



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

JULY 23, 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: June 25th, 2025**
- V. **APPLICATION REVIEW COMMITTEE**
 - A. **66 Calf Pasture Beach Road - Pre-Submission Consultation: Replace deteriorated Cove Ascension bulkhead and seawalls with steel bulkhead and new breakwater, continued from previous meetings**
 - B. **108 Water Street - [CAM Referral](#): Construction of a 4.5 story, 59-unit, mixed-use building**

- C. 46 South Beach Drive - [CAM Referral](#): Raise an existing single family residence to be FEMA flood compliant and construct minor additions
- D. 36 Shorefront Park - [CAM Referral](#): Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features
- E. 10 Nathan Hale Drive - [CAM Referral](#): Repair an existing flood and erosion control structure (seawall) and a deck
- F. 32 Shorehaven Road - [CAM Referral](#): Construct a residential dock

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
REGULAR MEETING
JUNE 25, 2025**

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

STAFF: Amelia Williams

OTHER: Geoff Steadman, Consultant; Bruce Lovallo, Harbor Master; Steve Bartush, Shellfish Commission; Tom Ryder/Landtech; John Hilts; Tim DeBartolomeo/Sound Engineering; Liz Suchy/Carmody, Torrance, Sandak and Hennessey; Vincent Hynes/Redniss & Mead; Oliver Cope/architect; Andy Soumelidis/Landtech

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

An email had been received from Ms. Lynnelle Jones earlier this week and was forwarded by Amelia Williams with those present.

Ms. Jones came forward for Public Comment. She said records were currently outstanding regarding a Freedom of Information request. She discussed review requirements for coastal projects.

ACCEPTANCE OF MINUTES

Matt Gifford joined the meeting at 6:06 P.M.

SPECIAL MEETING: APRIL 30TH, 2025

**** MR. MATTHEWS MOVED TO APPROVE THE MINUTES OF APRIL 30, 2025, AS SUBMITTED.**

**** DR. PINTO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

REGULAR MEETING: MAY 28TH, 2025

The proposed changes were provided for those present.

- ** MR. MANGELS MOVED TO APPROVE THE MINUTES OF MAY 28, 2025, AS AMENDED.**
- ** MR. WHITE SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

**TEXT AMENDMENT REFERRAL - ZONING REGULATION TEXT AMENDMENT
#2025-41 R TO ARTICLES 1 AND 4**

Dr. Pinto reviewed the proposed changes. What has been proposed is pursuant to the authority granted under the Connecticut General Statutes. Dr. Pinto reviewed what the amendments would address and what the recommendations were.

- ** MR. MACDONNELL MOVED THAT THEY HAD NO OBJECTION TO THE TEXT AMENDMENT MOVING FORWARD.**
- ** MR. GIFFORD SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

**163 GREGORY BLVD
PRE-SUBMISSION CONSULTATION: CONSTRUCT A RESIDENTIAL DOCK,
CONTINUED FROM LAST MEETING**

Mr. Ryder of LandTech came forward to discuss this application. A map of the property was provided for those present. Discussion followed regarding the length of the dock, potential extension into the fairway, and requisite permission from the Charles Creek Association.

- ** MR. MANGELS MOVED THAT THERE IS NO OBJECTION TO THE APPLICATION MOVING FORWARD.**
- ** MR. WHITE SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

Discussion followed regarding the potential impact of the footprint and its conforming to the Harbor Management Plan.

**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**

This application is still in the process of being reviewed and was not discussed nor voted on at this time.

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

Mr. DeBartolomeo of Sound Engineering came forward to discuss this item. A map of the site was provided for review. A photo of the wall that needs replacement was provided. There is no planned encroachment. It is a replacement in kind.

- ** MS. JONES MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**
- ** MR. MACDONNELL SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

10 NATHAN HALE DR
COP: REPLACE SEAWALL, WOODEN DECK, AND CRANE FOUNDATION

Ms. Jones recused herself from this item.

Mr. Ryder of LandTech came forward to discuss this item. Maps of the property were provided for review. They are planning to handle the replacement in phases. The currently planned phases were reviewed for those present. Mr. Ryder reviewed the replacements that needed to happen on the deck and seawall.

- ** MR. MANGELS MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**
- ** MR. WHITE SECONDED THE MOTION.**
- ** THE MOTION PASSED WITH EIGHT (8) IN FAVOR (KIBBE; GIFFORD; MACDONNELL; MANGELS; MATTHEWS; PINTO; REMSON; WHITE) AND ONE (1) RECUSAL (JONES)**

Ms. Jones returned from recusal.

