



## REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

NOVEMBER 19, 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](https://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](mailto: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: October 22, 2025**
- V. **APPLICATION REVIEW COMMITTEE**
  - A. **Pre-Application Consultation - 108 Water St: Site development for a new mixed-use building**
  - B. **Pre-Application Consultation - 25 Commerce St: Repair a boulder seawall**
  - C. **Coastal Site Plan Review [Referral](#) - 6 Golden Court: Raise a single family residence, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck**

**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
  - a. Review Draft Onboarding Document
  - b. Harbor Management Plan Report
4. Newsletter/Website
5. Water Quality

**VII. NEW BUSINESS**

- A. Approval of the 2026 Meeting Schedule

**VIII. ADJOURNMENT**

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING MINUTES - OCTOBER 22, 2025, 6:00 PM  
BY ZOOM VIRTUAL MEETING**

**ATTENDEES:** Alan Kibbe (Chair), Matt Gifford, Laurie Jones (Secretary), Chris MacDonnell, John Pinto, Chris White, Don Remson.

**ABSENT:** Jeff Mangels, Mike Matthews.

**STAFF:** Amelia Williams.

**OTHERS:** Bruce Lovallo (Harbor Master); Steve Bartush (Shellfish Commission); Larry Cafero, 110 Gregory Blvd.; Cory Attra, 119 Gregory Blvd.

**I. CALL TO ORDER**

The regular meeting of the Harbor Management Commission was called to order at 6:01 p.m. by Mr. Kibbe, Chair.

**II. ROLL CALL**

Roll call was conducted by Mr. Kibbe and a quorum was established.

**III. PUBLIC PARTICIPATION**

Ms. Diane Lauricella reiterated her email comments regarding the October 8, 2025 Special Meeting minutes, noting minor grammatical errors in her email and emphasizing the need for adherence to FOI procedures. She voiced her support of naming the renovated East Basin marina after Tony Mobilia.

**IV. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: September 17, 2025**

Ms. Jones presented the minutes for the regular meeting of September 17, 2025, noting changes in red.

**\*\*DR. PINTO MOVED TO APPROVE THE MINUTES OF THE SEPTEMBER 17, 2025, REGULAR MEETING, AS AMENDED.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

**B. Special Meeting: October 8, 2025**

Ms. Jones presented the minutes for the special meeting of October 8, 2025, recommending the addition of absent commissioners, including Mr. Gifford and Mr. White.

**\*\*MR. REMSON MOVED TO APPROVE THE MINUTES OF THE OCTOBER 8, 2025, SPECIAL MEETING, AS AMENDED.**

**\*\*MR. MACDONNELL SECONDED THE MOTION.**

**\*\*THE MOTION PASSED UNANIMOUSLY.**

## **V. APPLICATION REVIEW COMMITTEE**

### **A. Zoning Regulation Amendment Referral — Various**

**#2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages**

Dr. Pinto gave an overview of the referral and presented recommendations.

**\*\*MR. MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND FORWARD THE RECOMMENDATIONS.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

### **B. Zoning Regulation Amendment Referral — CD-3W Building Materials**

**The applicant proposes to change the permissible building materials for primary building materials on facades in CD-3W to allow vinyl siding with limitations.**

Dr. Pinto gave an overview of the referral and presented recommendations. Discussion ensued.

**\*\*MR. MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND FORWARD THE RECOMMENDATIONS.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

### **C. CSPR Referral — 119 Gregory Blvd: Construct a shoreline flood and erosion control structure (slurry wall) in Charles Cove**

Dr. Pinto introduced the item. The applicant Larry Cafero and professional engineer Cory Attra presented their proposal.

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

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

## VI. REPORTS

### **A. Chairperson**

Mr. Kibbe provided his report as follows:

- Thanked Harbor Commissioner Chris MacDonnell and consultant Geoff Steadman for their efforts on the Veterans' Park East Basin marina project.
- Encouraged all Commissioners to be respectfully engaged in meetings.
- Emphasized the need to get going on dredging efforts, which require long-term planning and proactive action to initiate.
- Stressed the need for the Commission to be intentional and proactive in promoting approved initiatives to stimulate desired activities such as marine commercial, as they will not occur without effort.

### **B. Shellfish Commission**

Mr. Bartush noted that no October Shellfish Commission meeting was held. He referenced agenda item VII.B, the discussion of providing public comment for the Manresa Island DEEP Stewardship Permit and expressed the need to address subtidal contamination.

### **C. Staff**

#### **1. Harbor Master**

Mr. Lovallo provided his report, noting a few key updates. He referenced the recent incident involving a barge stuck in the upper river and expressed appreciation to Sergeant Bisceglie and his staff from the Marine Police, along with the team from Terry Marine, for their hands-on efforts in personally traveling upstream to unload the barge. He also tagged moorings around the Marvin beach area.

#### **2. Consultant**

Mr. Steadman reported:

- The ACOE will be having an after-action meeting concerning the stuck barge incident. Further discussion ensued regarding the relevant channel.
- The Seaview Avenue proposal will have an informational public hearing on December 11, with written comments due December 23. Due to new state law, the East Norwalk Boat Club petition no longer triggers an evidentiary hearing. He thinks the HMC needs to pay attention to the impact of the new law.
- He summarized the September 27 public meeting of the Norwalk River Watershed Initiative and discussed the upcoming December session. He prepared public displays for the NRWI meeting.
- Progress continues on amending the Harbor Management Act, with several harbor commissions and DEEP planning a meeting with legislators.
- At the Veterans Park Marina groundbreaking, Port Authority officials were grateful to be recognized for \$3.5 million in state funding.
- Another round of SHIPP grants this year can't be expected this year.
- We still need to work on the street ends project with the grant money from the Port Authority.

- He attended the 25<sup>th</sup> anniversary Annual Meeting of the CT League of Conservation Voters.
- He discussed the CT Siting Council and talked about the issue in Fairfield and Bridgeport regarding United Illuminating.
- He reported that DEEP said the 108 Water Street Coastal Site Plan Review is inconsistent with state law but Norwalk P&Z approved it anyway. A similar issue happened in Fairfield and the local neighborhood association is appealing Fairfield P&Z's decision.
- Discussion ensued about new approvals required for the Harbor Management Plan.

## **D. Committee**

### **1. Mooring and Harbor Safety**

Mr. Kibbe presented the report from Jeff Mangels for the Mooring and Harbor Safety Committee:

- Regarding Dockwa, there have been multiple positive reviews from boaters and visitors.
- Edwards Marine was asked to provide a quote for winter staking, repairing, and repainting floats in the East Norwalk Basin, as well as for larger mushroom anchors where needed on the nine transient moorings operated by the Commission.
- No harbor safety issues except for the barge that broke free at Duvine Brothers, causing access issues for the Norwalk Boat Club; he extended big thanks to the Marine Unit, the Harbormaster, and Terry Marine for their efforts in freeing the barge.

### **2. Finance**

Mr. MacDonnell reported that:

- No deposits have been received from Dockwa since June, with only \$150 from Dockwa this year compared to over \$3,000 last year, despite positive boater reviews indicating usage; he committed to investigating the issue.
- He posed questions about the procurement process and amounts that would require proper process.
- He noted receipt of an invoice from consultant Geoff Steadman that was distributed to the Commissioners for \$3,120, covering services for July through October, and sought approval. Mr. Kibbe and Ms. Jones said they hadn't had time to review it since it was only distributed this afternoon.

**\*\*MR. MACDONNELL MOVED TO APPROVE PAYMENT OF THE \$3,120 INVOICE FROM MR. GEOFF STEADMAN FOR CONSULTING SERVICES COVERING JULY THROUGH OCTOBER.**

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

**\*\*THE MOTION PASSED WITH FOUR (4) IN FAVOR (MACDONNELL, GIFFORD, PINTO AND REMSON) AND TWO (2) ABSTENTIONS (MS. JONES & MR. KIBBE).**

### **3. Plans and Recommendations**

Ms. Jones presented the draft onboarding document for new Harbor Management commissioners which had been distributed in advance to the commission. She emphasized that the document is intended as a general overview rather than a comprehensive guide. She noted that comments

received from Dr. Pinto have been incorporated into the draft and solicited feedback from the Commission on the current version. The discussion was tabled to give the Commissioners more time to review it.

**4. Newsletter/Website**

No report was provided.

**5. Water Quality**

No report was provided.

**VII. NEW BUSINESS**

**A. Review Draft Onboarding Document**

Discussed during Plans and Recommendations report.

**B. Discussion of providing Public Comment for the Manresa Island DEEP Stewardship Permit**

Dr. Pinto led the discussion, noting that his comments were informed by attending the recent DEEP public hearing at Brien McMahon High School. He highlighted that a major request from the hearing was for the stewardship permit document to undergo thorough public review, with the comment period open until October 30, 2025.

Dr. Pinto proposed a statement of support for the Stewardship Permit with proposed specific recommendations. The group agreed on the importance of addressing environmental protections, aligning with the Shellfish Commission's concerns. The desire to see a lengthy recommendation in advance of a vote was expressed and noted. Dr. Pinto said he would share the recommendations in writing.

**\*\*MR. MACDONNELL MOVED THAT THE HARBOR MANAGEMENT COMMISSION EXPRESS SUPPORT FOR THE IMPLEMENTATION OF THE MANRESA ISLAND DEEP STEWARDSHIP PERMIT AND THAT THE COMMISSION'S COMMENTS AND RECOMMENDATIONS BE TRANSMITTED TO DEEP.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

**VIII. OLD BUSINESS**

**A. East Basin Marina Naming Nomination**

Dr. Pinto presented a draft letter endorsing the naming of the East Basin marina at Veterans Park after Tony Mobilia. Mr. Kibbe read comments from Commissioner Jeff Mangels, who, while respecting Mr. Mobilia, recommended naming the marina to honor all veterans collectively, such as "Norwalk Veterans Marina." Dr. Pinto reiterated that, if the Harbor Management Commission as a whole doesn't support the naming, individuals could pursue their support separately as a gesture respecting Mr. Mobilia's record.

**\*\*MR. MACDONNELL MOVED THAT THE HARBOR MANAGEMENT COMMISSION ENDORSE THE DRAFT LETTER NOMINATING THE EAST BASIN MARINA TO BE NAMED AFTER TONY MOBILIA.**

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

**\*\*THE MOTION PASSED WITH THREE (3) IN FAVOR (MR. MACDONNELL, DR. PINTO AND MR. GIFFORD), ONE (1) ABSTENTION (MR. REMSON) AND TWO (2) OPPOSED (MR. KIBBE AND MS. JONES).**

Dr. Pinto confirmed the letter of would be submitted to the Mayor as a Commission recommendation, noting it was likely one of several expected naming submissions.

#### **IX. ADJOURNMENT**

**\*\*MS. JONES MOVED TO ADJOURN THE MEETING.**

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

**\*\*THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:15 p.m.

Respectfully Submitted,  
Courtney Baldwin  
Recording Secretary



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): 202508193

Applicant Name (same name used on Part III of the LWRD Transmittal Form): Commerce Street Associates, LLC

#### 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 (dredging project only)    |
| 21 | Wildlife- osprey  | 24 | Aquaculture (dredging projects only) |
| 22 | Dredging Projects |    |                                      |

#### 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: 25 Commerce Street      City/Town: Norwalk      State: CT 06854 Zip Code:

**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 Harbor

**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](http://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-2000-026-LB</u>  | <u>5/09/2000</u>   | <u>Robert Slapin</u>                        | <u>Seawall repair</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, refer to [USACE Tidal Flood Profiles](#):

CJL = +5.4'      MHW = +3.3'      MLW = -3.7'      HTL = +5.1'

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

**Part III: Site and Resource Information (continued)**

| <b>12. Coastal Resource Impact Table</b>   |   |                  |            |                  |
|--|---|------------------|------------|------------------|
| 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 <a href="#">Connecticut Coastal Management Manual</a> . |   |                  |            |                  |
| 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  |   |                  |            |                  |
| <input type="checkbox"/> Nearshore waters  |   |                  |            |                  |
| Resource Type  | Describe Impacts (temporary and permanent)            |                  |            |                  |
| <input checked="" type="checkbox"/> Benthic Habitat  | <b>None.</b>  |                  |            |                  |
| <input type="checkbox"/> Intertidal Flats  |   |                  |            |                  |
| <input type="checkbox"/> Submerged Aquatic Vegetation (SAV)  |   |                  |            |                  |
| <input type="checkbox"/> Rocky Shorefront  |   |                  |            |                  |
| <input checked="" type="checkbox"/> Finfish  | <b>None.</b>  |                  |            |                  |
| <input type="checkbox"/> Wildlife  |   |                  |            |                  |
| <input checked="" type="checkbox"/> Shellfish Areas  | <b>None.</b>  |                  |            |                  |
| <input checked="" type="checkbox"/> Coastal Hazard Area  | <b>No increase in risks to life or property.</b>      |                  |            |                  |
| <input type="checkbox"/> Bluffs/Escarpments  |   |                  |            |                  |
| <input type="checkbox"/> Islands   |   |                  |            |                  |
| <input checked="" type="checkbox"/> Coastal Flooding   | <b>No increase in risks associated with flooding.</b> |                  |            |                  |
| <input checked="" type="checkbox"/> Water Circulation Patterns   | <b>None.</b>  |                  |            |                  |
| <input checked="" type="checkbox"/> Drainage Patterns  | <b>None.</b>  |                  |            |                  |
| <input checked="" type="checkbox"/> Visual Quality   | <b>None.</b>  |                  |            |                  |
| <input checked="" type="checkbox"/> Water Quality  | <b>None.</b>  |                  |            |                  |

## 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 site contains an authorized pre-1980 boulder seawall.

- 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.

