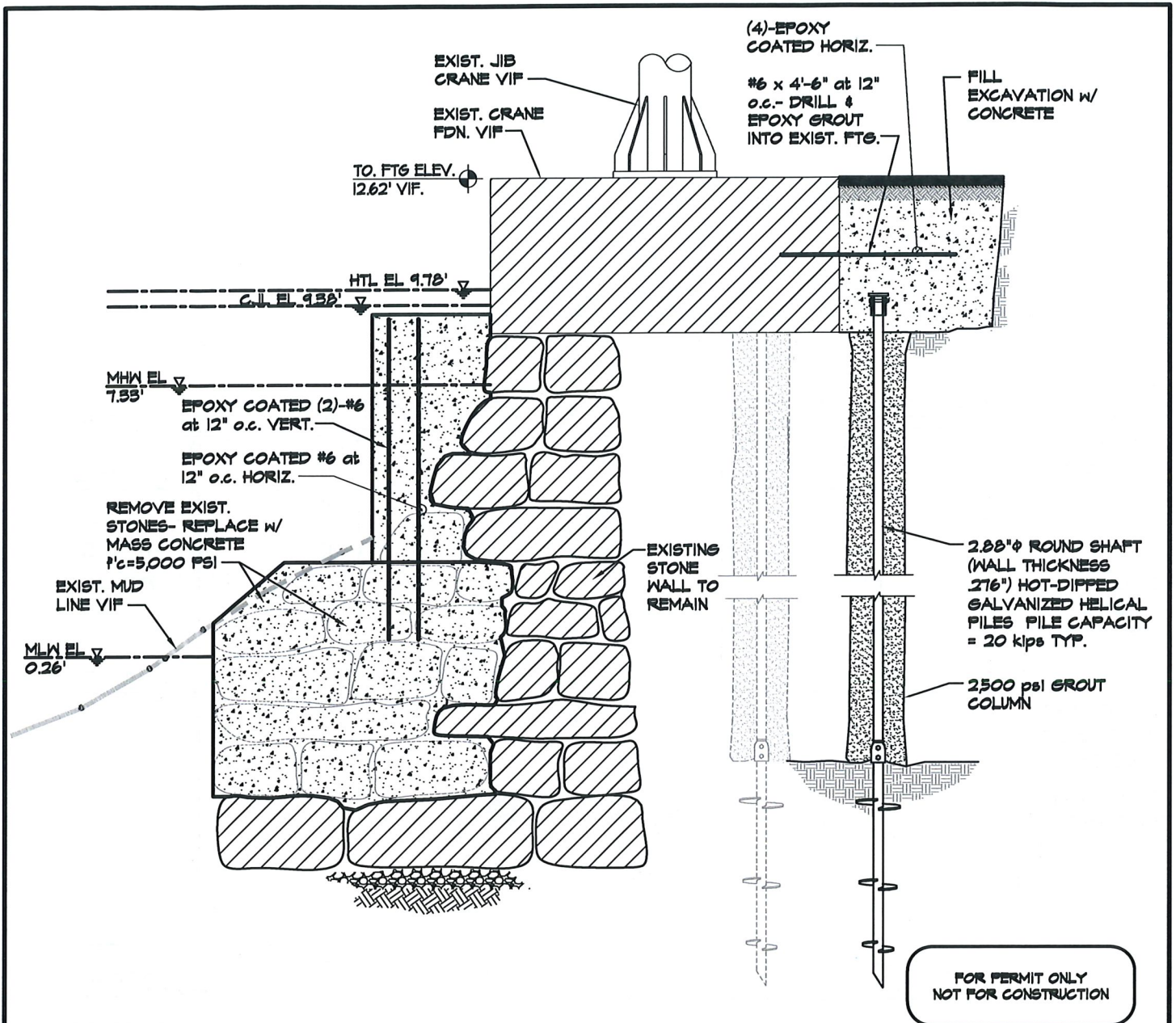
A
12 of 16



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Phone: 203-362-1902
Fax: 203-362-1966
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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	12 of 16