220 GREGORY BLVD
CAM REFERRAL: NEW PRO SHOP AND ASSOCIATED SITE IMPROVEMENTS AT THE SHORE & COUNTRY CLUB

Atty. Suchy of Carmody, Torrance, Sandak & Hennessey came forward to discuss this item. All work will be landward of the coastal jurisdiction line. Mr. Soumelidis came forward to additionally discuss this item. He provided the site plan for review and discussed the engineering details of the proposed plan including stormwater management. A maintenance schedule will be maintained for cleaning out the stormwater run-off systems.

Chairman Kibbe recused himself from this item.

**** MS. JONES MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

Mr. Kibbe returned from recusal.

38 SOUTH BEACH DR
CAM REFERRAL: RAISE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE
FEMA-FLOOD COMPLIANT AND CONSTRUCT MINOR ADDITIONS

Atty. Suchy of Carmody, Torrance, Sandak & Hennessey came forward to discuss this item. The work proposed is landward of the existing seawall and will not have impact on the shorefront resources. She provided a site plan for those present. The dwelling will be lifted to meet FEMA requirements. Mr. Hynes of Redniss & Mead came forward to discuss this item. He went into depth about some of the details and potential impacts on water quality. The site plan also includes a sediment and erosion control plan. There is no activity proposed for the seawalls.

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

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

**** THE MOTION PASSED UNANIMOUSLY.**

REPORTS

CHAIRPERSON

Chair Kibbe came forward to give his report. He said there wasn't much to report and he had spent most of his time organizing emails for the City in response to a Freedom of Information request.

SHELLFISH COMMISSION

Mr. Bartush came forward to give his report. He said they had discussed 163 Gregory Blvd as well in the Shellfish Commission and elected for a site visit. They are not anticipating any problems. He also reviewed what was going on with the Canfield Island Bridge repair. He outlined their plans for other site visits as well. He expressed concern that no review was performed for the removal of oil tanks at Manresa Island. He also reported that the Shellfish Commission welcomed a new commissioner, Mark Hiller.

STAFF

HARBOR MASTER

Mr. Lovallo came forward to deliver his report. He has received a complaint regarding a construction buoy. He provided details regarding the complaint and how it was resolved. He noted that the buoys have broken loose three times now. The moorings will need inspection. There have been reports of another navigational hazard, likely a dock, by Peach Island. Discussion followed regarding the cleaning of the Harbor Master Boat. He is still sending out letters regarding moorings.

CONSULTANT

Mr. Steadman came forward to deliver his report. He reviewed the **Connecticut State** legislative initiatives affecting the Harbor Management Commissions **regarding Raised Bill 6914** and went into detail regarding the recent actions involving **the** proposed bill to uphold the authority of Harbor Management Commissions. He also recently visited the Port Authority Office including the new executive director. They are hiring two additional staff members to work with them. They are currently working on procedures for SHIPP grants and expect to have another round later this year which will be available to both private and public entities. He also reviewed the Norwalk River Watershed and other ongoing activities involving the harbor. He also encouraged the Commission to make a recommendation to the Mayor that **Veteran's Park Marina in the East Basin** be renamed after Tony Mobilia. He also expressed the importance of sharing information with other commissions.

In light of Raised Bill 6914, which was withdrawn by the applicant from Greenwich, Dr. Pinto stated that the Connecticut Harbor Management Association, along with commission members from Greenwich, Stamford, New London, Fairfield, and Stratford, will resume discussions with DEEP regarding the Superior Court decision that concluded a harbor management commission in Connecticut no longer has the authority to review and make recommendations on applications for DEEP permits and other approvals. Further discussion followed regarding this point and the necessity of sharing information.

COMMITTEE

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to deliver his report. He reported how many nights visitors had stayed. Sixty-nine nights and a few repeat visitors. They are also trying to clean up things with online moorings. He reviewed what had happened recently with transient moorings at Sheffield Island with non-reserved users. Edwards Marine has added an inner harbor transient mooring for \$2,829.00. The Police Dept/Harbor Master mooring by Peach Island has been inspected for a cost of \$646. They have received a price quote from Gilman Industries for four additional mooring floats of \$2,872.00. They will be labeled "SH" with a number for Sheffield Island.

**** MR. GIFFORD MOVED TO APPROVE THE FUNDING FOR THE MOORING FLOATS IN THE AMOUNT OF \$2,872.00.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

They're working on getting a quote for a float to anchor just south of the Visitor's ramp. The Harbor Master Boat needs to be hauled, painted, and cleaned and cost is estimated at \$1,248.00.