Please see attached sheet.

- 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](#)).

Please see attached sheet.

- 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.

Please see attached sheet.

- d. Anticipated date of project initiation: Winter 2025/2026

Indicate the length of time needed to complete the project and identify any anticipated time restrictions:  
Four weeks. No time restrictions are anticipated.

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.

There should be no adverse impacts associated with the proposed work.

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

- |   |   |
|---|---|
| <input type="checkbox"/> Marine commercial/industrial use including aquaculture | <input checked="" type="checkbox"/> Flood and erosion control |
| <input type="checkbox"/> Residential boating access                             | <input type="checkbox"/> Public access                        |
| <input type="checkbox"/> Shared residential boating access                      | <input type="checkbox"/> Infrastructure improvement           |
| <input type="checkbox"/> Other – explain: _____                                 |   |

## Part IV: Project Information (continued)

5. If the site is a marina or yacht club, provide the following:
- a. Number of boat slips and moorings: \_\_\_\_\_ (should be consistent with plans submitted as Attachment 14)
  - b. Type of marine sanitation service provided at the facility. \_\_\_\_\_
  - c.  Check here to confirm that at least one plan view notes the location of upland support including adequate parking, a marina office, and restrooms.
  - d. Check the applicable services provided:
    - boat repair/maintenance                       winter storage
    - gas/fuel hook-up                                       electric hook-up
    - fishing amenities                                       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
- FECS modifications will not support an increase in upland fill
  - If FECS consists of riprap or revetment, no more than 10% volume of new stone is proposed
  - 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 questions 1 or 2 below, you must submit a completed [Engineering Report Cover Sheet](#) (DEEP-LWRD-APP-001R) as Attachment 18 along with the relevant engineering report(s).

1. Does the proposed activity include engineered structures such as bridges, culverts, stormwater management systems, detention basins, and/or flood & erosion control structures?  
 Yes     No
2. Is the proposed activity located in a FEMA flood zone?     Yes     No
  - a. If yes, indicate the type of zone:  
 Floodway     Riverine Floodplain     New Engineered Structure in Coastal Floodplain
  - b. If yes, provide documentation in the Engineering Report to demonstrate that the relevant hydraulic analysis has been found to be in compliance with FEMA's National Flood Insurance Program requirements and the local flood ordinance for the municipality.
  - c. For activity in a Floodway, the Engineering Report must include a copy of a No-Rise Certification signed by a registered professional engineer. The No-rise Certification 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)

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

- 1. Substantial maintenance or repair of existing structures, fill, obstructions or encroachments authorized pursuant to CGS section 22a-33 or 22a-361.
- 2. Maintenance dredging of areas which have been dredged and continuously maintained and serviceable as authorized pursuant to section 22a-33 or 22a-361.
- 3. Activities allowed pursuant to a perimeter permit and requiring authorization by the Commissioner of the Department of Energy & Environmental Protection.
- 4. Minor alterations or amendments to permitted activities consistent with the original permit.
- 5. 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

- 6. Retention of activities completed prior to January 1, 1995.
- 7. Minor alterations to activities completed prior to January 1, 1995.
- 8. 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

- 9. 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

- 10. The removal of derelict structures or vessels.
- 11. Placement of temporary structures for water-dependent uses as defined in CGS section 22a-93.
- 12. Open water marsh management, tidal wetland restoration, resource restoration or enhancement activity, as defined in 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:

- 13. 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><b>Harbor Management Notification</b><br/>If your town has a <a href="#">Harbor Management Commission</a>, 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             | <b>Conservation or Preservation Restriction</b> Information, if applicable.   |
| <input type="checkbox"/> Attachment 9             | <b>Remediation Documentation</b> , if applicable.   |
| <input checked="" type="checkbox"/> Attachment 10 | <b>Photographs showing existing conditions of the site REQUIRED</b>   |
| <input type="checkbox"/> Attachment 11            | <b>Photographic Documentation</b> of pre 1939, pre-1987 (above MHW) and/or pre-1995 installation.   |
| <input checked="" type="checkbox"/> Attachment 14 | <b>Project Plans</b> , use <a href="#">Project Plan Checklist</a> for requirements <b>REQUIRED</b>  |
| <input checked="" type="checkbox"/> Attachment 18 | <a href="#">Engineering Report Cover Sheet</a> (DEEP-LWRD-APP-001R)   |
| <input type="checkbox"/> Attachment 20            | <p><b>Natural Diversity Data Base (NDDB)</b><br/>If the proposed activity is within an NDDB area, complete and submit a <a href="#">Request for NDDB State Listed Species Review Form</a> (DEEP-APP-007) to the address specified on the form, <b>prior</b> to submitting this application. For NDDB maps and more information, visit the DEEP website at <a href="http://www.ct.gov/deep/nddbrequest">www.ct.gov/deep/nddbrequest</a> 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 <b>must</b> be submitted as Attachment 20. Include a copy of any mitigation measures or management plan developed for this activity and approved by NDDB. Be aware that you must renew your NDDB Determination if it expires before project work commences.</p>  |
| <input type="checkbox"/> Attachment 21            | <p><b>DEEP Wildlife Division – Osprey Consultation</b><br/>If the proposed activity will occur within 300 feet of an osprey platform, please note that work will be prohibited between May 1<sup>st</sup> and July 31<sup>st</sup> 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 <a href="mailto:deep.wildlife@ct.gov">deep.wildlife@ct.gov</a> 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:<br/><a href="https://www.google.com/maps/d/viewer?mid=1GyxnB-UAGxmselecH9Zj4UdH1ug&amp;usp=sharing">https://www.google.com/maps/d/viewer?mid=1GyxnB-UAGxmselecH9Zj4UdH1ug&amp;usp=sharing</a> or <a href="https://www.ctaudubon.org/citizen-science">https://www.ctaudubon.org/citizen-science</a>.</p> |

## Part VI: Supporting Documents (continued)

- |                                     |                      |  |
|-------------------------------------|----------------------|--|
| <input type="checkbox"/>            | <b>Attachment 22</b> | <b>Dredging Consultation Form</b><br>( <b>REQUIRED</b> for dredging activities only.)<br>If dredging is proposed, please refer to <a href="#">Reference for Coastal/Tidal Dredging</a> and submit a completed <a href="#">Dredging Consultation Form</a> .   |
| <input type="checkbox"/>            | <b>Attachment 23</b> | <b>Fisheries Consultation Form</b><br>If your project involves maintenance dredging, submit a completed <a href="#">Fisheries Consultation Form</a> (DEEP-FISH-APP-007).   |
| <input type="checkbox"/>            | <b>Attachment 24</b> | <b>Department of Agriculture/Bureau of Aquaculture Consultation</b><br>If your project involves maintenance dredging, submit a completed <a href="#">Department of Agriculture/Bureau of Aquaculture Consultation Form</a> . 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. |
| <input checked="" type="checkbox"/> | <b>Attachment 41</b> | <a href="#">Applicant Compliance Information Form</a> (DEEP-APP-002) <b>REQUIRED</b>   |
| <input checked="" type="checkbox"/> | <b>Attachment 42</b> | <a href="#">Applicant Background Information Form</a> (DEEP-APP-008) <b>REQUIRED</b>   |
| <input checked="" type="checkbox"/> | <b>Attachment 43</b> | <b>Other Information:</b> Any other applicable information the applicant deems relevant or is required by DEEP.  |

**COMMERCE STREET ASSOCIATES, LLC  
25 COMMERCE STREET, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION**

Part IV, Item 2a.

Repair approximately 60 linear feet of authorized boulder seawall. Approximately 133 cubic yards of 24" – 60" stone boulders will be excavated and reused, with approximately 30 cubic yards of 1-1/4" stone, 30 cubic yards of mass concrete, and 1,250 square feet of geotextile filter fabric placed on the landward face for structural reinforcement and drainage. The repaired seawall will be capped with a concrete cap consisting of approximately 5 cubic yards of concrete.

Part IV, Item, 2b.

Prior to construction, an anchored floating silt curtain will be waterward of the length of seawall to be repaired. The silt curtain will be maintained throughout the course of construction.

Working in 10' – 15' sections, approximately 240 cubic yards of existing soils will be excavated by backhoe excavator from an area of approximately 1080 square feet landward of the seawall. Soils will be stockpiled on the adjacent upland within a silt-fence and hay bale barrier. Larger stone will be reserved for reuse in the repaired seawall, while all other stone and debris will be sorted for use as structural backfill. Concrete debris will be disposed of offsite at an approved upland facility.

Courses of usable larger stone will be set by backhoe, PVC-coated steel dowels will be drilled and grouted by hand into the inner face of the stone, and PVC-coated steel reinforcing bars will be wired to these. Concrete will be poured within forms set along the landward face of the seawall. Concrete will be poured at low tide and will be supplied by mixer truck staged on the adjacent upland. Forms will be removed after the concrete has set.

The area landward of the concrete will be lined with geotextile fabric to form a pocket, into which the crushed stone will be placed. Excavated soils and stones will be used to backfill the repaired seawall, and will be hydraulically compacted or compacted using the backhoe. PVC-pipe weepholes will be installed between of stones in the top course immediately below the seawall's top elevation.

The remaining sections of seawall will be completed in like fashion. A formed concrete cap will be poured atop the repaired seawall. The adjacent upland will be paved to match the existing.

All equipment will access the site via the upland, and will operate solely from the upland.

Part IV, Item, 2c.

1. An anchored floating silt curtain will be maintained during construction.
2. Equipment will operate solely from the upland.
3. Work will be performed in 10' - 15' sections, with all excavation performed in the dry.

**COMMERCE STREET ASSOCIATES, LLC 25 COMMERCE STREET, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION - ATTACHMENT 10 – SITE PHOTOGRAPHS**



1. VIEW FROM ATOP SEAWALL LOOKING NORTH TOWARDS AREA OF LATERAL DISPLACEMENT. NOTE SLOPE OF CONCRETE CAP AND GAP BETWEEN SLABS ON LEFT IN PHOTOGRAPH.



1. 2. VIEW FROM ATOP SEAWALL LOOKING SOUTH TOWARDS AREA OF LATERAL DISPLACEMENT. NOTE WATERWARD FACE OF CONCRETE CAP IN IMMEDIATE FOREGROUND AND ADJACENT SECTION.

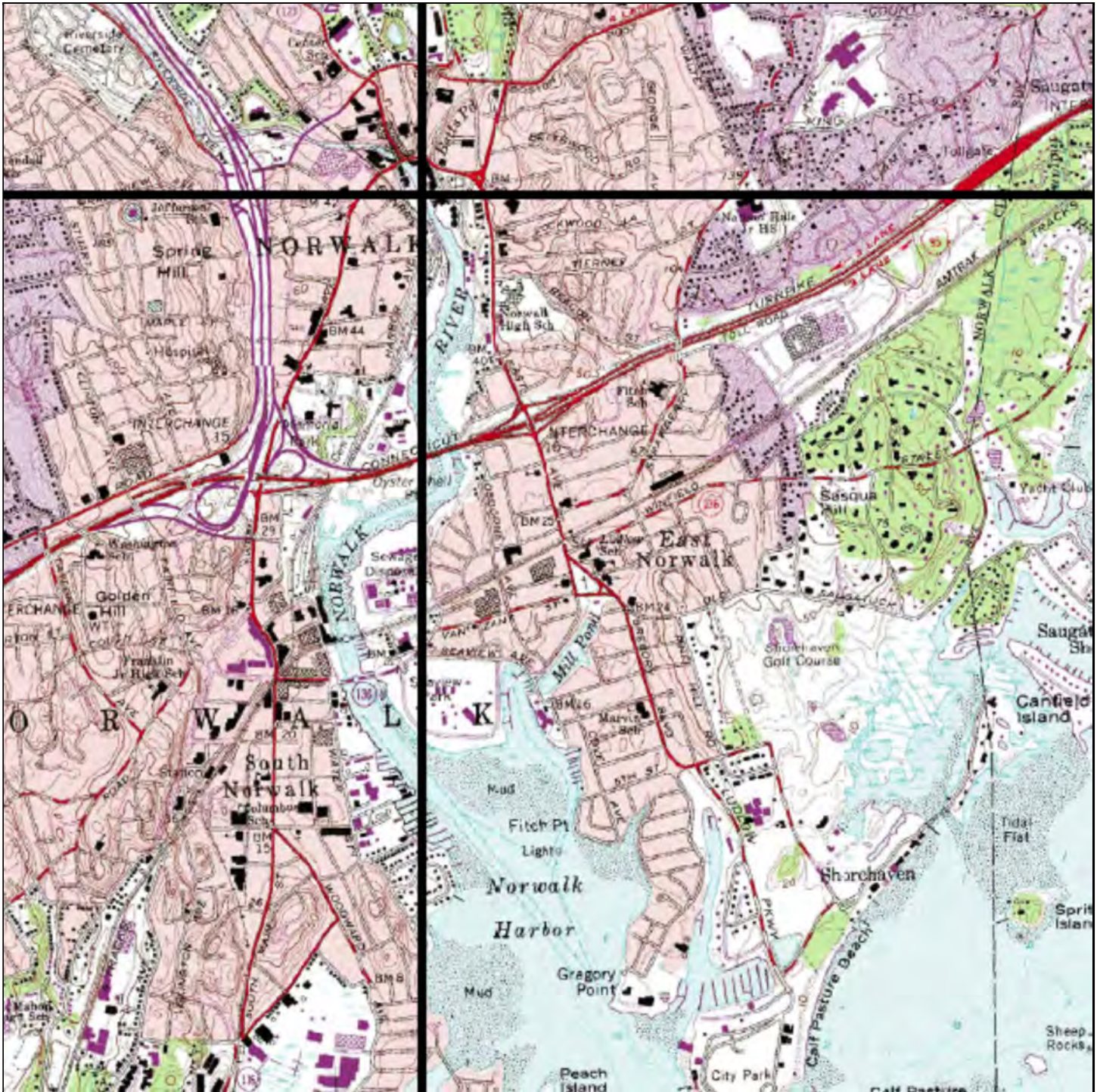
**COMMERCE STREET ASSOCIATES, LLC 25 COMMERCE STREET, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION - ATTACHMENT 10 – SITE PHOTOGRAPHS**