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NOT FOR CONSTRUCTION

	MLLW	NAVD88
MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
CJL	9.38	5.40

PROPOSED SECTION

1/4" = 1'-0"

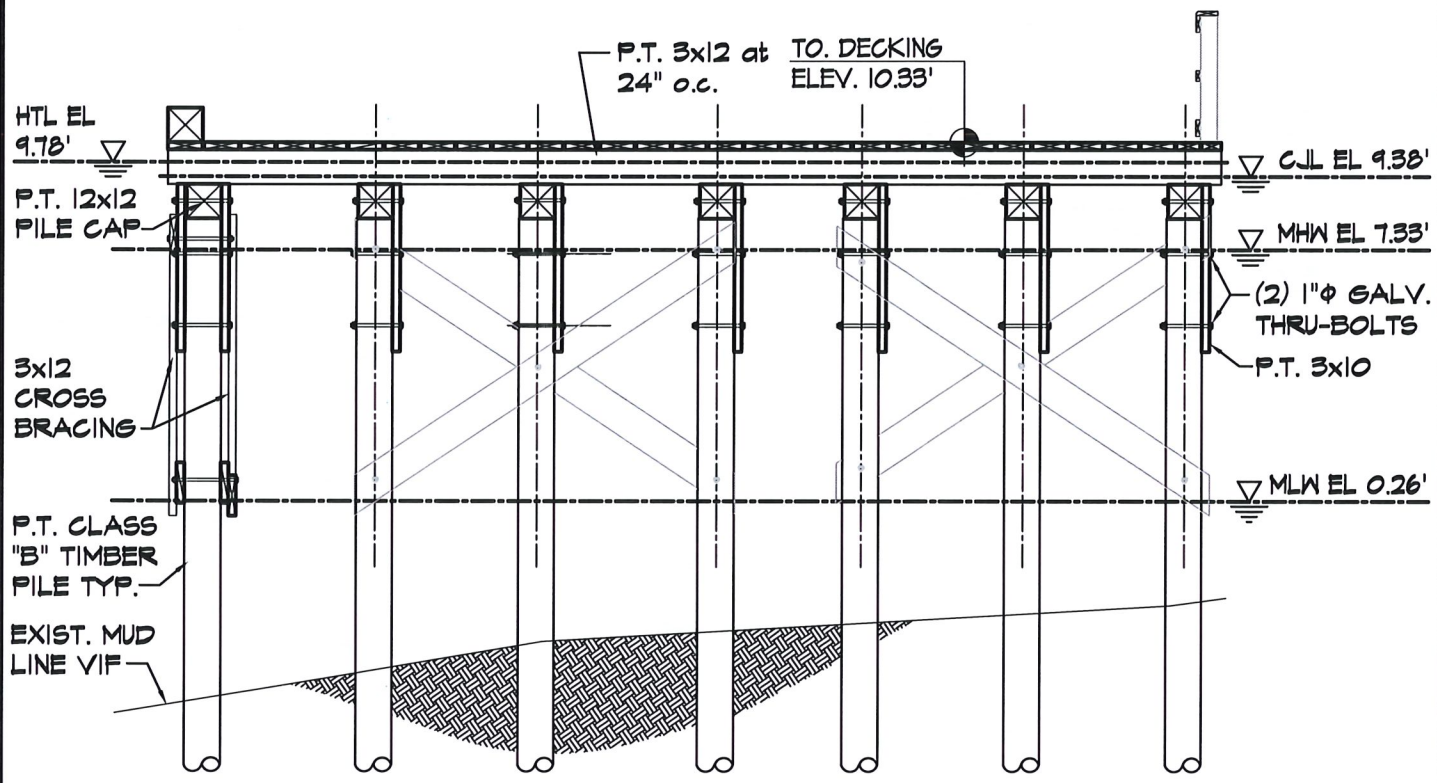
B
13 of 16



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Fax: 203-362-1966
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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	13 of 16