**** DR. PINTO MOVED TO APPROVE THE FUNDING FOR THE HAULING, PAINTING, AND CLEANING OF THE HARBOR MASTER BOAT IN THE AMOUNT OF \$1,248.00.**

**** MR. MATTHEWS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Batteries are due for the Harbor Master Boat. Cost is estimated \$293.90.

**** MR. MACDONNELL MOVED TO APPROVE THE FUNDING FOR THE BATTERIES IN THE AMOUNT OF \$293.90.**

**** MS. JONES SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The Boy Scout plans may change from doing the outhouses on Shea to adding signs (i.e. Leave No Trace) and cleaning up campsites. Mr. Lovallo reported about a recent trespasser at one of the moorings that was handled by the police. Further discussion followed regarding the Boy Scout project. The recommendation was made to have signs made in languages relevant for the Norwalk community.

FINANCE

Mr. MacDonnell came forward to deliver his report. Mr. Steadman submitted an invoice for professional services covering January through June for a total of \$3,720.00.

**** MR. GIFFORD MOVED TO APPROVE THE FUNDING FOR THE INVOICE IN THE AMOUNT OF \$3,720.00.**

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

Mr. Kibbe requested that Mr. MacDonnell send the invoice to the Commissioners to review before approving. Mr. MacDonnell will email the invoice and the commissioners should respond back to him with a yay or nay vote to approve.

Mr. MacDonnell voiced his disapproval of how the efforts to hire a new consultant had been handled. He felt the chairman had not handled the situation properly. Discussion followed regarding how this should have been handled.

PLANS AND RECOMMENDATIONS

There was no report at this time.

NEWSLETTER/WEBSITE

Mr. White came forward to deliver his report. He said he had not had the time to put much effort into working on the Newsletter/website. Discussion followed regarding marketing to drive traffic to the harbor. Mr. Mangels reported that visitation is strong through Dockwa.

WATER QUALITY

There was no report at this time. It is unlikely that there will be any report until a future administration takes charge.

ADJOURNMENT

- ** MR. GIFFORD MOVED TO ADJOURN.**
- ** MR. MACDONNELL SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:40 P.M.