3. VIEW FROM UPSTREAM ADJACENT PROPERTY LOOKING SOUTH TOWARDS AREA OF DETERIORATION. NOTE LOOSE STONES AT BASE OF SEAWALL.



4. VIEW FROM OPPOSITE SHORE LOOKING WEST TOWARDS AREA OF SEAWALL DETERIORATION. NOTE VOIDS IN FACE OF SEAWALL AND AREA OF LATERAL DISPLACEMENT TO THE LEFT OF PHOTOGRAPH.



# VICINITY MAP

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

SCALE: 1:24000

PURPOSE: MAINTAIN EROSION CONTROL STRUCTURE  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT OWNERS: DEVINE BROTHERS, INC., 13 COMMERCE STREET, LLC  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPAIRS TO BOULDER SEAWALL IN NORWALK HARBOR AT 25  
 COMMERCE STREET, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY: COMMERCE STREET ASSOCIATES LLC  
 DATE: 10/12/25 SHEET 1 OF 5 REVISION NUMBER: DATE:



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

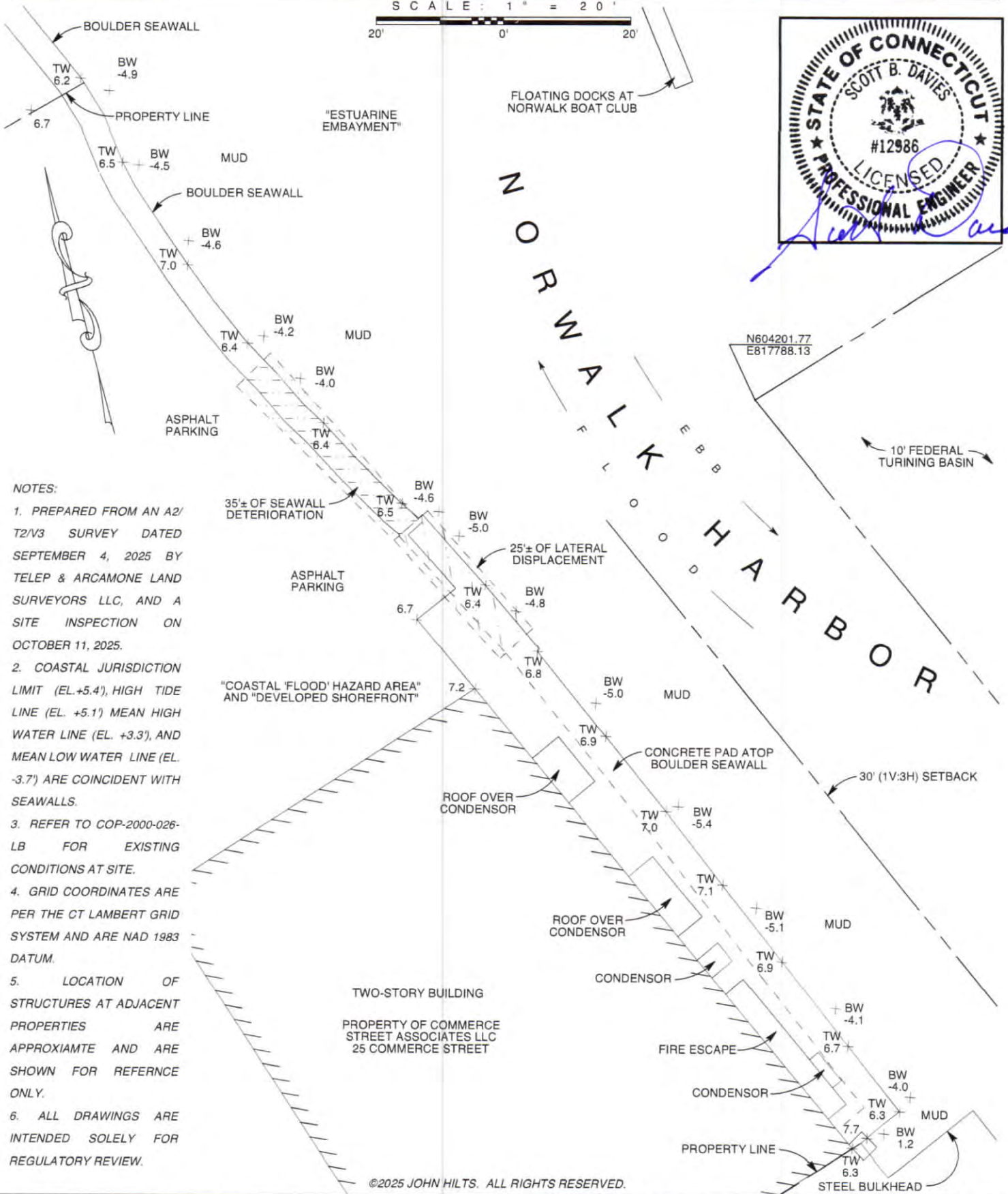
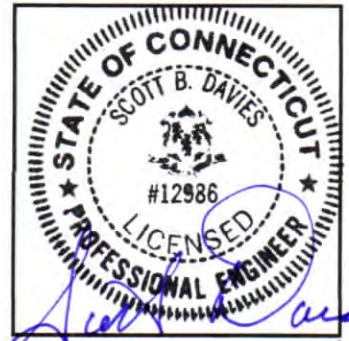
FROM NORWALK G.I.S.      SITE: ASSESSOR'S MAP 14NE BLOCK 22 PARCEL 6

PURPOSE: MAINTAIN EROSION CONTROL STRUCTURE  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT OWNERS: DEVINE BROTHERS, INC., 13 COMMERCE STREET, LLC  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPAIRS TO BOULDER SEAWALL IN NORWALK HARBOR AT 25  
 COMMERCE STREET, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY: COMMERCE STREET ASSOCIATES LLC  
 DATE: 10/12/25      SHEET 2 OF 5      REVISION NUMBER:      DATE:

# EXISTING SITE PLAN VIEW

SCALE: 1" = 20'



**NOTES:**

1. PREPARED FROM AN A2/ T2/V3 SURVEY DATED SEPTEMBER 4, 2025 BY TELEP & ARCAMONE LAND SURVEYORS LLC, AND A SITE INSPECTION ON OCTOBER 11, 2025.
2. COASTAL JURISDICTION LIMIT (EL. +5.4'), HIGH TIDE LINE (EL. +5.1') MEAN HIGH WATER LINE (EL. +3.3'), AND MEAN LOW WATER LINE (EL. -3.7') ARE COINCIDENT WITH SEAWALLS.
3. REFER TO COP-2000-026-LB FOR EXISTING CONDITIONS AT SITE.
4. GRID COORDINATES ARE PER THE CT LAMBERT GRID SYSTEM AND ARE NAD 1983 DATUM.
5. LOCATION OF STRUCTURES AT ADJACENT PROPERTIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.
6. ALL DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

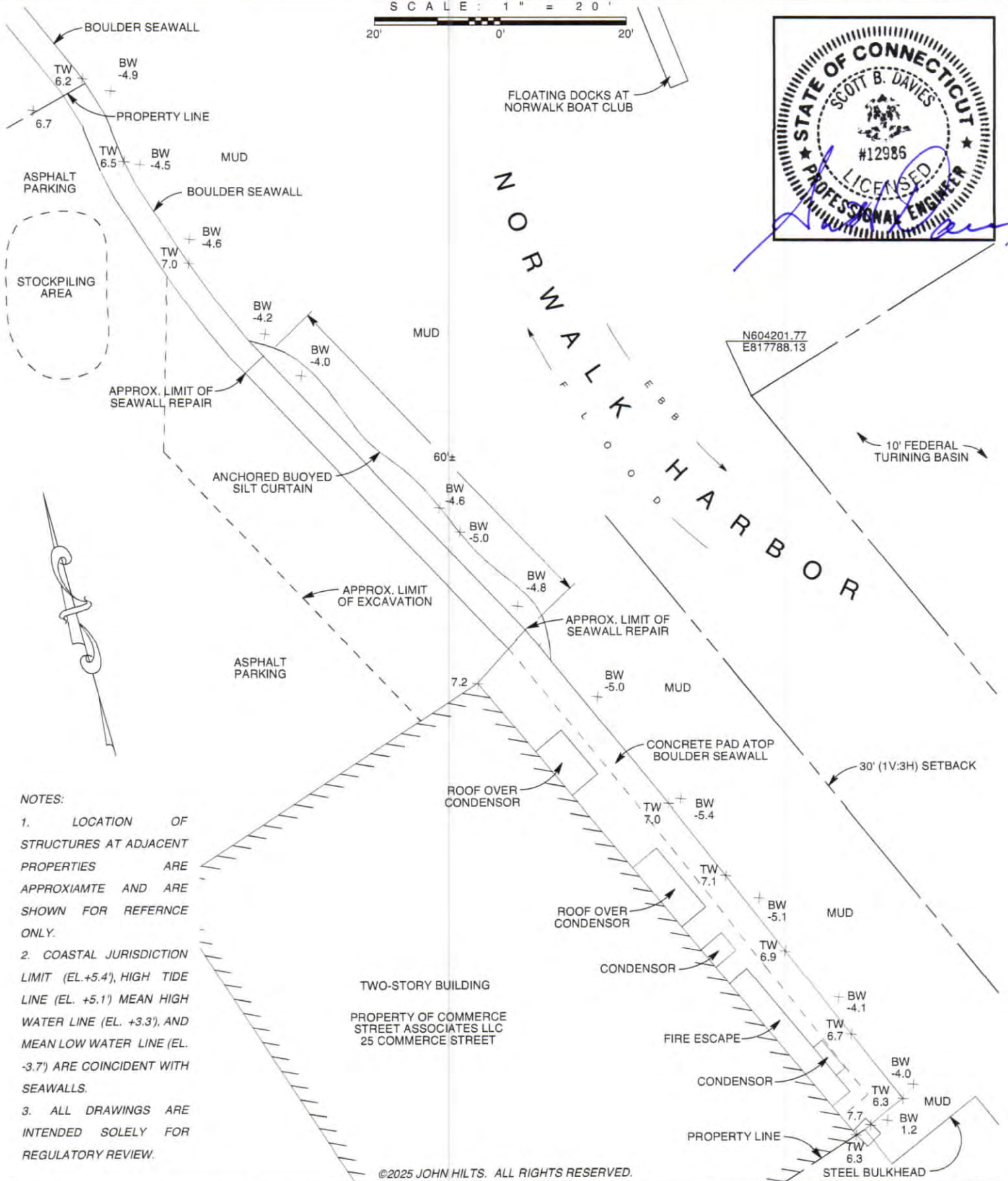
©2025 JOHN HILTS. ALL RIGHTS RESERVED.