PROPOSED SECTION

3/16" = 1'-0"

C
140916

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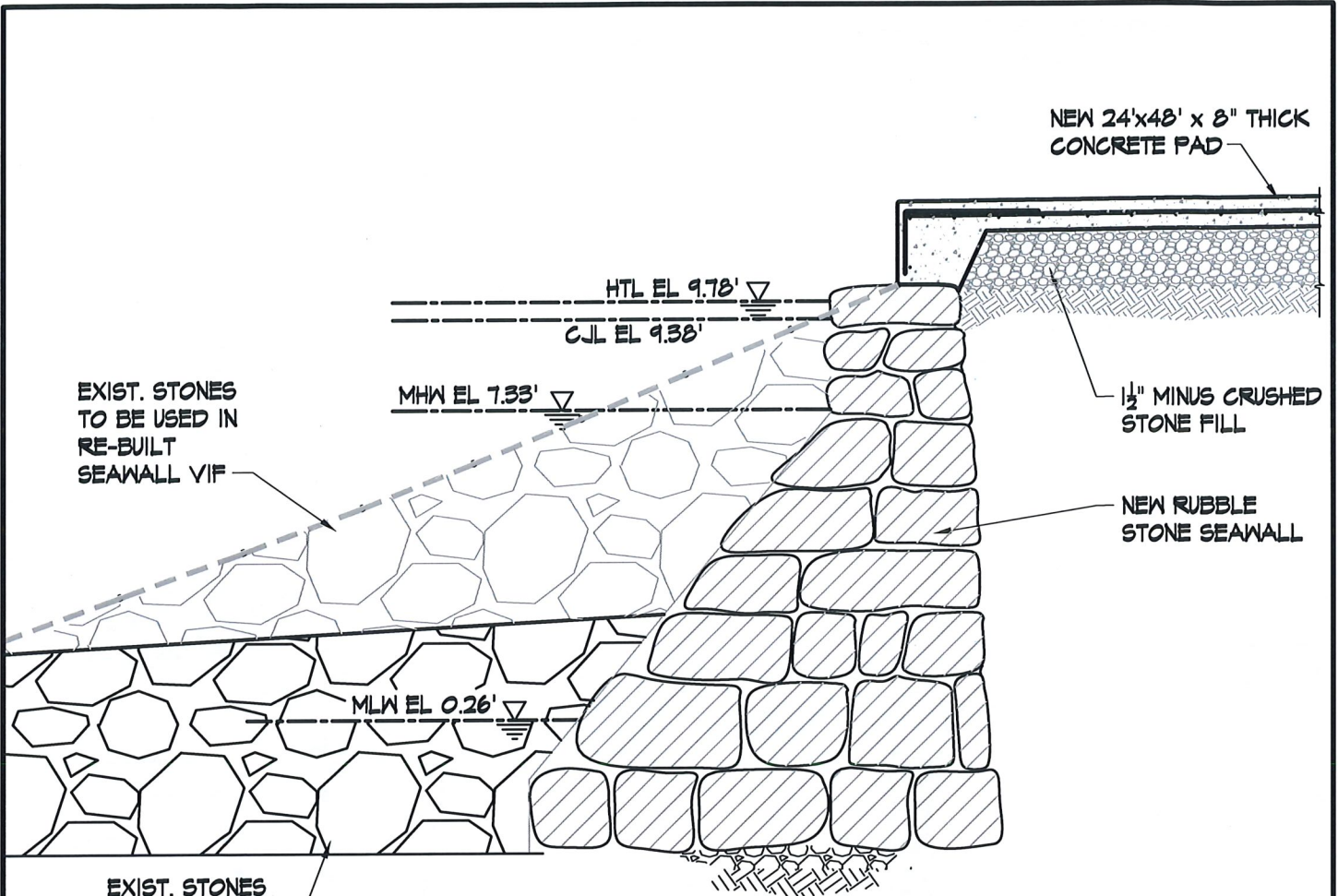
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MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
C.J.L	9.38	5.40