Respectfully submitted
Ian A. Soltes
Telesco Secretarial Services



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

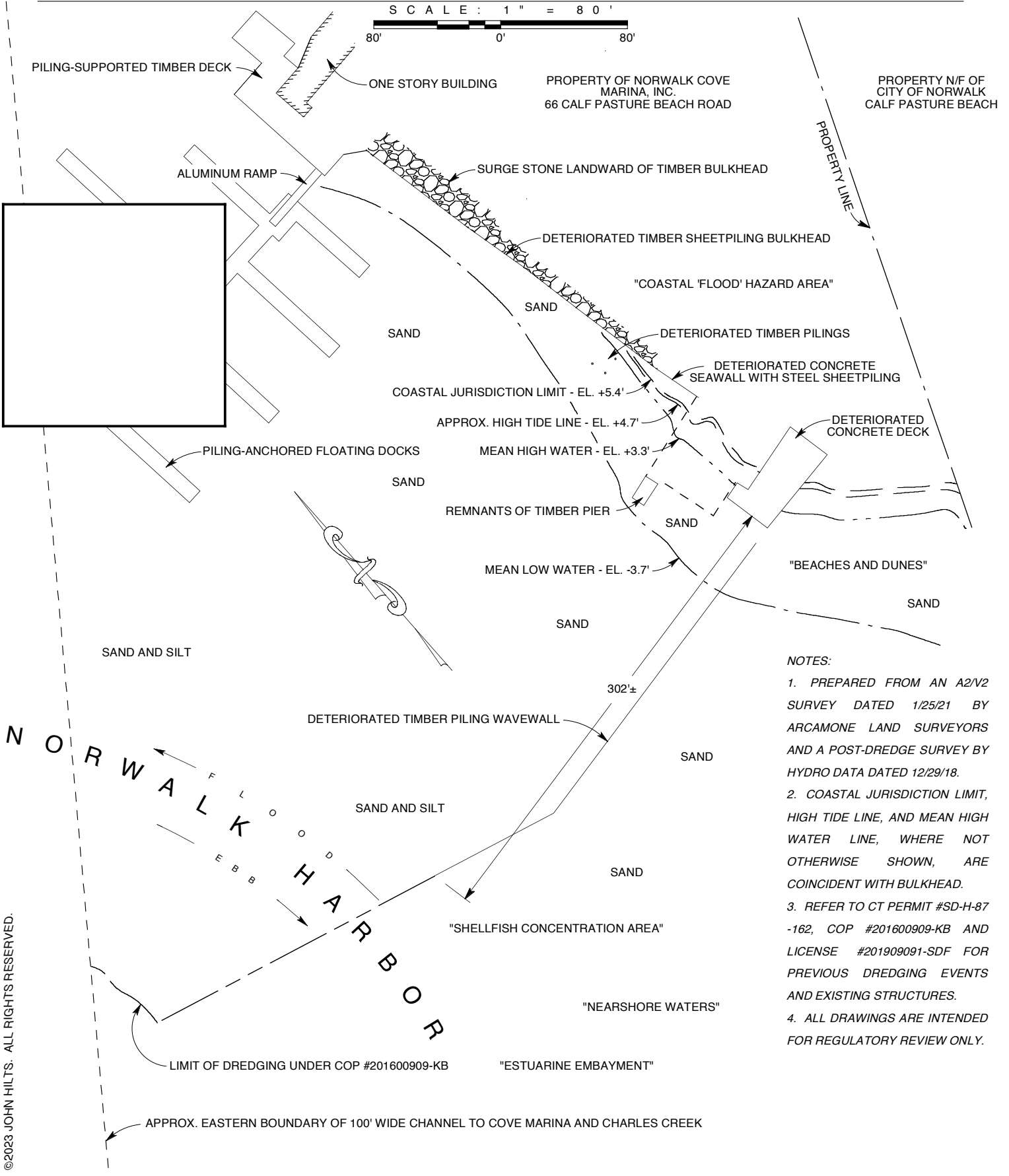
FROM NORWALK G.I.S

MAP 24SW BLOCK 75 PARCELS 1,2 & 17

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APPLICANT: NORWALK COVE MARINA, INC.
DATE: 12/06/23 SHEET 2 OF 6 REVISION NUMBER: DATE:

EXISTING GENERAL PLAN VIEW

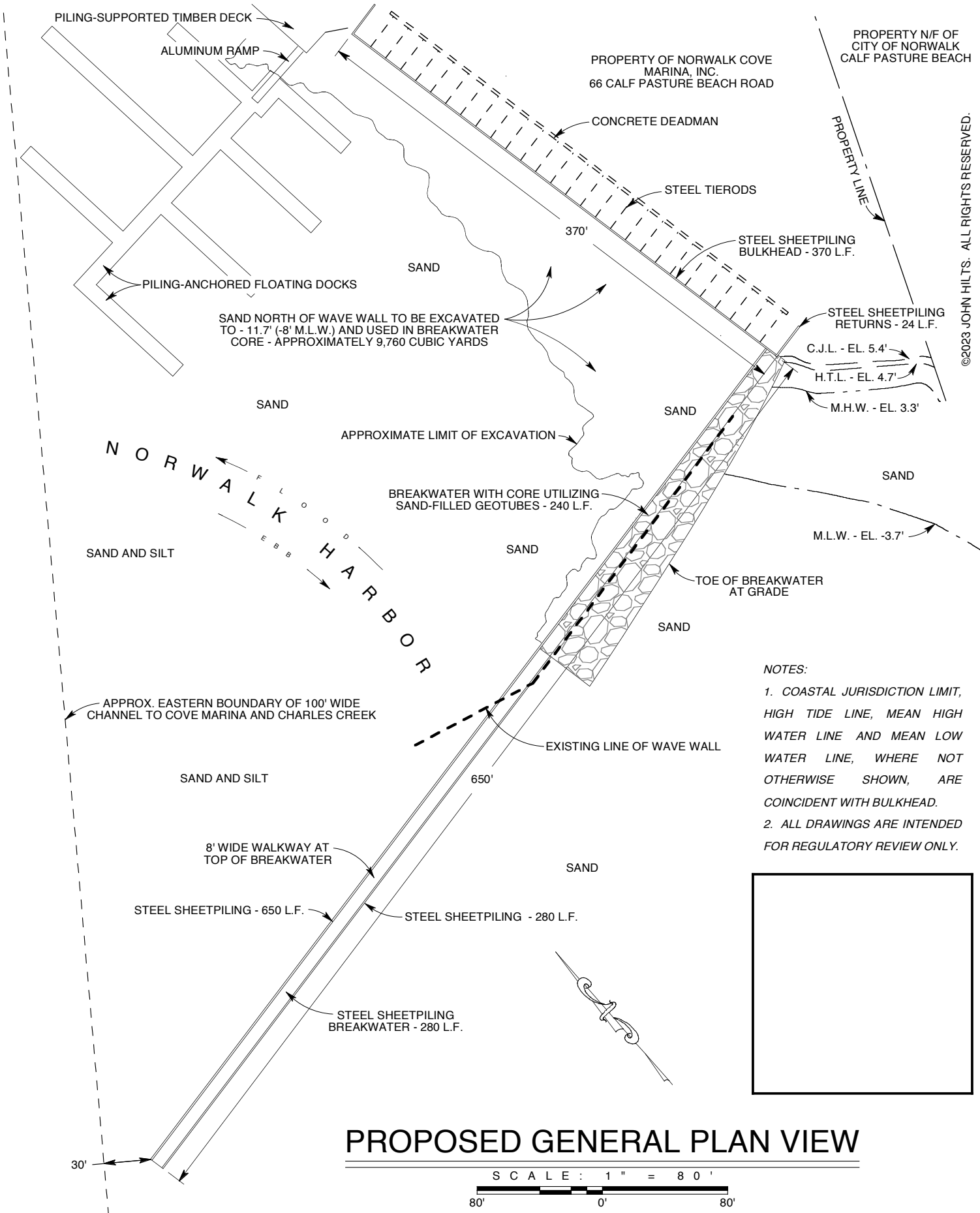


- NOTES:**
1. PREPARED FROM AN A2/V2 SURVEY DATED 1/25/21 BY ARCAMONE LAND SURVEYORS AND A POST-DREDGE SURVEY BY HYDRO DATA DATED 12/29/18.
 2. COASTAL JURISDICTION LIMIT, HIGH TIDE LINE, AND MEAN HIGH WATER LINE, WHERE NOT OTHERWISE SHOWN, ARE COINCIDENT WITH BULKHEAD.
 3. REFER TO CT PERMIT #SD-H-87-162,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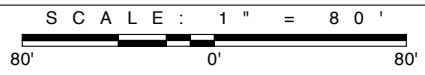
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- NOTES:**
1. COASTAL JURISDICTION LIMIT, HIGH TIDE LINE, MEAN HIGH WATER LINE AND MEAN LOW WATER LINE, WHERE NOT OTHERWISE SHOWN, ARE COINCIDENT WITH BULKHEAD.
 2. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

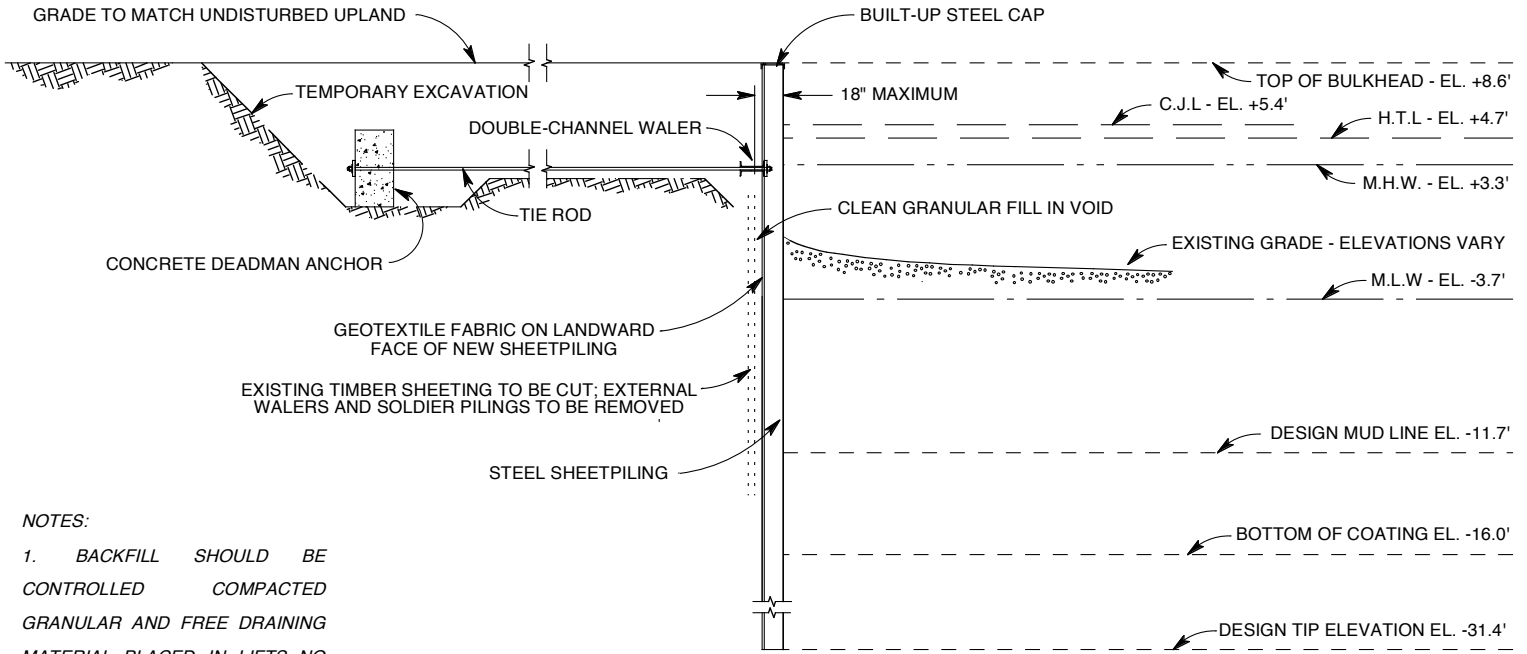
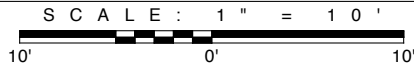
PROPOSED GENERAL PLAN VIEW