PURPOSE: MAINTAIN EROSION CONTROL STRUCTURE  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT OWNERS: DEVINE BROTHERS, INC., 13 COMMERCE STREET, LLC  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPAIRS TO BOULDER SEAWALL IN NORWALK HARBOR AT 25 COMMERCE STREET, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY: COMMERCE STREET ASSOCIATES LLC  
 DATE: 10/12/25 SHEET 3 OF 5 REVISION NUMBER: DATE:

# PROPOSED SITE PLAN VIEW

SCALE: 1" = 20'

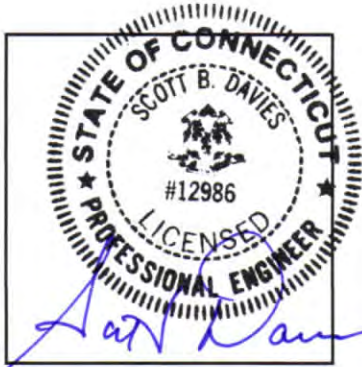
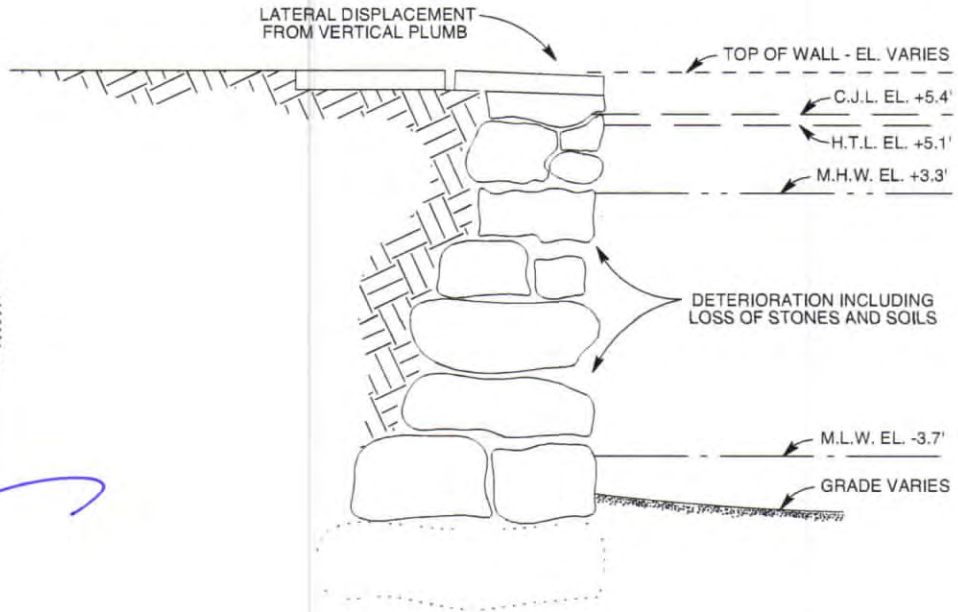


- NOTES:**
1. LOCATION OF STRUCTURES AT ADJACENT PROPERTIES ARE APPROXIMATE AND ARE SHOWN FOR REFERENCE ONLY.
  2. COASTAL JURISDICTION LIMIT (EL. +5.4'), HIGH TIDE LINE (EL. +5.1') MEAN HIGH WATER LINE (EL. +3.3'), AND MEAN LOW WATER LINE (EL. -3.7') ARE COINCIDENT WITH SEAWALLS.
  3. ALL DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

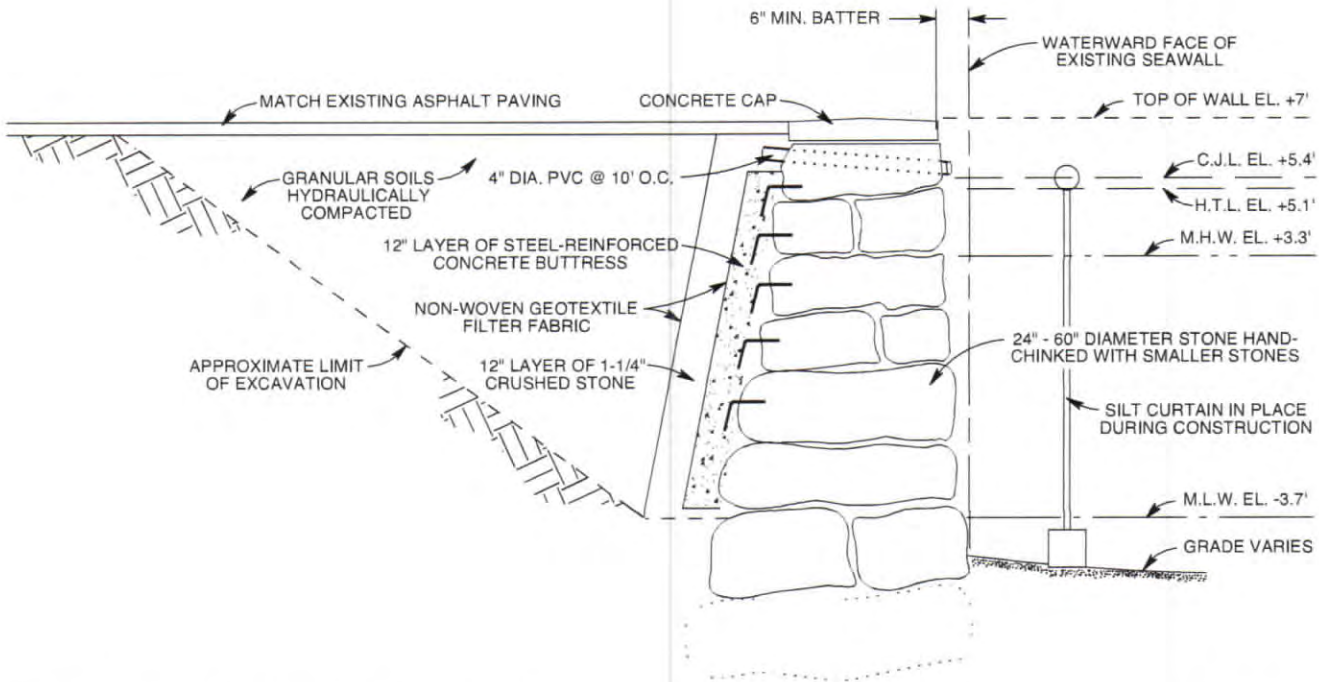
©2025 JOHN HILTS. ALL RIGHTS RESERVED.

|  |  |
|--|--|
| <p>PURPOSE: MAINTAIN EROSION CONTROL STRUCTURE<br/>         DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988<br/>         ADJACENT OWNERS: DEVINE BROTHERS, INC., 13 COMMERCE STREET, LLC<br/>         APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p> | <p>PROPOSED REPAIRS TO BOULDER SEAWALL IN NORWALK HARBOR AT 25 COMMERCE STREET, NORWALK, FAIRFIELD COUNTY, CONNECTICUT<br/>         APPLICATION BY: COMMERCE STREET ASSOCIATES LLC<br/>         DATE: 10/12/25 SHEET 4 OF 5 REVISION NUMBER: DATE:</p> |
|--|--|

# EXISTING SEAWALL SECTION



# PROPOSED SEAWALL SECTION



NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

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|  |   |
|--|---|
| <p>PURPOSE: MAINTAIN EROSION CONTROL STRUCTURE<br/>         DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988<br/>         ADJACENT OWNERS: DEVINE BROTHERS, INC., 13 COMMERCE STREET, LLC<br/>         APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p> | <p>PROPOSED REPAIRS TO BOULDER SEAWALL IN NORWALK HARBOR AT 25<br/>         COMMERCE STREET, NORWALK, FAIRFIELD COUNTY, CONNECTICUT<br/>         APPLICATION BY: COMMERCE STREET ASSOCIATES LLC<br/>         DATE: 10/12/25 SHEET 5 OF 5 REVISION NUMBER: DATE:</p> |
|--|---|



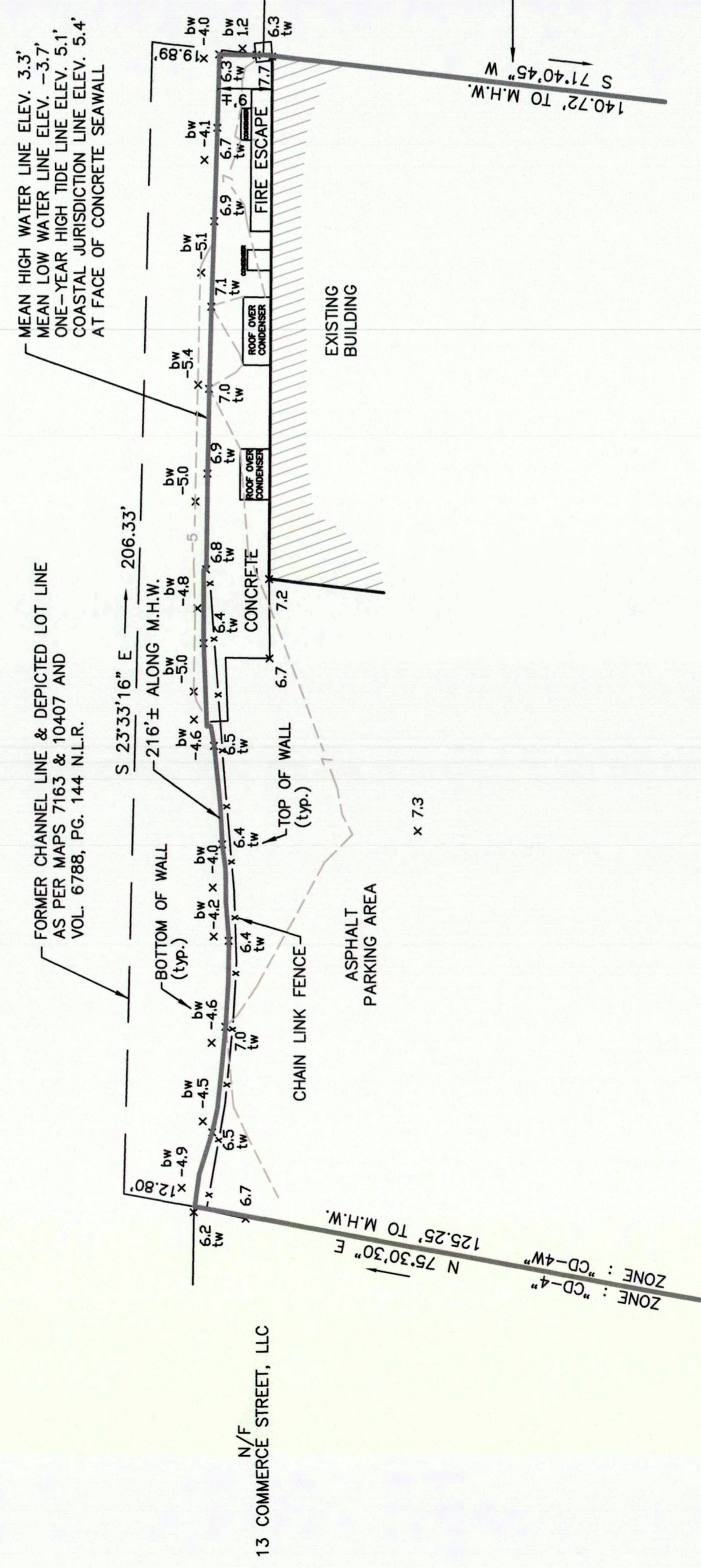
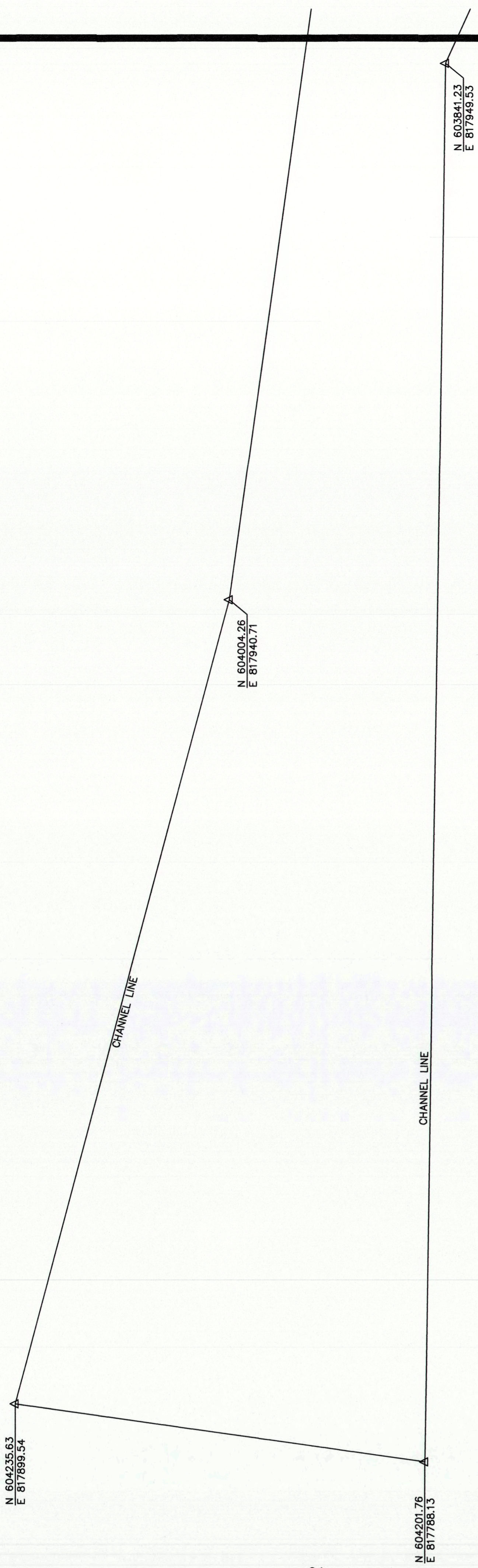
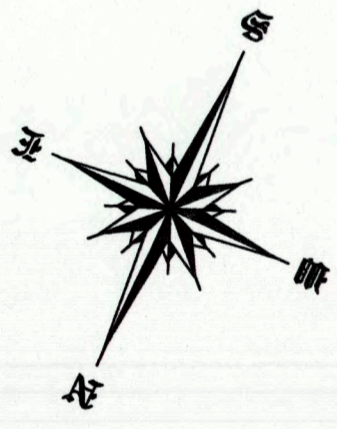
**DATA ACCUMULATION PLAN**  
 OF PROPERTY PREPARED FOR  
**COMMERCE STREET ASSOCIATES, LLC**

#25 COMMERCE STREET, NORWALK, CONNECTICUT

SCALE: 1" = 20' DATE: SEPT. 4, 2025

BY "TELEP & ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B  
 S. NORWALK, CT. 06854  
 PHONE : 203-866-2058  
 www.ArcamoneSurveyors.com



**COMMERCE STREET**



GRAPHIC SCALE

X 7.0 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 "V-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 26, 1996, REVISED OCTOBER 26, 2018 & ADOPTED AUGUST 29, 2019.