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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	14 of 16



PROPOSED SECTION

D
15 of 16

1/4" = 1'-0"

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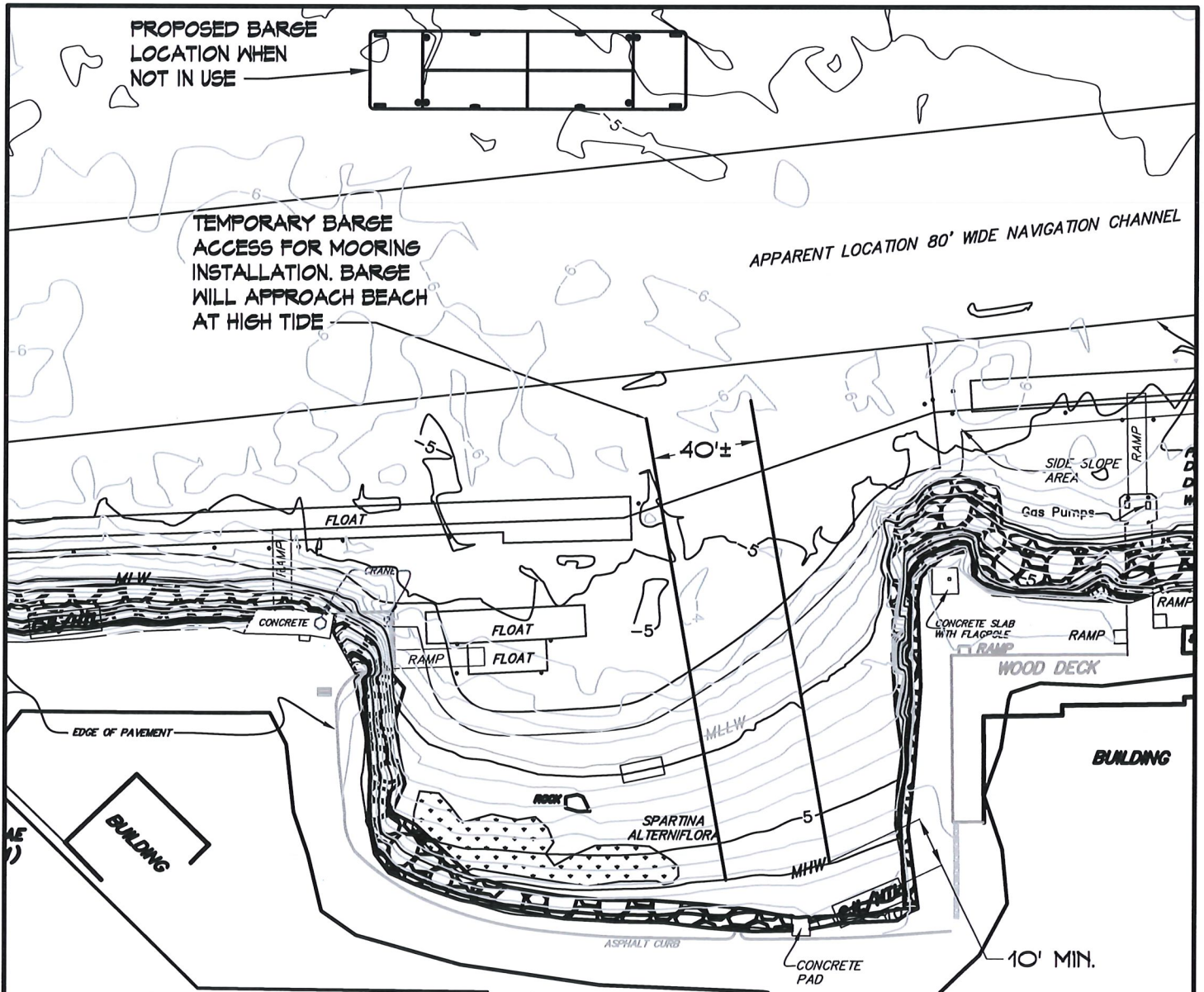