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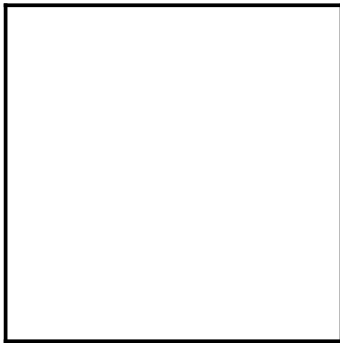
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APPLICANT: NORWALK COVE MARINA, INC.
DATE: 12/06/23 SHEET 4 OF 6 REVISION NUMBER: DATE:

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.

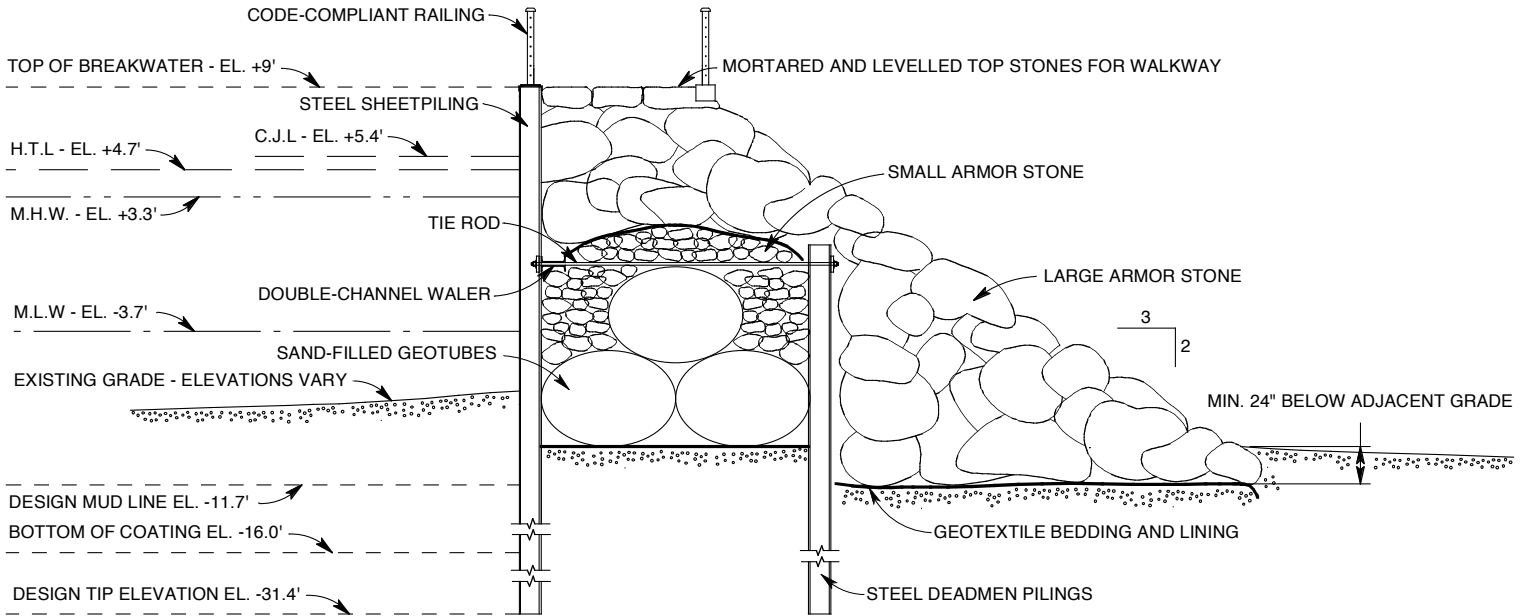
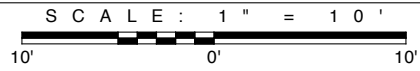