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. 7163 & 10407 N.L.R.  
 TAX MAP 14NE DISTRICT 1 BLOCK 22 TAX LOT 6

PROPERTY IS LOCATED IN ZONE : "CD-4W" URBAN CENTER-WATER COMMUNITY DISTRICT  
 F.I.R.M. ZONES: "X" & "AE" (ei. 10') PANEL 531 of 626 MAP NO. 0900100531G DATE 7/8/13  
 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"





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

## Stormwater Management

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

## Floodway/Floodplain Assessment

| Engineering Report section title and page number | Requirement Description  |
|--|--|
|  | Description of existing and proposed conditions upstream and downstream of the proposed activity   |
|  | 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 |
|  | Flood Contingency Plan   |
|  | A description and analysis of the floodplain modifications required to restore any flood conveyance and flood storage capacity   |
|  | Demonstration that backwater from the proposed activity will not impact an existing dam, dike, detention, or similar structure   |
|  | Backup data and complete hydraulic analysis for proposed modifications to the floodplain including location plan and plot for sections, profile sheet, summary sheet   |
|  | Description, schematics, and calculations for bridges and culverts   |

## Structures within a Coastal Flood Hazard Area

| Engineering Report section title and page number | Requirement Description  |
|--|--|
|  | Longshore sediment transport impact report   |
|  | Wind, wave, load analysis for significant public access structures (Only for Flood Management Certification)                             |
| <b>Summary; page 1</b>                           | Wind, wave, load analysis for flood and erosion control structures (e.g. seawalls, bulkheads, revetments, berms, jetties, etc.)          |
|  | Hydrologic / Hydraulic impact report for tide regulating / influencing structures (e.g. culverts, tidegates, flood berms / levees, etc.) |

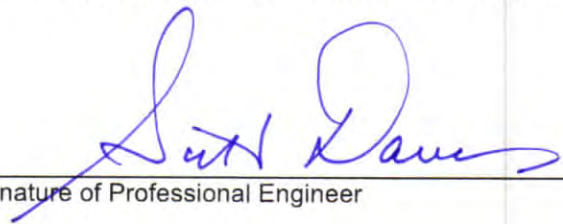
### Professional Certification

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

10-21-2025

Date

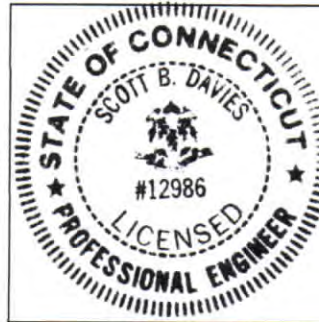
**Scott B. Davies**

Name of Professional Engineer (print or type)

**CT 12986**

P.E. Number (if applicable)

Affix P.E. Stamp Here  
(if applicable)



**COMMERCE STREET ASSOCIATES, LLC 25 COMMERCE STREET, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION – ATTACHMENT 18**

Engineering Summary: Wind, wave, and load analysis for flood and erosion control structures

The proposed work will be the in-kind and in-place repair of an existing boulder seawall. Based on site history research, the existing seawall has been in place in excess of 85 years. The seawall performed satisfactorily under the wind, wave, and load conditions for this area. The seawall is deteriorating and experiencing lateral displacement, and is in need of repair.

The proposed seawall section has undergone preliminary load analysis for anticipated loads associated with the existing and anticipated commercial use on the adjacent upland. Further calculations may be performed upon permit issuance for the purpose of creating construction documents. These will include wind and wave analyses, as applicable.



Connecticut Department of Energy & Environmental Protection

Applicant Compliance Information

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

Applicant Name: Commerce Street Associates, LLC

Mailing Address: 122 Highland Avenue

City/Town: Norwalk

State: CT

Zip Code: 06853

Business Phone:

ext.:

Fax:

Contact Person: Mr. David Slapin

Phone: 203-247-3519 ext.

\*E-mail: david@crystalicecubes.com

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)<br>Type of Action | (2a)<br>Date Commenced | (2b)<br>Date Terminated | (3)<br>Jurisdiction | (4)<br>Case/Docket/Order No. | (5)<br>Description of Violation |
|-----------------------|------------------------|-------------------------|---------------------|------------------------------|---------------------------------|
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |
|                       |                        |                         |                     |                              |                                 |

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



## 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.**

### 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:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

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:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

4. Officers:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

## Applicant Background Information (continued)

**Limited Liability Company**

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

1. List each member.

Name: **David W. Slapin**

Mailing Address: 122 Highland Avenue

City/Town: Norwalk

State: CT

Zip Code: 06853

Business Phone: 203-247-3519

ext.:

E-mail: david@crystalicecubes.com

Name: **Robert Slapin**

Mailing Address: 32 Fox Run Road

City/Town: Norwalk

State: CT

Zip Code: 06850

Business Phone:

ext.:

E-mail:

Name: **Jessica Depanfilis**

Mailing Address: 22 Possum Lane

City/Town: Norwalk

State: CT

Zip Code: 06854

Business Phone:

ext.:

E-mail:

2. List any manager(s) who, through the articles of organization, are vested the management of the business, property and affairs of the limited liability company.

Name: **David W. Slapin**

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

Name:

Mailing Address:

City/Town:

State:

Zip Code:

Business Phone:

ext.:

E-mail:

## Applicant Background Information (continued)

**Limited Partnership**

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

|                      |        |           |  |
|----------------------|--------|-----------|--|
| 1. General Partners: |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| 2. Limited Partners: |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |

## Applicant Background Information (continued)

**General Partnership**

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

|                      |        |           |  |
|----------------------|--------|-----------|--|
| 1. General Partners: |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |
|                      |        |           |  |
| Name:                |        |           |  |
| Mailing Address:     |        |           |  |
| City/Town:           | State: | Zip Code: |  |
| Business Phone:      | ext.:  |           |  |
| Contact Person:      | Phone: | ext.      |  |
| E-mail:              |        |           |  |





**STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
OFFICE OF LONG ISLAND SOUND PROGRAMS**



May 9, 2000

**CERTIFIED MAIL  
RETURN RECEIPT REQUESTED**

Mr. Robert Slapin  
Crystal Ice Co.  
25 Commerce St.  
Norwalk CT 06850

Subject: COP-2000-026-LB  
City: Norwalk

Dear Mr. Slapin:

Enclosed please find a copy of the certificate of permission which is being issued pursuant to your application of February 9, 2000 to repair a seawall. Your attention is directed to the conditions of the enclosed certificate. All work must conform to that which is specifically authorized by this certificate. Any work in tidal wetlands or waterward of the high tide line in tidal, navigable and coastal waters of the State which has not been authorized by a valid permit or certificate of permission is a violation of state law and subject to enforcement action by this Department and the Office of the Attorney General.

Your initiation of authorized activities will be relied upon as your agreement to comply with the terms and conditions of the certificate of permission.

If you have not already done so, you should contact your local Planning and Zoning Office to determine local permit requirements for your project. Also, your activity may be eligible for General Permit authorization from the U.S. Army Corps of Engineers. Most maintenance and reconstruction activities require no further authorization from the Corps. Other activities, generally involving work in tidal wetlands or other special aquatic sites, and in or near a federal Navigation Project or involving filling, must receive written authorization from the Corps prior to beginning work. The State of Connecticut will automatically forward this COP authorization to the Corps for its determination of General Permit eligibility. You do not need to apply directly to the Corps unless they notify you. For more information regarding this new federal process, you may write to the Corps New England Division, Regulatory Branch, 696 Virginia Road, Concord, Massachusetts, 02254 or call (978) 318-8335 or (800) 343-4789.

Sincerely,

*Laurie Belmonte*  
for Lori Benoit  
Environmental Analyst

LB/lv  
Enclosures  
cc:

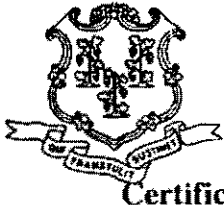
Frank Esposito, Mayor  
Army Corps of Engineers (PGP Only)  
National Marine Fisheries Service (PGP Only)  
US Fish & Wildlife Service (PGP Only)  
EPA - Regulatory (PGP Only)  
State Sen. Robert Genuario  
State Rep. Lawrence Cafero, Jr.

State Rep. Alex Knopp  
David Dunavan, HMC  
Dean Martin, PE  
File COP-2000-026-LB, Norwalk  
Desk Copy

( Printed on Recycled Paper )  
79 Elm Street • Hartford, CT 06106 • 5127  
<http://dep.state.ct.us>

*An Equal Opportunity Employer*





**STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION  
CERTIFICATE OF PERMISSION**



**Certificate No:** COP-2000-026-LB

**Municipality:** Norwalk

**Site of Activity:** Norwalk River off property located at 25 Commerce St.

**Certificate Holder:** Robert Slapin, Trustee

Pursuant to section 22a-363b of the Connecticut General Statutes (General Statutes) and in accordance with sections 22a-98 and 22a-359 to 22a-363f of the General Statutes, and the Connecticut Water Quality Standards dated April, 1997, a certificate of permission (certificate) is hereby granted to repair a seawall for shoreline flood and erosion control as is more specifically described below in the SCOPE OF AUTHORIZATION. The work performed shall conform to the terms and conditions of this certificate.

**FAILURE TO CONFORM TO THE TERMS AND CONDITIONS OF THIS CERTIFICATE MAY SUBJECT THE CERTIFICATE HOLDER AND ANY CONTRACTOR TO ENFORCEMENT ACTIONS, INCLUDING PENALTIES AND INJUNCTIONS, AS PROVIDED BY LAW.**

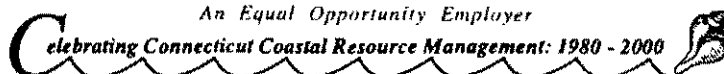
**SCOPE OF AUTHORIZATION**

- A. The Certificate Holder is hereby authorized to conduct the following work as described in application COP-2000-026-LB, including three sheets of plans dated as follows: sheets 1 and 3 of 3 dated January 31, 2000, and sheet 2 of 3 revised March 22, 2000, submitted by the Certificate Holder to the Commissioner and attached hereto:
1. retain an existing 210 foot long boulder seawall with a 2-foot wide cement cap on the northern half of the wall and a 4-foot wide cement cap on the southern half;
  2. reconstruct a collapsed 50-foot section of the seawall described in paragraph A.1, above, including new steel dowels, cemented in-place stone, and an 8" poured concrete cap; and
  3. backfill landward of the reconstructed wall identified in paragraph A.2, above with approximately 75 cubic yards of clean granular material.
- B. The Certificate Holder may, consistent with all terms and conditions of this certificate, conduct routine maintenance as that term is defined in section 22a-363a of the General Statutes, of the structures authorized hereunder.