	MLLW	NAVD88
MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.80
CJL	9.38	5.40

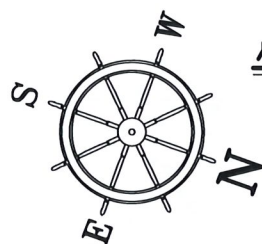
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Phone: 203-362-1902
Fax: 203-362-1966
www.csellc.com

PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	03-20-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	15 of 16



PROPOSED BARGE ANCHORED LOCATION AND BEACH ACCESS PLAN



FOR PERMIT ONLY
NOT FOR CONSTRUCTION

	MLLW	NAVDB8
MHW	7.33	3.35
MLW	0.26	-3.72
HTL	9.78	5.30
CJL	9.38	5.40

1" = 60'-0"



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PROJECT:	NORWALK YACHT CLUB IN-KIND SEAWALL REPLACEMENT
LOCATION:	10 NATHAN HALE DRIVE, NORWALK, CT
AGENT:	LANDTECH
ABUTTERS:	SEE APPLICATION
ENGINEER:	CUOCO STRUCTURAL ENGINEERS, LLC

DATE:	05-01-2025
SCALE:	AS NOTED
DATUM:	MLLW
CSE PROJ. No.:	23-122
REV.	
DRAWING NO.:	16 of 16

ATTACHMENT 18

Engineering Report Cover Sheet



LWRD License Application Engineering Report Cover Sheet

This Cover Sheet is a checklist of requirements that need to be completed and submitted with the engineering report. Please complete this checklist by identifying where each requirement listed is addressed in the engineering report (report title and page numbers). If an item is not applicable, place "NA" in the box. The engineer report must fully describe the design of the proposed facilities or other actions and the hydraulic and hydrologic effects thereof. This Cover Sheet is required to be signed and sealed by a professional engineer licensed in the State of Connecticut.

Stormwater Management

Engineering Report section title and page number	Requirement Description
NA	Description of the design storm frequency intensity, volume and duration
NA	Watershed maps, existing and proposed
NA	Computations for Tc
NA	Imperviousness calculations
NA	NRCS runoff curve numbers, volumetric runoff coefficients
NA	Computations used to determine peak runoff rates, and velocities for each watershed area (24-hour storm): <ul style="list-style-type: none"> • Stream Channel Protection: 1-year, 2-year frequency ("over-control" of 2-year storm) • Conveyance Protection: 10-year frequency • Peak Runoff Attenuation: 2-year, 10-year, 25 year, and 100-year frequency • Emergency Outlet Sizing: safely pass the 100-year frequency or larger storm
NA	Hydrograph routing calculations
NA	Description, schematics, and calculations for drainage and stormwater management systems
NA	Infiltration rates, geotechnical information, test pit data, perc test data, conductivity testing data
NA	Documentation of sources
NA	Electronic files in native format for any computer modelling generated for analysis.

Stormwater Management

Engineering Report section title and page number	Requirement Description
NA	Detention basin analysis including timing and duration of expected outflow, stream stability analysis and hydrograph summation
NA	Erosion & sedimentation calculations for any engineered measures
NA	Calculations for any engineered water quality treatment measures

Floodway/Floodplain Assessment

Engineering Report section title and page number	Requirement Description
NA	Description of existing and proposed conditions upstream and downstream of the proposed activity
NA	For any bridge or culvert placement or replacement with a drainage area of 100 acres or more, plan sheets showing the existing and proposed inundation area for the 2, 10, 25, 50, and 100 year discharges, carried to convergence
NA	Flood Contingency Plan
NA	A description and analysis of the floodplain modifications required to restore any flood conveyance and flood storage capacity
NA	Demonstration that backwater from the proposed activity will not impact an existing dam, dike, detention, or similar structure
NA	Backup data and complete hydraulic analysis for proposed modifications to the floodplain including location plan and plot for sections, profile sheet, summary sheet (for riverine modeling, refer to: https://www.fema.gov/sites/default/files/2020-02/Hydraulics_OneDimensionalAnalyses_Nov_2016.pdf)
NA	Description, schematics, and calculations for bridges and culverts