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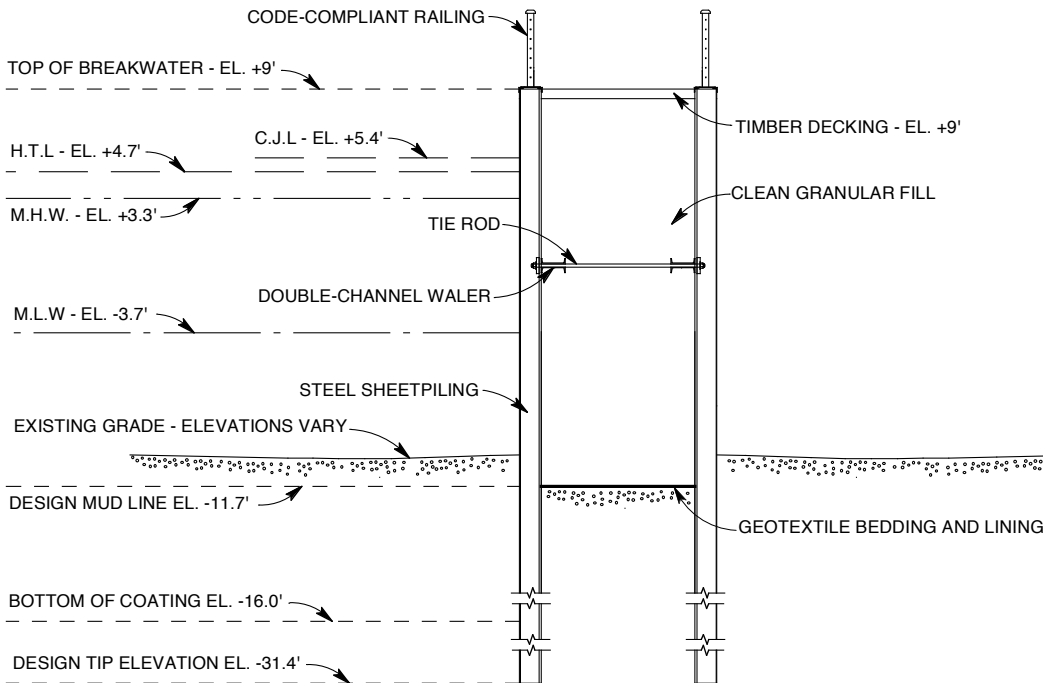
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STONE / GEOTUBE BREAKWATER SECTION



STEEL SHEETPIILING BREAKWATER SECTION



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BULKHEAD SURVEY

PREPARED FOR

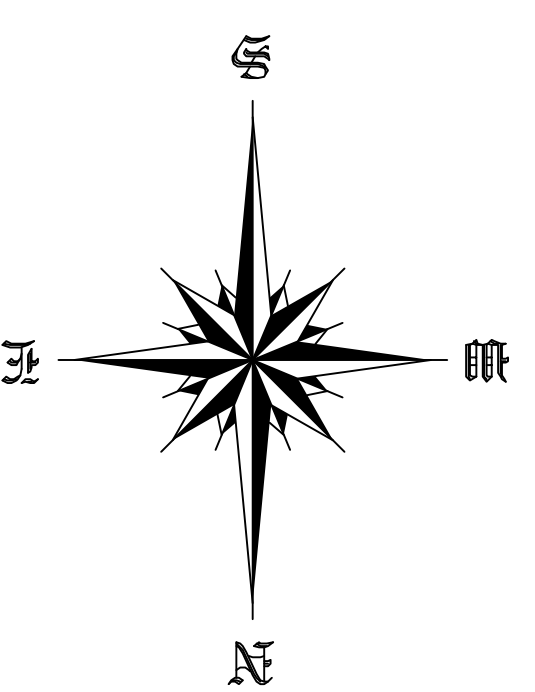
NORWALK COVE MARINA

CALF PASTURE BEACH, NORWALK, CONNECTICUT

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

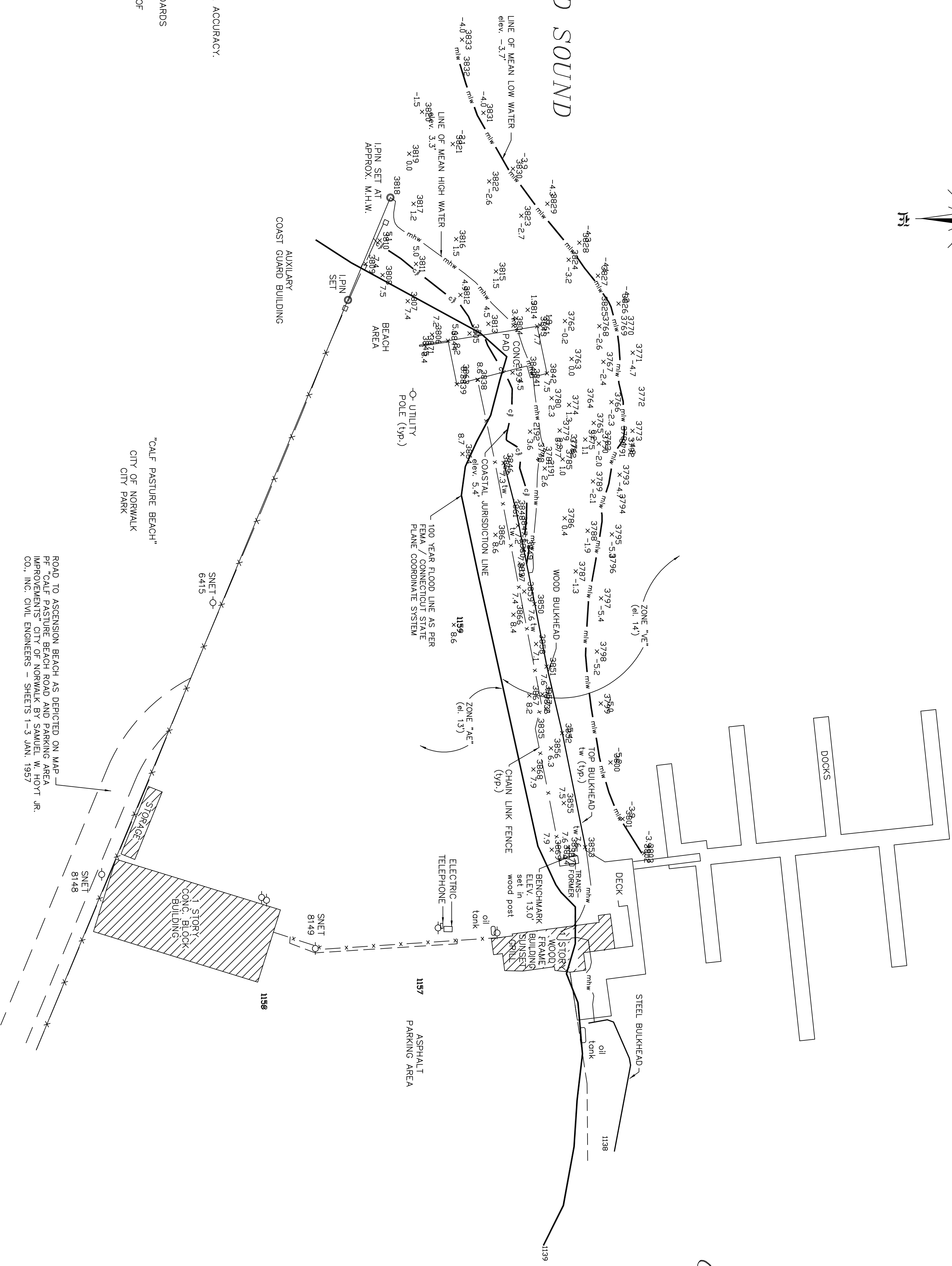
BY "ARCAMONE LAND SURVEYORS LLC"

4 TART STREET, UNIT A-2B
S. NORWALK, CT, 06854
PHONE : 203-386-2098
FAX : 203-338-1217
www.ArcamoneSurveyors.com

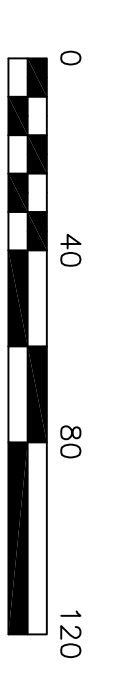


02/23/21	100 YEAR FLOOD LINE	AAT
DATE	DESCRIPTION	BY
	REVISIONS	

LONG ISLAND SOUND



CHARLES CREEK
TIDAL
Ebb
Flow



GRAPHIC SCALE

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.

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TAX MAP DISTRICT BLOCK TAX LOT