**UPON INITIATION OF ANY WORK AUTHORIZED HEREIN, THE CERTIFICATE HOLDER ACCEPTS AND AGREES TO COMPLY WITH ALL TERMS AND CONDITIONS OF THIS CERTIFICATE.**

( Printed on Recycled Paper )  
79 Elm Street • Hartford, CT 06106 - 5127  
<http://dep.state.ct.us>

*An Equal Opportunity Employer*



**SPECIAL TERMS AND CONDITIONS**

1. The Certificate Holder shall establish a minimum of a 10 foot setback from any wetlands or watercourses in and adjacent to the area where work is to be conducted or areas which are to be used for access to the work area. Such setback area(s) shall be flagged so as to be readily identifiable by contractor personnel until the work authorized hereunder is completed.
2. Except as specifically authorized by this certificate, no equipment or material including but not limited to, fill, construction materials, excavated material or debris, shall be deposited, placed or stored in any wetland or watercourse on or off-site, or within any delineated setback area, nor shall any wetland, watercourse or delineated setback area be used as a staging area or accessway other than as provided herein.
3. All waste material generated by the performance of the work authorized herein shall be disposed of by the Certificate Holder at an upland site approved for the disposal of such waste material.
4. Prior to the commencement of work authorized herein, the Certificate Holder shall install sedimentation and erosion control devices around the work area. Such devices must be maintained in optimal operating condition until the work authorized herein has been completed and the area has stabilized.
5. The Certificate Holder shall perform all work at low tide.
6. Not later than two weeks prior to the commencement of any work authorized herein, the Certificate Holder shall submit to the Commissioner, on the form attached hereto as Appendix A, the name(s) and address(es) of any contractor(s) employed to conduct such work and the expected date for commencement and completion of such work.
7. On or before (a) 90 days after completion of the work authorized herein, or (b) upon expiration of the work completion date or any authorized one year extension thereof, whichever is earlier, the Certificate Holder shall submit to the Commissioner "as built" plans of the work area showing all contours, bathymetries, tidal datums and structures.

**GENERAL TERMS AND CONDITIONS**

1. All work authorized by this certificate shall be completed within three years from date of issuance of this certificate, except that maintenance activities specified in the SCOPE OF AUTHORIZATION may be conducted at any time, in accordance with all applicable conditions.
2. The Certificate Holder may request a one-year extension of the work completion date specified above. Such request shall be in writing and shall be submitted to the Commissioner at least 30 days prior to said work completion date. Such request shall describe the work done to date,

what work still needs to be completed and the reason for such extension. Such request shall be subject to the Commissioner's sole discretion.

3. Any work authorized hereunder, other than maintenance authorized herein, conducted after said work completion date or any authorized one year extension thereof is a violation of this certificate and may subject the Certificate Holder to enforcement action, including penalties, as provided by law.
4. In conducting the work authorized herein, the Certificate Holder shall not deviate from the attached plans, as may be modified by this certificate. The Certificate Holder shall not make de minimis changes from said plans without prior written approval of the Commissioner.
5. The Certificate Holder shall, consistent with the SCOPE OF AUTHORIZATION, maintain all structures or other work authorized herein in good condition.
6. Prior to the commencement of any work authorized hereunder, the Certificate Holder shall cause a copy of this certificate to be given to any contractor(s) employed to conduct such work. At the certificate site the Certificate Holder shall, whenever work is being performed, make available for inspection a copy of this certificate and the final plans for the work authorized herein.
7. The Certificate Holder shall notify the Commissioner in writing of the commencement of any work and completion of all work authorized herein no later than three days prior to the commencement of such work and no later than seven days after the completion of such work.
8. In undertaking the work authorized hereunder, the Certificate Holder shall not cause or allow pollution of wetlands or watercourses, including pollution resulting from sedimentation and erosion. For purposes of this certificate, "pollution" means "pollution" as that term is defined by section 22a-423 of the General Statutes.
9. Upon completion of any work authorized herein, the Certificate Holder shall restore all areas impacted by construction, or used as a staging area or accessway in connection with such work, to their condition prior to the commencement of such work.
10. Any document required to be submitted to the Commissioner under this certificate or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

Permit Section  
Office of Long Island Sound Programs  
Department of Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106-5127  
(860) 424-3034  
Fax # (860) 424-4054

11. The date of submission to the Commissioner of any document required by this certificate shall be the date such document is received by the Commissioner. The date of any notice by the

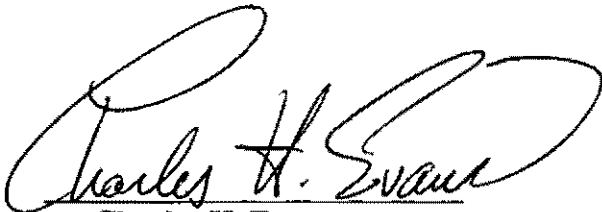
Commissioner under this certificate, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in this certificate, the word "day" as used in this certificate means calendar day. Any document or action which is required by this certificate to be submitted or performed by a date which falls on a Saturday, Sunday or a Connecticut or federal holiday shall be submitted or performed on or before the next day which is not a Saturday, Sunday, or a Connecticut or federal holiday.

12. The work specified in the SCOPE OF AUTHORIZATION is authorized solely for the purpose set forth in this certificate. No change in purpose or use of the authorization work or facilities as set forth in this certificate may occur without the prior written authorization of the Commissioner. The Certificate Holder shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this certificate, request authorization from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
13. This certificate may be revoked, suspended, or modified in accordance with applicable law.
14. This certificate is not transferable without prior written authorization of the Commissioner. A request to transfer a certificate shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Certificate Holder's obligations under this certificate shall not be affected by the passage of title to the certificate site to any other person or municipality until such time as a transfer is authorized by the Commissioner.
15. The Certificate Holder shall allow any representative of the Commissioner to inspect the work authorized hereunder at reasonable times to ensure that it is being or has been accomplished in accordance with the terms and conditions of this certificate.
16. In granting this certificate, the Commissioner has relied on all representations of the Certificate Holder, including information and data provided in support of the Certificate Holder's application. Neither the Certificate Holder's representations nor the issuance of this certificate shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
17. In the event that the Certificate Holder becomes aware that he did not or may not comply, or did not or may not comply on time, with any provision of this certificate or of any document required hereunder, the Certificate Holder shall immediately notify the Commissioner and shall take all reasonable steps to ensure that any noncompliance or delay is avoided or, if unavoidable, is minimized to the greatest extent possible. In so notifying the Commissioner, the Certificate Holder shall state in writing the reasons for the noncompliance or delay and propose, for the review and written approval of the Commissioner, dates by which compliance will be achieved, and the Certificate Holder shall comply with any dates which may be approved in writing by the Commissioner. Notification by the Certificate Holder shall not excuse noncompliance or delay and the Commissioner's approval of any compliance dates proposed shall not excuse noncompliance or delay unless specifically stated by the Commissioner in writing.

18. In evaluating the application for this certificate the Commissioner has relied on information and data provided by the Certificate Holder and on the Certificate Holder's representations concerning site conditions, design specifications and the proposed work authorized herein, including but not limited to representations concerning the commercial, public or private nature of the work or structures authorized herein, the water-dependency of said work or structures, its availability for access by the general public, and the ownership of regulated structures or filled areas. If such information proves to be false, deceptive, incomplete or inaccurate, this certificate may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
19. The Certificate Holder may not conduct work waterward of the high tide line or in tidal wetlands at this certificate site other than the work authorized herein, unless otherwise authorized by the Commissioner pursuant to section 22a-359 et. seq. and/or section 22a-28 et. seq. of the General Statutes.
20. The issuance of this certificate does not relieve the Certificate Holder of his obligations to obtain any other approvals required by applicable federal, state and local law.
21. Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under this certificate shall be signed by the Certificate Holder and by the individual or individuals responsible for actually preparing such document, each of whom shall certify in writing as follows: "I have personally examined and am familiar with the information submitted in this document and all attachments and certify that based on reasonable investigation, including my inquiry of those individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief, and I understand that any false statement made in this document or its attachments may be punishable as a criminal offense."
22. This certificate is subject to and does not derogate any present or future property rights or powers of the State of Connecticut, and conveys no property rights in real estate or material nor any exclusive privileges, and is further subject to any and all public and private rights and to any federal, state or local laws or regulations pertinent to the property or activity affected hereby.

Issued on May 5, 2000.

STATE OF CONNECTICUT  
DEPARTMENT OF ENVIRONMENTAL PROTECTION

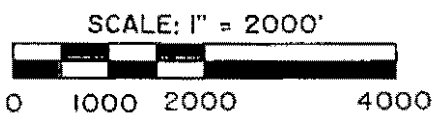
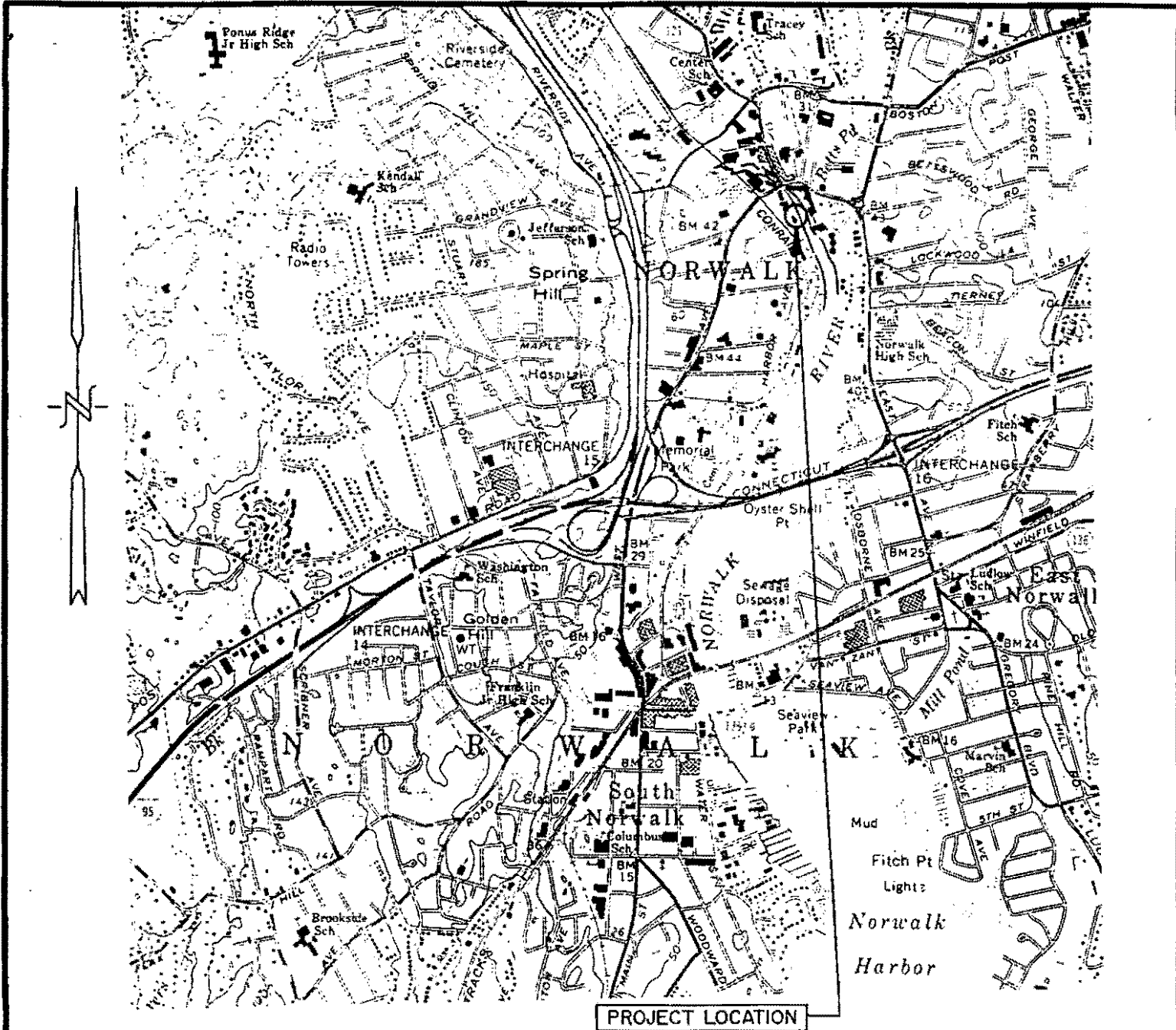


**Charles H. Evans**  
**Director, Office of LIS Programs**

**Certificate of Permission No. COP-2000-026-LB**  
**Crystal Ice Company**

Certified Mail # \_\_\_\_\_

iv



U.S.G.S. NORWALK SOUTH QUADRANGLE

- SHEET INDEX
- 1. SITE LOCATION
  - 2. SITE PLAN
  - 3. WALL DETAIL

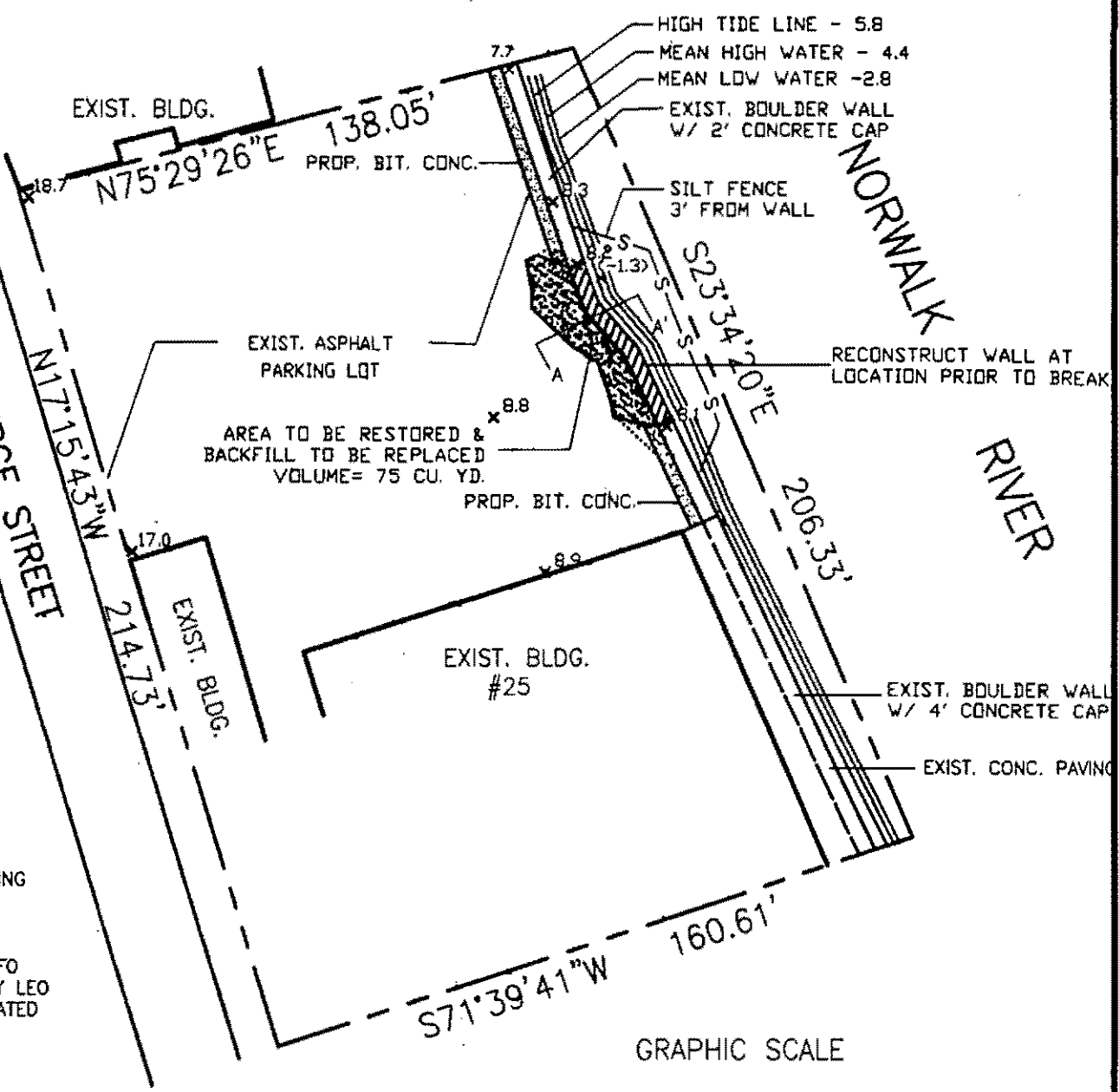
|   |                               |   |                            |
|---|-------------------------------|---|----------------------------|
| <p>25 COMMERCE STREET</p>   | <p><b>CRYSTAL ICE CO.</b></p> | <p>APPLICANT:<br/>ROBERT M. SLAPIN<br/>NORWALK, CONNECTICUT</p> | <p>99-2755<br/>project</p> |
| <p><b>SITE LOCATION</b></p>   |                               |   | <p>1 OF 3<br/>sheet</p>    |
| <p><b>GRUMMAN ENGINEERING L.L.C.</b><br/>CONSULTING CIVIL ENGINEERS<br/>69 EAST AVENUE, NORWALK, CONNECTICUT 06851<br/>PH: (203) 853-3833 FAX: (203) 866-3757</p> |                               |   | <p>01-31-00<br/>date</p>   |





COMMERCE STREET

NORWALK RIVER



NOTES:

- 1. WORK TO BE PERFORMED DURING LOW TIDE.
- 2. EXISTING SITE INFO FROM SURVEY BY LEO LEONARD, L.S. DATED JULY 7, 1987

GRAPHIC SCALE



1 inch = 40 feet

DATUM: 1929 NGVD, M.S.L. - 0.00

\*REVISED: 3-22-00- CONTINUE WALL TO SOUTH PROPERTY LINE

CRYSTAL ICE CO.

25 COMMERCE STREET

NORWALK, CONNECTICUT

99-2755 project

SITE PLAN

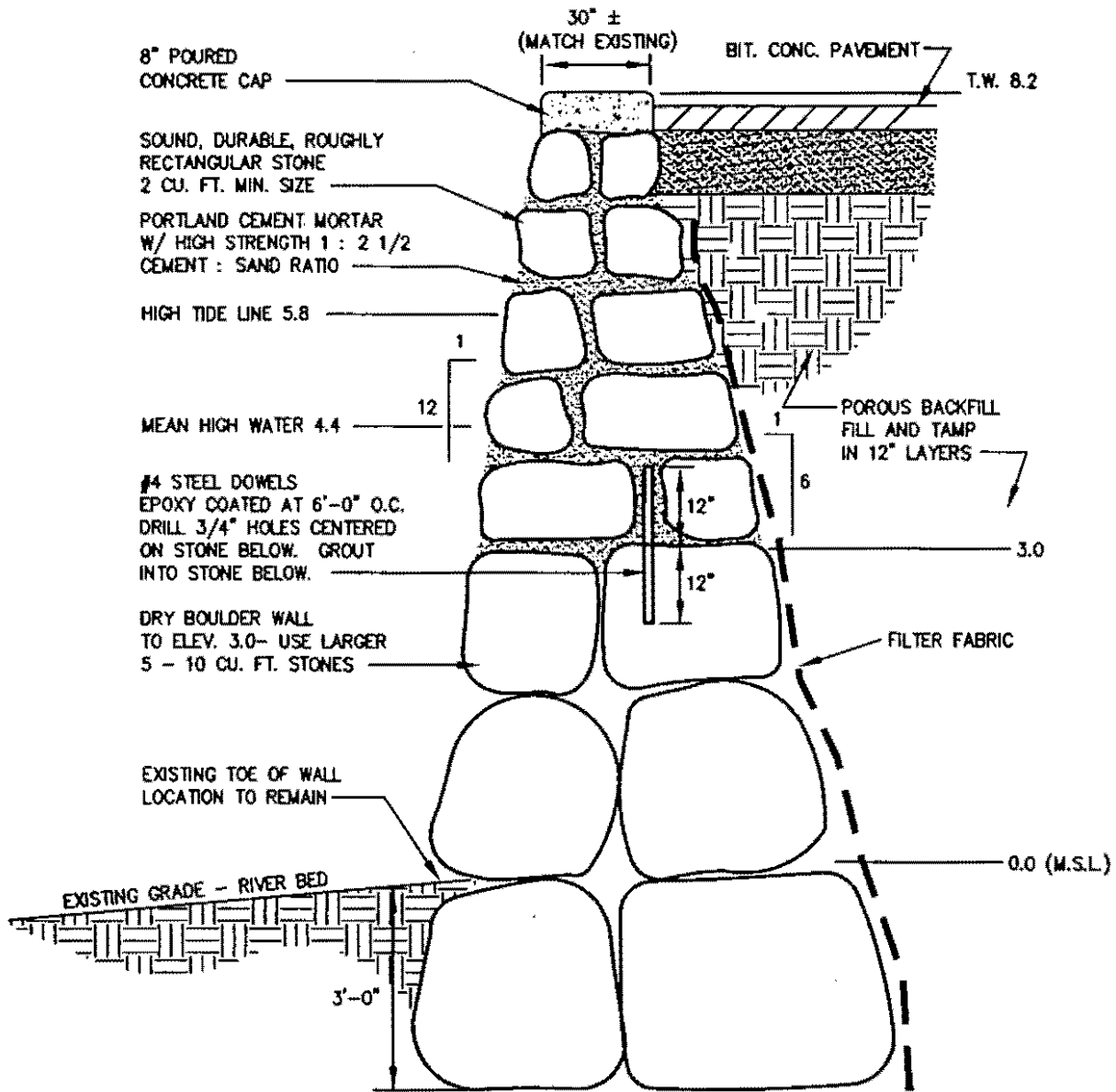
2 OF 3 sheet



GRUMMAN ENGINEERING L.L.C.  
CONSULTING CIVIL ENGINEERS

69 EAST AVENUE, NORWALK, CONNECTICUT 06851  
PH: (203) 853-3833 FAX: (203) 866-3757

01-31-00  
\*date



SECTION A-A'

NOT TO SCALE

CRYSTAL ICE CO.

25 COMMERCE STREET

APPLICANT:  
ROBERT M. SLAPIN  
NORWALK, CONNECTICUT

99-2755  
project

WALL DETAIL

3 OF 3  
sheet

GRUMMAN ENGINEERING L.L.C.  
CONSULTING CIVIL ENGINEERS

69 EAST AVENUE, NORWALK, CONNECTICUT 06851  
PH: (203) 853-3833 FAX: (203) 866-3757

01-31-00  
date



*Draft 10/10/25*

# **Norwalk Harbor Management Commissioner Onboarding Packet**

---

- 1. Introduction to the Norwalk Harbor Management Commission (HMC)**
  - Mission
  - Structure
  - Coordination with Agencies and other Commissions
  - Harbor Management Commission Webpage
  
- 2. Legal & Regulatory Framework**
  - Connecticut Harbor Management Act (CGS §22a-113k-113t)
  - Connecticut Coastal Management Act (CCMA)
  - CT General Statutes – Chapter 69
  - Public Trust Doctrine
  
- 3. The Norwalk Harbor Management Plan (HMP)**
  - Purpose of the HMP
  - Harbor Management Goals
  - Annual Review and Approvals
  
- 4. Primary Tasks of the Harbor Management Commission**
  - Harbor Management Consistency Review Process (“Application Review”)
    - i. Types of Applications
    - ii. Motions
  - Mooring and Harbor Safety
  - Harbor Management Goals
  
- 5. Governance and Administration**
  - Bylaws
  - Effective Management
  - Budget and Funding
  - Staffing
  
- 6. Glossary of Acronyms and Terms**

# 1. Introduction to the Norwalk Harbor Management Commission

- **Mission**
  - The mission of the Norwalk Harbor Management Commission (HMC) is to evaluate issues, make recommendations, and provide support to the City of Norwalk in preserving and enhancing the use, vitality, and quality of life associated with the Norwalk Harbor and Long Island Sound.
  
- **Structure**
  - The HMC is a City Commission made up of nine members appointed by the Mayor and approved by the Common Council.
  - Elected officer roles are Chair, Co-Chair, and Secretary.
  - Standing committees include:
    - Finance
    - Application Review
    - Plans and Recommendations
    - Mooring and Harbor Safety
    - Nominating
  - Other committees may include:
    - Newsletter/Website
    - Dredging
  - The HMC provides a leadership role and may provide financial support for the Mayor's Water Quality Committee.
  - The Director of Planning and Zoning, the Norwalk Harbormaster, and the Director of Recreation and Parks serve as ex officio (non-voting) members as specified in Section 69-20 of the Norwalk Code.
  - The HMC meets on the fourth Wednesday of every month at 6:00pm, currently via Zoom.
  
- **Coordination with Agencies and other Commissions**
  - The HMC coordinates with City of Norwalk agencies as well as the Connecticut Department of Energy and Environmental Protection (DEEP) and the U.S. Army Corps of Engineers (ACOE) in implementing the policies set forth in the Norwalk Harbor Management Plan (HMP).
  - The Norwalk Shellfish Commission, the Norwalk Mayor's Water Quality Committee, the Norwalk River Watershed Committee and the HMC are all integrally involved in the health of Norwalk Harbor.
  
- **Webpage**
  - The HMC has its own webpage on the City website <https://apps.norwalkct.org/meetingboard/committee/16> where the Bylaws, Harbor Management Plan, Newsletter, Harbor

Commissioners' information and other helpful resources can be found.

## 2. Legal & Regulatory Framework

The following legal and regulatory framework support the creation and authority of the Harbor Management Commission:

- **Connecticut Harbor Management Act** (CGS §22a-113k-113t)
  - The **Connecticut Harbor Management Act (HMA)** is a state law enacted in 1984 that enables towns to form Harbor Management Commissions and adopt Harbor Management Plans so they can directly manage the use and protection of their harbors in coordination with state and federal authorities.
  - [https://www.cga.ct.gov/CURRENT/PUB/chap\\_444a.htm](https://www.cga.ct.gov/CURRENT/PUB/chap_444a.htm)
- **Connecticut Coastal Management Act** (Connecticut General Statutes §§ 22a-90 through 22a-112)
  - The **Connecticut Coastal Management Act (CCMA)** is a state law enacted in 1980 that establishes policies, standards and processes for managing, protecting and developing Connecticut's coastal resources.
  - The Connecticut Department of Energy and Environmental Protection (DEEP), Office of Long Island Sound Programs (OLISP) administers the Act at the state level. Coastal municipalities implement it locally through zoning, planning, and harbor management commissions, subject to DEEP review.
  - [https://www.cga.ct.gov/2021/pub/chap\\_444.htm#sec\\_22a-90](https://www.cga.ct.gov/2021/pub/chap_444.htm#sec_22a-90)
- **CT General Statutes – Chapter 69**
  - CT General Statutes Chapter 69 contains the legal framework for harbor oversight in Connecticut, including both state-appointed harbor masters and local harbor management commissions.
  - <https://ecode360.com/27051189>
- **Public Trust Doctrine**
  - The **Public Trust Doctrine (PTD)** is a legal principle stating that certain natural resources are preserved for public use, and that the government is obligated to manage and protect these resources in trust for the benefit of the public.
  - Tidal waters and the land seaward of the Coastal Jurisdiction Line (CJL), including tidal wetlands, intertidal flats and beaches below the mean high tide line, are held in trust by the State of CT for the benefit and use of all its citizens.
  - Public rights under the Public Trust Doctrine include navigation, fishing, shellfishing, commerce, and recreation such as walking, boating and swimming.
  - The State of Connecticut, through DEEP's Office of Long Island Sound Programs, regulates structures such as docks, seawalls, and

piers to ensure they do not unreasonably interfere with public trust rights.

- <https://portal.ct.gov/deep/coastal-resources/living-on-the-shore-brochure/who-owns-the-shorethe-public-trust>

### 3. The Norwalk Harbor Management Plan (HMP)

- **Purpose of the HMP**
  - The Norwalk Harbor Management Plan (NHMP) establishes the official policy framework for guiding the use, development, and conservation of Norwalk Harbor. It provides the basis for evaluating proposed activities and structures to ensure consistency with municipal, state, and federal coastal management objectives.
  - The policies set forth in the NHMP are applied as key criteria in regulatory decision-making concerning the harbor and its adjacent shoreline.
  
- **Harbor Management Goals**
  - The thirteen goals of harbor management as defined in the HMP reflect the breadth of important factors in the healthy stewardship of Norwalk Harbor.

**Figure 2-1:  
HARBOR MANAGEMENT GOALS**

GOAL 1: PUBLIC RECOGNITION OF NORWALK HARBOR RESOURCES  
AND VALUES

GOAL 2: ACTIVE AND COORDINATED MANAGEMENT OF NORWALK HARBOR BY  
THE CITY OF NORWALK

GOAL 3: RECREATIONAL USES

GOAL 4: WATER-DEPENDENT USES AND FACILITIES

GOAL 5: NATURAL RESOURCE CONSERVATION AND ENHANCEMENT

GOAL 6: PUBLIC HEALTH, SAFETY, AND WELFARE

GOAL 7: ECONOMIC BENEFITS

GOAL 8: PLANNING AND REGULATION OF WATERFRONT LAND USE

GOAL 9: PRESERVATION OF MARITIME HERITAGE AND CITY CHARACTER

GOAL 10: PUBLIC ACCESS TO NORWALK HARBOR

GOAL 11: PRESERVATION OF QUALITY OF LIFE IN SHOREFRONT  
NEIGHBORHOODS

GOAL 12: PUBLIC SUPPORT, EDUCATION, AND PARTICIPATION

GOAL 13: RESPOND TO CHANGING CONDITIONS

- **Annual Review and Approvals**
  - The Plan was approved by the State (DEEP) in 1989 and adopted by the Norwalk Common Council in 1990. The latest amendments to the Plan were approved and adopted in 2009.
  - The update and implementation of the plan in coordination with City, State and Federal agencies are the responsibility of the Harbor Management Commission.
  
- The **full Harbor Management Plan** can be found on the HMC webpage on the City website:  
<https://apps.norwalkct.org/meetingboard/committee/16>

## 4. Primary Tasks of the Harbor Management Commission

- **Harbor Management Consistency Review (“Application Review”)**
  - The HMC reviews applications for “specific development proposals affecting real property on, in, or contiguous to Norwalk Harbor” that are referred to the HMC by federal, state or local permitting authorities.
  - This review process, commonly known as “Application Review,” determines by majority vote of the HMC whether the proposal is consistent with the policies set forth in the Harbor Management Plan.
  - While the Harbor Management Commission does not issue permits, the result of the Application Review process is a formal recommendation to DEEP and/or local land use agencies that ensures that proposed activities:
    - Align with the Harbor Management Plan
    - Protect public trust resources
    - Avoid conflicts with navigation and public access
  - Types of applications include:
    - Coastal Area Management (CAM) applications to a state agency which are for new or significant projects in the coastal boundary area (tidal waters, beaches, dunes, wetlands, harbor-front property, etc.) and require demonstrating compliance with state coastal management policies.
    - Certificates of Permission (COP) which are authorizations issued by a state agency that allow certain minor or previously authorized work in tidal, coastal, or navigable waters and adjacent wetlands without going through the longer, more complex permit process which can be lengthy, costly, and involve public hearings.
    - Pre-Application Reviews which are an early, informal review step that happens before a formal COP or CAM application is filed with the state.
  - A majority vote of the HMC determines whether the application is:
    - “Consistent with the HMP” if the proposed work improves current harbor conditions, or
    - “Inconsistent with the HMP” if the proposed work is detrimental to current harbor conditions, or
    - “No Objection” if the proposed work has no impact on current harbor conditions.
    - In the case of Pre-Applications, the vote determines whether “the proposed project can move forward.”
- **Mooring and Harbor Safety**

- The HMC has a designated Mooring and Harbor Safety Chair who works with the Norwalk Harbormaster in the management of all moorings in Norwalk Harbor, including the transient mooring program.
- The Chair and Harbormaster also manage harbor navigation safety.
- **Harbor Management Goals**
  - The HMP strives to address the thirteen goals as defined in the HMP and noted in Figure 2-1 of this document. Goals include the conservation of vital natural resources, encouragement of water-dependent uses of the Harbor and the waterfront, safety and welfare on the water, public access, and preservation of quality of life in shorefront neighborhoods.

## 5. Governance and Administration

- **HMC Bylaws**
  - The HMC is governed by its Bylaws which can be found on the HMC webpage of the City website:  
<https://www.norwalkct.gov/DocumentCenter/View/28849/NHMC-Bylaws-Rev-2-23-2016>
  
- **Effective Management**
  - Meetings are governed by Roberts Rules of Order unless specified otherwise in the HMC Bylaws and/or City or State statutes.
  - All meetings of the HMC are subject to the rules of the Freedom of Information Act (FOIA).
  - Legal training on the proper conduct of municipal business is made available through the City of Norwalk.
  
- **Budget and Funding**
  - The HMC manages its own budget in coordination with the City. Income is derived primarily from mooring fees and grants. The Norwalk Harbormaster salary is paid from the HMC annual budget.
  
- **Staffing**
  - The Norwalk Planning and Zoning Department provides staff support to the HMC.

## 6. Glossary of Acronyms and Terms

- **ACOE** – The United States Army Corps of Engineers is a federal agency that regulates activities in US waters.
- **CAM Application** – Coastal Area Management Applications to a state agency are for new or significant projects in the coastal boundary area (tidal waters, beaches, dunes, wetlands, harbor-front property, etc.) and require demonstrating compliance with state coastal management policies.
- **CCMA**– The Connecticut Coastal Management Act is a state law enacted in 1980 that establishes policies, standards and processes for managing, protecting and developing Connecticut’s coastal resources.
- **CGS** – The Connecticut General Statutes is the collection of all the permanent laws passed by the CT General Assembly.
- **CJL** – The Coastal Jurisdiction Line is a fixed elevation line that generally corresponds to the highest reach of the tide under normal conditions. It replaces the older term "high tide line" as the boundary for the state’s coastal regulatory jurisdiction.
- **COP** – A Certificate of Permission is an authorization issued by a state agency that allow certain minor or previously authorized work in tidal, coastal, or navigable waters and adjacent wetlands without going through the longer, more complex permit process which can be lengthy, costly, and involve public hearings.
- **DEEP** – The Connecticut Department of Energy and Environmental Protection is the state agency responsible for conserving, improving, and regulating the state’s natural resources and energy systems.
- **FOIA** – The Freedom of Information Act is a state law that gives the public the right to access records and meetings of most state and local government bodies.
- **Harbormaster** – The Norwalk Harbormaster is a state-appointed official whose responsibility is to manage harbor safety, navigation, and mooring activities. The position is appointed by the Governor of Connecticut and operates under the authority of the Connecticut Department of Energy and Environmental Protection (DEEP). The Harbormaster works in coordination with the Norwalk Harbor Management Commission, but their authority is derived from state law.

- **HMP** – The Harbor Management Plan provides the guiding framework for the most desirable use and stewardship of Norwalk Harbor.
- **LWRD** – The Land & Water Resources Division is the branch of DEEP that manages activities affecting the state’s coastal waters, tidal wetlands, rivers, and floodplains.
- **Mooring Permit** – A mooring permit is the authorization to place/use a mooring in Norwalk harbor and is issued by the Harbormaster. Under Connecticut General Statutes §15-1 and §15-8, the Harbormaster has the statutory authority to assign mooring locations, issue mooring permits and ensure safe and orderly use of anchorage and mooring areas
- **NHMC** – The Norwalk Harbor Management Commission.
- **OLISP** – The Office of Long Island Sound Programs is the branch of DEEP that focuses specifically on managing and protecting Long Island Sound and its tidal/coastal resources.
- **Public Trust Doctrine** – The Public Trust Doctrine is a legal principle stating that certain natural resources are preserved for public use, and that the government is obligated to manage and protect these resources in trust for the benefit of the public.

## DRAFT Norwalk Harbor Management Plan update (11/12/25)

### Suggested Revisions:

#### 1. Structure

- a. Add an Executive Summary: Create a succinct, one-page overview of who, what, why, when, where
- b. Consolidate common policies: Present all common policies in Chapter 3 only and remove them from Chapters 4 and 5 to enable editing consistency and eliminate redundancy.
- c. Separate out recommendations for future projects: Create a separate chapter for forward-thinking recommendations vs. sprinkled throughout policy chapters.
- d. Create an Appendix for historical information: Move historical information from main body to an Appendix.

#### 2. Content

##### a. New Areas of Content

- i. Coastal Resiliency: Add coastal resiliency as a goal with supporting objectives including coastal floodplain management, and achieving and maintaining balance between coastal development and conservation goals (expand existing Chap. 2 Goal 5, 5.7)
- ii. Visionary Recommendations: Expand recommendations for increasing beneficial recreational and commercial uses of the Harbor in conjunction with the City of Norwalk Strategic Harbor Plan Committee.
- iii. Appendix: Responsibility Chart: Clarify roles (leadership and supporting) of all Federal, State, Municipal and Interest Groups across every aspect of harbor management. (see Clinton CT HMP as example)

##### b. Existing Content Revisions/Updates

- i. Policies (Chapter 3): update policies as necessary
- ii. Implementation (Chapter 6): update as necessary per DEEP decisions, etc.
- iii. Redundancy: Combine/condense similar content
- iv. Vocabulary: Update vocabulary (terms and acronyms)
- v. Cross Check references: check all maps and content references

#### 3. Increase Utility of Document

- a. Table of Contents links: Link Table of Contents to relevant content

## Chapter specific revisions:

1. Chapter One: Introduction and Plan Overview
  - a. Move historical information to new Appendix
  - b. Rename “Norwalk Harbor Today”
2. Chapter Two: Goals and Objectives
  - a. Add Coastal Resiliency goal and objectives
  - b. Combine/consolidate similar goals
3. Chapter Three: Harbor Management Policies (TBD pending review)
  - a. Pull out any “recommendations” (as distinct from Policies) and move them to a new chapter called “Recommendations.”
4. Chapter Four: Inner Harbor Planning Area
  - a. Move policies common to all harbor areas into Chapter Three
  - b. Pull out any “recommendations” (as distinct from Policies) and move them to a new chapter called “Recommendations.”
  - c. Retain policies specific to the Inner Harbor
5. Chapter Five: Outer Harbor Planning Area
  - a. Move policies common to all harbor areas into Chapter Three
  - b. Pull out any “recommendations” (as distinct from Policies) and move them to a new chapter called “Recommendations.”
  - c. Retain policies specific to the Outer Harbor
6. Created new chapter: Recommendations
  - a. Present all “Recommendations” (currently sprinkled throughout Chapters 3, 4 and 5)
  - b. Add more visionary plans and recommendations; coordinate with Strategic Harbor Plan Committee
7. Chapter Seven (old Chapter Six): Implementation (TBD pending DEEP decision)



**Harbor Management Commission**  
City of Norwalk, Connecticut  
**2026 Draft Meeting Schedule**

| <b>Month</b> | <b>Day</b> |
|--------------|------------|
| January      | 28         |
| February     | 25**       |
| March        | 25         |
| April        | 22         |
| May          | 27         |
| June         | 24         |
| July         | 22         |
| August       | 26         |
| September    | 23         |
| October      | 28         |
| November     | 18*        |
| December     | 16*        |

\*Meeting date moved due to holiday

\*\*Harbor Management Commission Annual Meeting