Structures within a Coastal Floodplain

Engineering Report section title and page number	Requirement Description
NA	Longshore sediment transport impact report
NA	Wind, wave, load analysis for significant public access structures (Only for Flood Management Certification)
NA	Wind, wave, load analysis for flood and erosion control structures (e.g. seawalls, bulkheads, revetments, berms, jetties, etc.)
NA	Hydrologic / Hydraulic impact report for tide regulating / influencing structures (e.g. culverts, tidegates, flood berms / levees, etc.)

Professional Certification

For any engineering report submitted as part of the LWRD License application, the following certification must be signed and sealed by a professional engineer licensed to practice in Connecticut and submitted with the Engineering Report Cover Sheet.

"I certify that in my professional judgement, each requirement listed in the Engineering Report Cover Sheet has been addressed in the engineering report submitted as part of the LWRD permit application and that the information is true, accurate and complete to the best of my knowledge and belief.

This certification is based on my review of the engineering report.

I understand that a false statement made in the submitted information may, pursuant to Section 22a-6 of the General Statutes, be punishable as a criminal offense under Section 53a-157b of the General Statutes, and may also be punishable under Section 22a-438 of the General Statutes."

Signature of Professional Engineer

Nicolangelo Cuoco

Name of Professional Engineer (print or type)

April 1, 2025

Date

CT 16415

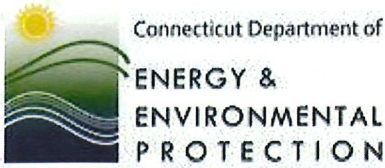
P.E. Number (if applicable)

Affix P.E. Stamp Here
(if applicable)



ATTACHMENT 20

Natural Diversity Data Base (NDDDB)
Response Letter



Generated by eNDDDB on:
11/11/2024

Thomas Ryder
LAND-TECH CONSULTANTS, INC.
518 Riverside Ave
Westport, CT 06880
tryder@landtechconsult.com

Subject: Filing # 120318
Norwalk Yacht Club Seawall
NDDB – New Determination Number: 202411345
10 Nathan Hale Dr
Norwalk

Expiration Date: 11/11/2026

Based on current data maintained by the Natural Diversity Database (NDDDB) and housed in the DEEP ezFile portal, negative impacts to populations of Federal or State Endangered, Threatened, or Special Concern species (RCSA Sec. 26-306) are not anticipated from the proposed Shorefront/Streambank Modification, Stabilization, and Maintenance / Repair or modification of structure, Norwalk Yacht Club Seawall.

This NDDB – New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations. However, please be aware of the following limitations and conditions:

- This determination does not preclude the possibility that listed species may be encountered on site. Should this occur, a report must be submitted to the Natural Diversity Database promptly and additional action may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- If your project involves preparing an Environmental Impact Assessment, this NDDB consultation and determination should not be substituted for conducting biological field surveys assessing on-site habitat and species presence.
- This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 11/11/2026.

The NDDB – New determination for the Norwalk Yacht Club Seawall at 10 Nathan Hale Dr, Norwalk as described in the submitted information and summarized at the end of this document is valid for two years from the date on this letter.

Natural Diversity Database information includes all information regarding listed species available to us at the time of the request. This information is a compilation of data collected over the years by the Department of Energy and Environmental Protection's Natural History Survey and cooperating units of DEEP, land owners, private conservation groups and the scientific community. This information is not necessarily the result of comprehensive or site-specific field investigations. Current research projects and new contributors continue to identify additional populations of species and locations of habitats of concern, as well as, enhance existing data. Such new information is incorporated into the Database and accessed through the ezFile portal as it becomes available.

This letter is computer generated and carries no signature. If however, any clarification is needed, or if you have further questions, please contact the following:

CT DEEP Bureau of Natural Resources
Wildlife Division
Natural Diversity Database
79 Elm Street, 6th floor
Hartford, CT 06106-5127
(860) 424-3011
deep.nddbrequest@ct.gov

Please reference the Determination Number provided in this letter when you e-mail or write. Thank you for submitting your project through DEEP's ezFile portal for Natural Diversity Database reviews.

Application Details:

Project involves federal funds or federal permit:	Yes
Project involves state funds, state agency action, or relates to CEPA request:	No
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Shorefront/Streambank Modification, Stabilization, and Maintenance
Project Sub-type:	Repair or modification of structure
Project Name:	Norwalk Yacht Club Seawall
Project Description:	

Norwalk Yacht Club Seawall Map



November 11, 2024

1:9,597
0 0.075 0.15 0.25 0.3 mi
0 0.125 0.25 0.5 k
Sources: Esri, HERE, Garmin, USGS, Intermap, INCREMENT P, N
Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand),
OpenStreetMap contributors, and the GIS User Community

ATTACHMENT 41

Applicant Compliance Information Form (DEP-APP-002)



Connecticut Department of Energy & Environmental Protection

Applicant Compliance Information

DEEP ONLY
App. No.
Co./Ind. No.

Applicant Name: Norwalk Yacht Club

Mailing Address: 10 Nathan Hale Drive

City/Town: Norwalk

State: CT

Zip Code: 06854

Business Phone: 203-866-0941

ext.:

Contact Person:

Phone:

ext.

*E-mail:

If you answer yes to any of the questions below, you must complete the Table of Enforcement Actions on the reverse side of this sheet as directed in the instructions for your permit application.

A. During the five years immediately preceding submission of this application, has the applicant been convicted in any jurisdiction of a criminal violation of any environmental law?

Yes No

B. During the five years immediately preceding submission of this application, has a civil penalty been imposed upon the applicant in any state, including Connecticut, or federal judicial proceeding for any violation of an environmental law?

Yes No

C. During the five years immediately preceding submission of this application, has a civil penalty exceeding five thousand dollars been imposed on the applicant in any state, including Connecticut, or federal administrative proceeding for any violation of an environmental law?

Yes No

D. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal court issued any order or entered any judgement to the applicant concerning a violation of any environmental law?

Yes No

E. During the five years immediately preceding submission of this application, has any state, including Connecticut, or federal administrative agency issued any order to the applicant concerning a violation of any environmental law?

Yes No

Table of Enforcement Actions

(1) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/ Order No.	(5) Description of Violation

Check the box if additional sheets are attached. Copies of this form may be duplicated for additional space.

ATTACHMENT 42

Applicant Background Information Form
(DEP-APP-008)



Connecticut Department of Energy & Environmental Protection

Applicant Background Information

Check the box by the entity which best describes the applicant and complete the requested information. You must choose one of the following: corporation, limited liability company, limited partnership, general partnership, voluntary association and individual or business type. Be sure to include the signatory authority or authorized representative certifying the application.

Corporation

Check the box if additional sheets are necessary. If so, label and attach additional sheet(s) to this sheet with the required information.

1. Parent Corporation
Name: Norwalk Yacht Club
Mailing Address: 10 Nathan Hale Drive
City/Town: Norwalk State: CT Zip Code: 06854
Business Phone: 203-866-0941 ext.:
Contact Person: Phone: ext.
E-mail:
2. Subsidiary Corporation:
Name:
Mailing Address:
City/Town: State: Zip Code:
Business Phone: ext.:
Contact Person: Phone: ext.
E-mail:
3. Directors:
Name: Beth Kinney
Mailing Address: 10 Nathan Hale Drive
City/Town: Norwalk State: CT Zip Code: 06854
Business Phone: 203-866-0941 ext.:
E-mail:
4. Officers:
Name: Alfred Drewes
Mailing Address: 10 Nathan Hale Drive
City/Town: Norwalk State: CT Zip Code: 06854
Business Phone: 203-866-0941 ext.:
E-mail:

