



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

DECEMBER 10, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING

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



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



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



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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: November 19, 2025**
- V. **APPLICATION REVIEW COMMITTEE**
 - A. **163 Gregory Blvd - CSPR Referral: Retain a Shoreline Flood and Erosion Control Structure that was constructed without permits and construct a new residential dock.**
- VI. **REPORTS**

A. Chairperson

B. Shellfish Commission

C. Staff

1. Harbor Master

2. Consultant

D. Committee

1. Mooring and Harbor Safety

2. Finance

3. Plans and Recommendations

4. Newsletter/Website

5. Water Quality

VII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING – NOVEMBER 19, 2025
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDEES: Alan Kibbe (Chair), Laurie Jones, Chris MacDonnell, John Pinto, Don Remson, Jeff Mangels.

ABSENT: Mike Matthews, Chris White, Matt Gifford

STAFF: Amelia Williams; Deputy Harbormaster Owen Lee

OTHER: Matt Schuler and Azure Dee Sleicher, Race Coastal Engineering; John Hilt; Vincent Hynes, Redniss & Mead; Howard Kelly

I. CALL TO ORDER

Mr. Kibbe called the meeting to order at 6:00 p.m.

II. ROLL CALL

Mr. Kibbe conducted the roll call and a quorum was present.

III. PUBLIC PARTICIPATION

Ms. Williams reported that no members of the public had raised their hand to speak. She noted that two written public comments had been received earlier in the day and forwarded to all Commissioners: one from Ms. Lynnelle Jones alleging illegal meetings among other issues and one from Ms. Allison Beasley regarding the 108 Water Street application.

A. Chairperson Report (this report was handled out of order)

- Mr. Kibbe reported that a DEEP public hearing notice had been received regarding the project at 80 Seaview Avenue, scheduled for December 11, 2025, with written comments due December 23, 2025.
- Mr. Kibbe also announced that a nominating committee for commission officers must be formed at the next meeting and that no officer may serve more than three consecutive years in the same position.
- He reminded members whose terms expire December 31, 2025 (Ms. Jones, Mr. Mike Matthews, Dr. Pinto, and Mr. Chris White) to contact the Mayor's office regarding possible reappointment during the upcoming mayoral transition.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: October 22, 2025

****MR. MACDONNELL MOVED TO APPROVE THE MINUTES OF THE OCTOBER 22, 2025, REGULAR MEETING.**

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

****THE MOTION PASSED UNANIMOUSLY.**

V. APPLICATION REVIEW COMMITTEE

A. Pre-Application Consultation – 25 Commerce Street: Repair a boulder seawall

Dr. Pinto presented the application by Commerce Street Associates to repair approximately sixty feet of existing boulder seawall. Mr. John Hilts, consultant for the applicant, confirmed the scope of work and noted that all construction would occur in the dry at low tide with a silt curtain in place. The Application Review Committee recommends that the application be deemed consistent with the Harbor Management Plan.

****MS. JONES MOVED TO FIND THE APPLICATION CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN AND APPLICABLE STATE AND LOCAL REGULATIONS, SUBJECT TO BEST MANAGEMENT PRACTICES BEING FOLLOWED DURING CONSTRUCTION, A SILK CURTAIN REMAINING IN PLACE, AND THE SUBMITTAL OF AN AS-BUILT SURVEY UPON COMPLETION.**

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

****THE MOTION PASSED UNANIMOUSLY.**

B. Pre-Application Consultation – 108 Water Street: Site development for a new mixed-use building.

Dr. Pinto introduced the proposal and Mr. Matthew Shuler of Race Coastal Engineering shared the site plans and discussed the details.

Dr. Pinto stated that the marina slip layout and bulkhead alignment do not interfere with navigation or designated mooring areas. Discussion followed regarding elevation of habitable structures to or above base flood elevation, flood-proofing of utilities, use of permeable surfaces where feasible, installation of backflow preventers, and the need for turbidity curtains and erosion controls during construction.

Dr. Pinto recommended that the commission express no objection to the proposal moving forward subject to the comments discussed.

****DR. PINTO MOVED THAT THE HARBOR MANAGEMENT COMMISSION HAS NO OBJECTION TO THE PRE-APPLICATION PROPOSAL FOR 108 WATER STREET MOVING FORWARD SUBJECT TO THE FOLLOWING CONDITIONS: HABITABLE STRUCTURES SHALL BE ELEVATED TO OR ABOVE BASE FLOOD ELEVATION, UTILITIES AND CRITICAL INFRASTRUCTURE SHALL BE FLOOD-PROOFED, THE STORMWATER OUTFALL SHALL INCLUDE A BACKFLOW PREVENTER, PERMEABLE SURFACES AND RAIN GARDENS SHALL BE INCORPORATED WHERE**

FEASIBLE, TURBIDITY CURTAINS AND EROSION CONTROLS SHALL BE IN PLACE DURING CONSTRUCTION, ALL REQUIRED LOCAL ZONING APPROVALS INCLUDING A SPECIAL PERMIT FOR MIXED WATERFRONT DEVELOPMENT SHALL BE OBTAINED, AND AN AS-BUILT SURVEY WITH FEMA FLOOD COMPLIANCE CERTIFICATION SHALL BE SUBMITTED TO THE COMMISSION UPON COMPLETION.

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

****THE MOTION PASSED UNANIMOUSLY.**

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.

Dr. Pinto presented the Coastal Site Plan Review referral for the property at 6 Golden Court owned by Ms. Teresa Duncan and Mr. Burl Duncan.

The applicants propose to raise the existing single-family residence and build new entry stairs, reconstruct the rear deck, enclose the existing covered parking area, and landscaping.

Mr. Vincent Hynes of Redniss & Mead, the project engineer, shared the site plans and confirmed that the proposal will reduce existing impervious coverage by approximately 400 square feet, thereby improving stormwater management, groundwater recharge, and water quality treatment on the site.

Dr. Pinto noted that the project improves flood resilience, avoids adverse impacts on coastal resources, and recommended that it be deemed consistent with the Norwalk Harbor Management Plan and the Connecticut Coastal Management Act.

****DR. PINTO MOVED TO FIND THE APPLICATION CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN AND THE CONNECTICUT COASTAL MANAGEMENT ACT AND TO RECOMMEND APPROVAL TO THE APPROPRIATE CITY AUTHORITIES SUBJECT TO THE FOLLOWING CONDITIONS: IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS THROUGHOUT CONSTRUCTION TO PREVENT ADVERSE IMPACTS ON COASTAL RESOURCES, SUBMITTAL OF FINAL STORMWATER MANAGEMENT MEASURES TO CITY STAFF FOR REVIEW TO ENSURE COMPLIANCE WITH WATER QUALITY OBJECTIVES, NO OBSTRUCTION OF NAVIGATION OR PUBLIC ACCESS TO LONG ISLAND SOUND, AND CONSULTATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION OFFICE OF LONG ISLAND SOUND PROGRAMS REGARDING BEST MANAGEMENT PRACTICES.**

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

****THE MOTION PASSED UNANIMOUSLY.**

OLD BUSINESS: Regarding 80 Seaview Avenue, Dr. Pinto discussed the fact that Public Act 25-84 regarding public hearings and the requirement to outline specific impact, enacted June

2025, blindsided all involved. He recommended that the Harbor Management Commission submit a proposal to be presented at the Public Hearing for 80 Seaview Avenue on December 11, 2025. Dr. Pinto will follow up with Darin Calahan in the Norwalk legal department.

VI. REPORTS

A. Chairperson Report

(see above - this report was handled out of order)

B. Shellfish Commission

The 108 Water St. application was tabled pending yesterday's site inspection and will be discussed at their December meeting.

C. Staff

- 1. Harbor Master – No report.**
- 2. Consultant – No report.**

D. Committee

1. Mooring and Harbor Safety

- Mr. Mangels stated that a previous banking issue involving Dockwa dockage fees and online mooring payments had been fully resolved.
- He also reported that the recent incident involving a barge that had broken loose upriver and across the river was handled safely and effectively, with special thanks extended to Terry Marine, the Norwalk Police Marine Unit, and the Harbor Master for their coordinated response and for keeping everyone informed.
- He noted that transient online mooring activity has slowed considerably and will end for the season at the close of the month.
- Lastly, he added that he is still awaiting a proposal for winter maintenance, inspection, and storage of the Commission's mooring buoys and lines.

2. Finance

- Mr. MacDonnell noted that a prior banking issue with Dockwa payments had been resolved and that \$7,600 in transient mooring revenue had been deposited, more than double the amount collected the previous year. He credited the efforts of Mr. Mangels in placing, publicizing, and maintaining the transient moorings for the increased revenue.
- Mr. MacDonnell then reviewed the Commission's annual request for a city operating grant. He reminded the Commission that no grant funding was received for the current fiscal year and presented projected revenues and expenditures. Discussion followed.
- Mr. Mangels stated that he is awaiting cost estimates from Edwards Marine for heavier mooring mushrooms and for a floating dock prototype. Mr. Lee provided preliminary estimates of approximately \$800–\$900 for rigging the new Harbormaster vessel and \$2,500–\$3,000 for initial bottom paint. Commissioners discussed the possibility of including \$8,000–\$10,000 in the budget request for new transient mooring equipment and a floating dock prototype.

- Mr. Kibbe and Dr. Pinto raised questions about the current water quality intern program, its oversight, and its relationship with the Norwalk Health Department and Harbor Watch. Mr. Kibbe agreed to follow up with the Health Department to clarify the arrangement and future funding.

After discussion, the Commission directed Mr. MacDonnell to finalize the fiscal year 2026-2027 budget request incorporating updated figures for vessel rigging and maintenance, potential floating dock prototype costs, and continued water quality intern support, with the request to be submitted to the City shortly after Thanksgiving.

3. Plans and Recommendations

A. Review Draft Onboarding Document

Ms. Jones presented the final draft of the new Commissioner Onboarding Document. She explained that the purpose is to provide incoming commissioners with an overview of the Harbor Management Commission with hyperlinks for deeper reference. Commissioners expressed strong support for the document, noting its value as a living document that can be easily updated.

Ms. Williams stated that no formal city approval process is required for this informal welcome packet and that she is prepared to maintain and distribute it to future commissioners. The Commission thanked Ms. Jones for her extensive work on the project.

B. Harbor Management Plan Report

Ms. Jones reported on efforts to update the Norwalk Harbor Management Plan. Goals included updated language and increasing usability through the implementation of Table of Contents hyperlinks. She shared a document outlining suggestions including the addition of a one-page Executive Summary, the consolidation of all common policies into Chapter 3 to reduce redundancy and increase ease of editing, the creation of a new chapter that addresses future recommendation for the harbor, and the creation of appendices for historical content. She also reviewed suggestions for new/revised content including language on coastal resiliency and the updating of acronyms.

Commissioners thanked Ms. Jones for her leadership and substantial progress.

Mr. Kibbe and Mr. Mangels noted that the Plan is due for a comprehensive update and that the work completed provides an excellent foundation to move forward. All draft materials have been turned over to the City for continuation after Ms. Jones's term ends in December 2025. No formal action was taken.

4. Newsletter/Website – No report.

- 5. Water Quality** – Mr. Kibbe reported that the committee remains inactive pending direction from the new mayor.

VII. NEW BUSINESS

A. Approval of the 2026 Meeting Schedule

Mr. Kibbe presented the proposed 2026 meeting schedule.

****MR. KIBBE MOVED TO APPROVE THE 2026 MEETING SCHEDULE AS PRESENTED.**

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

****THE MOTION PASSED WITH (1) ONE ABSTENTION (MS. JONES).**

VIII. ADJOURNMENT

****MR. MANGELS MOVED TO ADJOURN.**

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

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 7:36 p.m.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary



Planning & Zoning Commission

APPLICATION FOR COASTAL SITE PLAN REVIEW

Application must be accompanied by two (2) printed and one (1) digital set of all documents, and appropriate filing fee. Filing Fee: \$310.00 for single or two family use; \$810.00 for all other uses.

Date Stamp

Application Completion Date:

Official Receipt Date:

Fee Paid:

1. Property Address: 163 Gregory Boulevard, Norwalk 2. D/B/L/U: 3-75-35-0

3. Proposed Work: Retain Seawall and Construct Dock 4. Zone: B

5. Applicant Identification:

Applicant Name: LandTech

Address: 518 Riverside Drive, Westport, CT

Phone Number: 203-454-2110 Email: tryder@landtechconsult.com

Interest in Property: fee simple option lessee easement other (specify): Consultant

List primary contact for correspondence if other than applicant (Agent or Attorney):

Name:

Address:

Business Phone: Email:

6. Property Owner, if different than applicant:

Owner Name: Peter Cotaling

Address: 163 Gregory Boulevard, Norwalk, CT

Phone Number: Email: peter@cotalings.com

7. Project Information:

Please check the appropriate box to identify the plan or application that has resulted in this Coastal Site Plan Review:

- Coastal Site Plan for Zoning Compliance/Zoning Permit
- Subdivision or Resubdivision Application
- Special Permit or Special Exception Application
- Site Plan Review Application
- Variance Application
- Municipal Project (CGS Section 8-24)

8. Project Site Plans:

Please provide project site plans that clearly and accurately depict the following information, and check the appropriate boxes to indicate that the plans are included in this application:

- Project location
- Existing and proposed conditions, including buildings and topography
- All** coastal resources on and contiguous to the site
- High tide line [as defined in CGS Section 22a-359(c)] and mean high water mark elevation contours (for parcels abutting coastal waters and/or tidal wetlands only)
- Soil erosion and sediment controls
- Storm water management & treatment practices
- Ownership and type of use on adjacent properties
- Reference datum (i.e., National Geodetic Vertical Datum, Mean Sea Level, etc.)
- Landscaping and planting plan (existing & proposed)
- Utility Plan (existing & proposed: water, drainage, sanitary sewers, electric & gas lines)
- Easements (utility, sight preservation, conservation, pedestrian)

9. Site Information:

a) Street Address or Geographical Description:

163 Gregory Boulevard, Norwalk, CT

b) Is project or activity proposed at a waterfront site (includes tidal wetlands frontage)? YES NO

c) Name of on-site, adjacent, or downstream coastal, tidal, or navigable waters, if applicable:

Charles Creek

d) Identify and describe the existing land use in and adjacent to the site. Include description of any existing structures and significant features on the project site:

~~Property is single family residential, property to south is single family residential. Property to north is undeveloped consisting of maintained lawn. Subject and adjacent properties contain boulder seawalls along their entire shoreline.~~

e) Indicate the area of the project site: 0.19± acres or _____ square feet

f) Check the appropriate box below to indicate total land area of disturbance of the project or activity (please also see Question #9 regarding proposed stormwater best management practices):

- Project or activity will disturb five (5) or more total acres of land area on the site. *Registration for CT DEEP General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities required.*
- Project or activity will disturb land, but less than five (5) total acres of land area would be disturbed. *A soil erosion and sedimentation control plan must be submitted.*
- Project or activity will not disturb any land area.

g) Does the project include a shoreline flood and erosion control structure as defined in CGS section 22a-109(d)?

Yes No

10. Description of Proposed Project or Activity:

Describe the proposed project or activity including its purpose and related activities such as site clearing, grading, demolition, and other site preparations; percentage of increase or decrease in impervious cover over existing conditions resulting from the project; phasing, timing and method of proposed construction; and new uses and changes from existing uses (*attach additional pages if necessary*):

The application is to retain an existing seawall that was constructed when the property was developed around 2020. No work is proposed on the seawall. A two foot high retaining wall was included on the approved site plans for the site development. When the wall was constructed, they had to go a bit deeper into the soil to achieve the needed stability. The base of the wall has an average elevation of 5.7 in the southern half and 5.9 in the northern half. The wall was approved with a top elevation of 11.0 and was constructed with an average top elevation of 11.4 due to the irregularities of the boulders.

The project also includes the construction of a residential dock consisting of a 12' long by 4' wide pier supported by 6 piles, a 37.5' by 3' wide ramp, and a 20' by 5' float with a 6' by 5' landing float. Twelve feet of the pier or 48± sf is landward of the MHW line. Seven feet or 28± sf of the pier is proposed landward of the C.JL. The remainder of the dock is being reviewed by the DEEP and Army Corps of Engineers under separate applications. The piles for the dock will be driven using a vibratory hammer on an excavator situated on a barge at mid to high tides. The creek contains around 6 - 14 feet of water in the area where the barge will be working which provides more than adequate water depth for a barge. Once the piles are installed, the stringers, decking and railings of the pier will be installed by hand. The float and ramp will be constructed off site and then installed in place. The dock is expected to be constructed during the winter or early spring of 2026.

11. Description of Proposed Stormwater Best Management Practices:

Describe the stormwater best management practices that will be utilized to ensure that the volume of runoff generated by the first inch of rainfall is retained on-site, especially if the site or stormwater discharge is adjacent to tidal wetlands. If runoff cannot be retained on-site, describe the site limitations that prevent such retention and identify how stormwater will be treated before it is discharged from the site. Also demonstrate that the loadings of total suspended solids from the site will be reduced by 80 percent on an average annual basis, and that post-development stormwater runoff rates and volumes will not exceed pre-development runoff rates and volumes (*attach additional pages if necessary*):

Application is to retain an existing boulder retaining wall and construct a small residential dock. No Stormwater BMP's are applicable to this project.

12. Identification of Applicable Coastal Resources and Coastal Resource Policies:

Identify the coastal resources and associated policies that apply to the project by placing a check mark in the appropriate box(es) in the following table.

Coastal Resources	On-site	Adjacent	Off-site but within the influence of project	Not Applicable
General Coastal Resources* - Definition: CGS Section 22a-93(7); Policy: CGS Section 22a-92(a)(2)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Beaches & Dunes - Definition: CGS Section 22a-93(7)(C); Policies: CGS Sections 22a-92-(b)(2)(C) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Bluffs & Escarpments - Definition: CGS Section 22a-93(7)(A); Policy: CGS Section 22a-92(b)(2)(A)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Coastal Hazard Area - Definition: CGS Section 22a-93(7)(H); Policies: CGS Sections 22a-92(a)(2), 22a-92(a)(5), 22a-92(b)(2)(F), 22a-92(b)(2)(J), and 22a-92(c)(2)(B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Coastal Waters, Estuarine Embayments, Nearshore Waters, Offshore Waters - Definition: CGS Sections 22a-93(5), 22a-93(7)(G), and 22a-93(7)(K), and 22a-93(7)(L) respectively; Policies: CGS Sections 22a-92(a)(2) and 22a-92(c)(2)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Developed Shorefront - Definition: CGS Section 22a-93(7)(I); Policy: 22a-92(b)(2)(G)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Freshwater Wetlands and Watercourses - Definition: CGS Section 22a-93(7)(F); Policy: CGS Section 22a-92(a)(2)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Intertidal Flats - Definition: CGS Section 22a-93(7)(D); Policies: 22a-92(b)(2)(D) and 22a-92(c)(1)(K)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Islands - Definition: CGS Section 22a-93(7)(J); Policy: CGS Section 22a-92(b)(2)(H)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Rocky Shorefront - Definition: CGS Section 22a-93(7)(B); Policy: CGS Section 22a-92(b)(2)(B)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Shellfish Concentration Areas - Definition: CGS Section 22a-93(7)(N); Policy: CGS Section 22a-92(c)(1)(I)	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Shorelands - Definition: CGS Section 22a-93(7)(M); Policy: CGS Section 22a-92(b)(2)(I)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tidal Wetlands - Definition: CGS Section 22a-93(7)(E); Policies: CGS Sections 22a-92(a)(2), 22a-92(b)(2)(E), and 22a-92(c)(1)(B)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

* General Coastal Resource policy is applicable to all proposed activities

13. Consistency with Applicable Coastal Resource Policies and Standards:

Describe the location and condition of the coastal resources identified in Question #10 and explain how the proposed project or activity is consistent with all of the applicable coastal resource policies and standards; also see adverse impacts assessment in Question #14 below (*attach additional pages if necessary*):

See attached sheet.

14. Identification of Applicable Coastal Use and Activity Policies and Standards:

Identify all coastal policies and standards in or referenced by CGS Section 22a-92 applicable to the proposed project or activity:

- General Development* - CGS Sections 22a-92(a)(1), 22a-92(a)(2), and 22a-92(a)(9)
- Water-Dependent Uses** - CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A); Definition CGS Section 22a-93(16)
- Ports and Harbors - CGS Section 22a-92(b)(1)(C)
- Coastal Structures and Filling - CGS Section 22a-92(b)(1)(D)
- Dredging and Navigation - CGS Sections 22a-92(c)(1)(C) and 22a-92(c)(1)(D)
- Boating - CGS Section 22a-92(b)(1)(G)
- Fisheries - CGS Section 22a-92(c)(1)(I)
- Coastal Recreation and Access - CGS Sections 22a-92(a)(6), 22a-92(C)(1)(j) and 22a-92(c)(1)(K)
- Sewer and Water Lines - CGS Section 22a-92(b)(1)(B)
- Fuel, Chemicals and Hazardous Materials - CGS Sections 22a-92(b)(1)(C), 22a-92(b)(1)(E) and 22a-92(c)(1)(A)
- Transportation - CGS Sections 22a-92(b)(1)(F), 22a-92(c)(1)(F), 22a-92(c)(1)(G), and 22a-92(c)(1)(H)
- Solid Waste - CGS Section 22a-92(a)(2)
- Dams, Dikes and Reservoirs - CGS Section 22a-92(a)(2)
- Cultural Resources - CGS Section 22a-92(b)(1)(J)
- Open Space and Agricultural Lands - CGS Section 22a-92(a)(2)

* General Development policies are applicable to all proposed activities

** Water-dependent Use policies are applicable to all activities proposed at waterfront sites, including those with tidal wetlands frontage.

15. Consistency With Applicable Coastal Use Policies and Standards:

Explain how the proposed activity or use is consistent with all of the applicable coastal use and activity policies and standards identified in Question #12. **For projects proposed at waterfront sites (including those with tidal wetlands frontage)**, particular emphasis should be placed on the evaluation of the project’s consistency with the water-dependent use policies and standards contained in CGS Sections 22a-92(a)(3) and 22a-92(b)(1)(A) -- also see adverse impacts assessment in Question #15 below (attach additional pages if necessary):

See attached sheet.

16. Identification of Potential Adverse Impacts on Coastal Resources: (Must be completed for ALL projects.)

Identify the adverse impact categories below that apply to the proposed project or activity.

The ‘**applicable**’ column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(15). If an adverse impact **may result** from the proposed project or activity, please use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Coastal Resources	Applicable	Not Applicable
Degrading tidal wetlands, beaches and dunes, rocky shorefronts, and bluffs and escarpments through significant alteration of their natural characteristics or functions - CGS Section 22a-93(15)(H)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Increasing the hazard of coastal flooding through significant alteration of shoreline configurations or bathymetry, particularly within high velocity flood zones - CGS Section 22a-93(15)(E)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading existing circulation patterns of coastal water through the significant alteration of patterns of tidal exchange or flushing rates, freshwater input, or existing basin characteristics and channel contours - CGS Section 22a-93(15)(B)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural or existing drainage patterns through the significant alteration of groundwater flow and recharge and volume of runoff - CGS Section 22a-93(15)(D)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading natural erosion patterns through the significant alteration of littoral transport of sediments in terms of deposition or source reduction - CGS Section 22a-93(15)(C)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading visual quality through significant alteration of the natural features of vistas and view points - CGS Section 22a-93(15)(F)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading water quality through the significant introduction into either coastal waters or groundwater supplies of suspended solids, nutrients, toxics, heavy metals or pathogens, or through the significant alteration of temperature, pH, dissolved oxygen or salinity - CGS Section 22a-93(15)(A)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Degrading or destroying essential wildlife, finfish, or shellfish habitat through significant alteration of the composition, migration patterns, distribution, breeding or other population characteristics of the natural species or significant alterations of the natural components of the habitat - CGS Section 22a-93(15)(G)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

Coastal Site Plan Review – 163 Gregory Boulevard, Norwalk, CT

Section 13 - Coastal Resource Policy Consistency

- General Coastal Resources
- Coastal Hazard Area – Coastal Hazard Areas are those areas which lie below the 100-year flood elevation. The property is primarily located in AE12 zone. A narrow section of the eastern southeastern property, containing the shoreline slope and tidal wetland is located in an AE 14 zone. The existing seawall straddles the line between AE12 and AE 14 zone. The entire property is in the Coastal Hazard Area. The project is consistent with applicable policies as no alteration to the existing seawall is proposed and the proposed dock will not alter the erosion/dispositional relationship or the water circulation patterns of the shoreline.
- Estuarine Embayments are those protected waters with a direct connection to tidal waters that receive measurable dilution from fresh water. Charles Creek is an estuarine embayment. The project is consistent with applicable coastal resource policies as it will not degrade water quality or alter circulation or drainage patterns within the creek. Water quality leaving the property will be improved through the installation of a stormwater management system where none exists today. Intertidal flats, wetlands, or other coastal resources will not be impacted by the proposed project nor will fishing or recreational boating be impeded.
- Shellfish Concentration Areas - Natural shellfish beds area mapped in the creek, no managed beds are present. Charles Creek is classified as prohibited. The project is consistent with applicable policies as no impact to water or sediment quality or aquatic habitat is expected.
- Tidal Wetlands are located along mid to lower slope of the shoreline which is dominated by *Spartina alterniflora*. Two piles for the pier will be located within the wetlands. The project is consistent with applicable policies as the functions and habitat of the tidal wetlands will be preserved and no changes to water quality will occur.

Section 15 - Coastal Use Consistency

- Water Dependent Uses - The property is private and does not contain public access and therefore, no water dependent uses are applicable to this property.
- Coastal Structures and Filling - the project is consistent with applicable policies as there is no soil disturbance. The wall was replaced as it was being maintained which is compliant with the Coastal Management Act. The was similar in design to the previous wall and with others in the area, so there is no impact to circulation or sedimentation patterns and water quality.
- Boating – The project will construct a dock for recreational boating but the policies in the Coastal Management Act focus on increasing the size of existing harbors or state-owned launching facilities and creating new boating facilities in natural harbors or newly created waters, so they do not apply to this application.
- Coastal Recreation and Access – Although the project does provide coastal access for recreational purposes, this use does not apply as applicable policies focus on public access to tidal waters by expansion or utilization of state-owned recreational facilities.

17. Identification of Potential Adverse Impacts on Water-dependent Uses: (Complete only if the project/activity is proposed at a waterfront site.)

a) Identify the adverse impact categories below that apply to the proposed project or activity. The applicable column **must** be checked if the proposed activity has the **potential** to generate any adverse impacts as defined in CGS Section 22a-93(17). If an adverse impact **may result** from the proposed project or activity, use Question #16 to describe what project design features may be used to eliminate, minimize, or mitigate the potential for adverse impacts.

Potential Adverse Impacts on Future Water-dependent Development Opportunities and Activities	Applicable	Not Applicable
Locating a non-water-dependent use at a site physically suited for or planned for location of a water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Replacing an existing water-dependent use with a non-water-dependent use - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Siting a non-water-dependent use which would substantially reduce or inhibit existing public access to marine or tidal waters - CGS Section 22a-93(17)	<input type="checkbox"/>	<input checked="" type="checkbox"/>

b) Identification of existing and/or proposed Water-dependent Uses:

Describe the features or characteristics of the proposed activity or project that qualify as water-dependent uses as defined in CGS Section 22a-93(16). If general public access to coastal waters is provided, please identify the legal mechanisms used to ensure public access in perpetuity, and describe any provisions for parking or other access to the site and proposed amenities associated with the access (e.g., boardwalk, benches, trash receptacles, interpretative signage, etc.) *:

The property is private and does not offer public access and therefore, is not appropriate for water-dependent uses.

*If there are no water-dependent use components, describe how the project site is not appropriate for the development of a water-dependent use.

18. Mitigation of Potential Adverse Impacts:

Explain how all potential adverse impacts on coastal resources and/or future water-dependent development opportunities and activities identified in Questions #14 & #15 have been avoided, eliminated, or minimized (attach additional pages if necessary):

The proposed project does not incur any of the adverse impacts outlined in the Connecticut Coastal Management Manual, as the project does not: degrade water quality; degrade circulation patterns; degrade erosion or drainage patterns through the significant alteration of groundwater flow; degrade natural features of public vistas or view points; increase the hazard of coastal flooding through the alteration of shoreline bathymetry; degrade wildlife, finfish or shellfish habitat, or alter or degrade tidal wetlands, beaches, or rocky shorefronts.

19. Remaining Adverse Impacts:

Explain why any remaining adverse impacts resulting from the proposed activity or use have not been mitigated and why the project as proposed is consistent with the Connecticut Coastal Management Act (attach additional pages if necessary):

No adverse impact remain.

By signing this application, the applicant or his/her agent certifies that they are familiar with the information provided in this application and are aware of the penalties for obtaining a permit through deception or by submission of inaccurate or misleading information.

By signing this application, permission is hereby given to necessary and proper inspection of the subject property by the Commissioners and designated staff of the Commission or consultants to the Commission, at reasonable times, during the pendency of the application.

Applicant's Signature: Peter Cotaling DATE: 11/6/25
Agent's Signature: [Signature] DATE: 11/5/25

Instructions for Coastal Site Plan Review Application

Notification of Neighbors

Coastal Site Plan Reviews require the applicant make three actions to notice to neighbors during the review of the application: 1) initial notification of the application submittal, 2) notice of public hearing (if applicable), and 3) legal notice of the public hearing in the newspaper (if applicable).

1) **Notice of Application Submittal:** ALL applications shall notify *by a certificate of mailing* the owners of land within 100 feet of the subject parcel *within ten (10) days of submitting an application* to the Planning & Zoning Commission. The name of the owners shall be taken from the latest Tax Assessor records. *Proof of mailings shall be evidenced by providing a certificate of mailing* that must be submitted to the Planning & Zoning staff immediately following mailing. See Sample Letter below.

2) **Public Hearing Notice:** Any application for which a public hearing is required, the applicant shall notify *by certified mail, return receipt requested at least ten (10) days prior to the public hearing*, the owners of land that abut or are directly across the street from the subject parcel. The name of the owners shall be taken from the latest Tax Assessor records. See Sample Letter below.

When a condominium is located across the street or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date.

3) **Legal Notice Payment:** When a public hearing is required, applicants shall be responsible for payment of three legal notices in The Hour newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Application Decision Publication

Decisions on ALL Coastal Site Review Applications must be published in The Hour. All application decisions must be published as a Legal Notice in The Hour. The applicant is responsible for payment of the Legal Notice of Decision. The Planning & Zoning staff will provide the required legal notices to The Hour. Applicants must contact The Hour at the number given below to arrange for payment.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846-3281

Fax: (203) 846 – 9897

Sample Letter: APPLICATION SUBMITTAL NOTIFICATION

Dear _____,

Be advised that _____ has applied for a Coastal Site Plan
(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Sample Letter: PUBLIC HEARING NOTIFICATION

Dear _____,

Be advised that [**Applicant Name**] has applied for a Coastal Site Plan Review application for property located at the following address: [**Project Address – street name and number**] and [**District/Block/Lot number**].

The proposal is for [**Description of Proposal**].

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal on [**Day, Date, Time, and Location of Public Hearing**].

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Office located at City Hall, 125 East Avenue, Room 129, Norwalk, Connecticut 06856. The application materials can be reviewed on the City webpage at <https://www.norwalkct.gov/1746/Pending-Application-Materials>. If you have any questions regarding this application, you can email the staff person noted on the pending application webpage or you can call the Planning & Zoning Office at (203) 854-7780.

Signature of applicant

***Applicant must sign above and provide contact information below.
(THIS FORM IS TO BE COMPLETED BY APPLICANT)***

Application Form Instructions:

8. Project Site Plans

It is important to include clear and concise project plans that delineate coastal resources on and/or adjacent to site, especially the waterbody receiving stormwater discharges, if applicable. *Complete plans will expedite the review process.*

9. Site Information

Describe in detail the current land use on the site, current zoning classification, and any significant features of the project site. Indicate overall area of disturbance of the project. "*Disturbance*" includes not only the footprint of any construction, but also the extent of the project's work area. If the disturbance is 5 or more total acres of land area, then a CT DEEP stormwater permit may be required.

10. Description of Proposed Project or Activity Provide a detailed description of the proposed project or activity, including the construction phasing, timing, and methodology. Include all activities related to construction such as site clearing, grading, and demolition. Also include the percentage of increase or decrease in impervious cover over existing conditions resulting from the project, and any changes or new uses of the property.

11. Description of Proposed Stormwater Best Management Practices

Describe in detail the stormwater best management practices (BMP), which will be utilized in this project. Explain how these stormwater BMPs will retain on-site the volume of runoff generated by the first inch of rainfall, especially if the site or ultimate discharge is adjacent to tidal wetlands. If retention is not a feasible option, explain why not and describe how the stormwater will be treated before it is discharged. It is also necessary to demonstrate that the loadings of total suspended solids from the site will be reduced by 80% on an average annual basis, and that post-development runoff rates and volumes will not exceed pre-development rates and volumes.

12. Identification of Applicable Coastal Resources and Coastal Resource Policies

Check ALL appropriate coastal resources and their associated Coastal Management Policies. This information should be based on a field-verified determination of on-site and adjacent coastal resources. Note that there is a box provided for the

identification of resources, which are off-site but "within the influence of project." This is particularly applicable to "downstream" resources, such as those, which could be affected by project drainage, erosion sedimentation or other impacts unless the project is designed with proper mitigation.

Coastal Resource Maps may not be substituted for field surveys by qualified personnel where warranted by the presence of sensitive resources.

Please note that general "*Coastal Resources*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

Additionally, check "*Shorelands*" for any site which is not entirely within the coastal flood hazard area, since shorelands are statutorily defined as, "...those land areas within the coastal boundary exclusive of coastal hazard areas...."

13. Consistency with Applicable Coastal Resource Policies and Standards

Explain how the proposed activity is consistent with the associated policies for each of the identified coastal resources in Question #10. Describe the location and condition of the coastal resources identified and explain how the proposed project is consistent with ALL applicable coastal resource policies. Where appropriate, describe mitigation measures proposed to offset any impacts from the project. For example, if "*Tidal Wetlands*" are identified on-site, explain the proposed wetland protection measures that will be incorporated into the project including setbacks, buffer areas, conservation easements and other protective measures, since the CCMA policies require strict protection of tidal wetland resources. Or, if off-site Tidal Wetlands could be affected by construction, provide a detailed description of the measures that will mitigate potential impacts.

14. Identification of Applicable Coastal Use and Activity Policies and Standards

This section provides a list of all statutory policies and standards for land and water uses in Connecticut's Coastal Boundary which are either set forth in, or referenced by, Section 22a-92 of the CCMA. Using the appropriate fact sheet(s) identify all policies and standards applicable to the proposed activity. Please note that "*General Development*" is "pre-checked" as its policies apply to all activities in the coastal boundary.

15. Consistency with Applicable Coastal Use Policies and Standards

Explain how the proposed activity, including any mitigation proposed to offset adverse impacts, is consistent with the coastal use policies and standards. Because all activities invoke the "General Development" policies, consistency must be addressed in every case.

16. Identification of Potential Adverse Impacts on Coastal Resources

This section requires the identification of applicable adverse impacts to coastal resources. "Adverse Impacts" are specifically defined by statute and are discussed in the Fact Sheet for Adverse Impacts. Based upon the proposed activity and its location, identify the potential adverse impacts to the resources on and adjacent to the site.

17. Identification of Potential Adverse Impacts on Future Water-dependent Uses:

Complete this Question if the project abuts marine or tidal waters, or tidal wetlands. Identify applicable adverse impacts to future water-dependent development opportunities and activities. As a reference, each statutorily defined adverse impact is listed with its statutory citation. Based upon the proposed activity and its location, carefully identify the potential adverse impacts on future water-dependent uses.

Identify the components of the project that constitute water-dependent uses and therefore render the project consistent with the CCMA. If there are no water-dependent use components, describe how the project is not appropriate for development of a water dependent use.

18. Mitigation of Potential Adverse Impacts

Explain how all potential adverse impacts to coastal resources and future water-dependent development opportunities have been avoided, minimized, or mitigated. For example, potential water-quality impacts might be minimized through preservation of pervious surfaces, which reduce runoff and mitigated by stormwater pre-treatment prior to discharge off-site. Impacts to water-dependent uses could be avoided by locating a water-dependent use at an appropriate site where no such water-dependent use currently exists.

19. Remaining Adverse Impacts

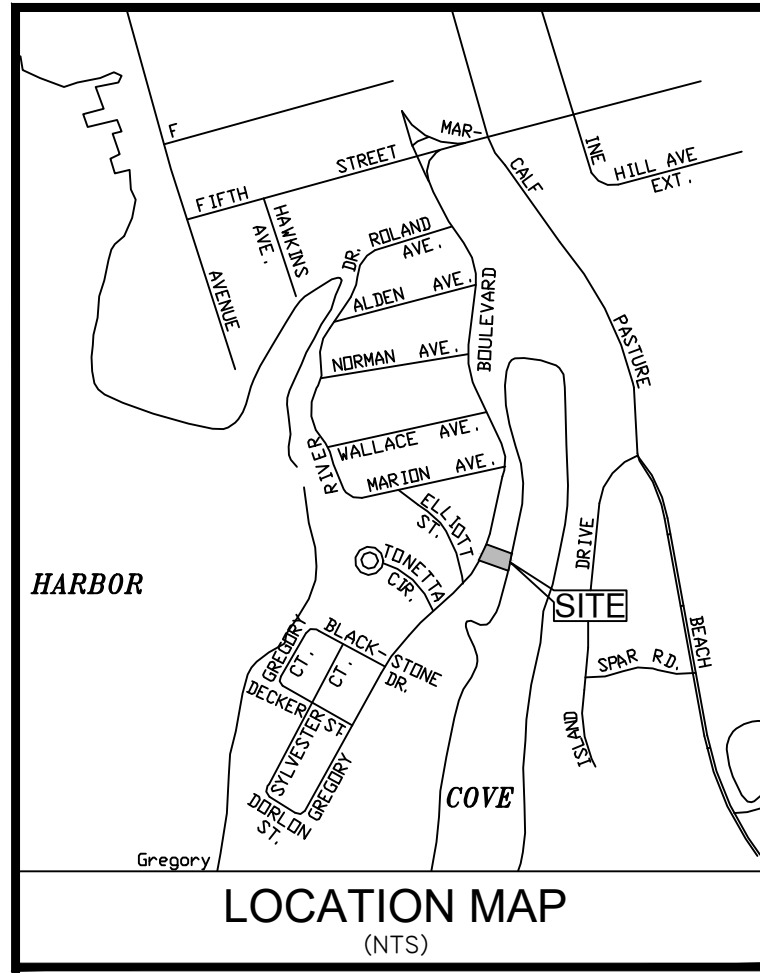
Identify any remaining impacts to coastal resources and/or future water-dependent development opportunities that have not been mitigated and explain why no other mitigation is proposed. Clearly explain why there are no feasible or prudent alternatives to the proposed activity that would result in fewer or lesser impacts to coastal resources and water-dependent uses.

N.B.

The Commission reserves the right to require any further plans or documentation which in its judgement may be necessary for the proper exercise of its responsibilities under the terms of Article 6, Section 10 of the Norwalk Zoning Regulations.

NO APPLICATION WILL BE ACCEPTED BY THE COMMISSION UNTIL IT IS COMPLETE AND DOCUMENTED AS SPECIFIED ABOVE. The applicant is encouraged to review their application with the Planning and Zoning Staff prior to the date of submission to facilitate expeditious administration of the application and to ensure that all necessary information and documentation is included.

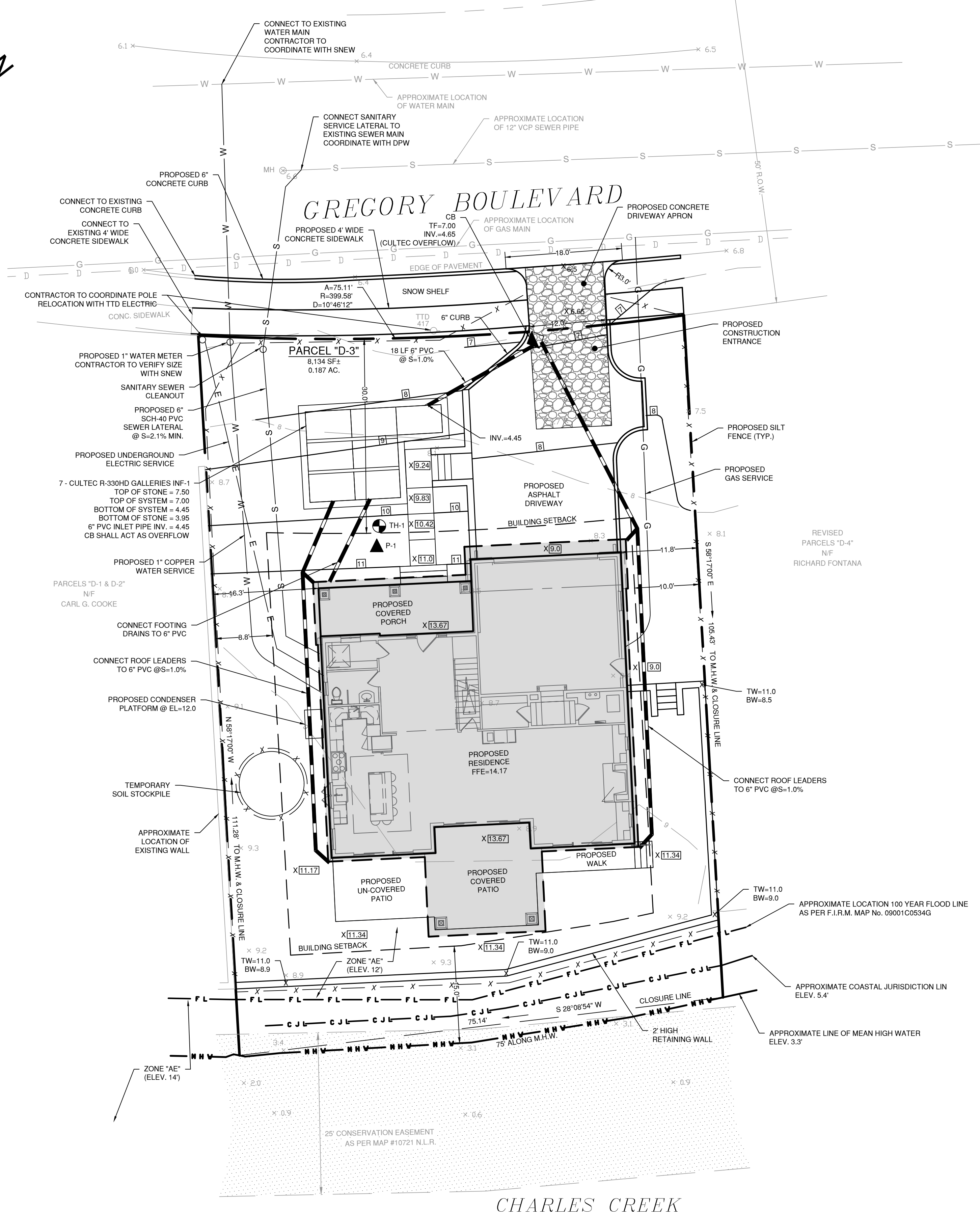
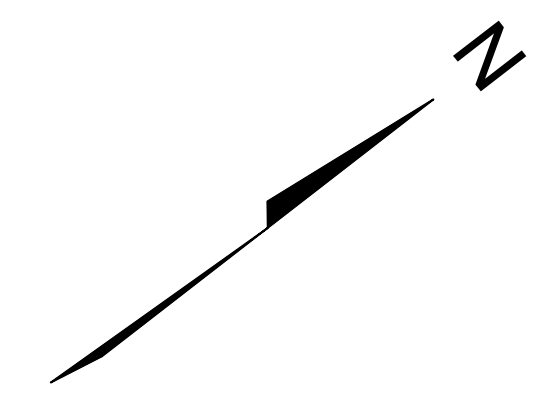
Upon written request, the Commission may waive any of the requirements of a Coastal Site Plan Review application where such requirements are inappropriate or do not apply.



- GENERAL NOTES
1. LOT LINE & TOPOGRAPHIC INFORMATION FOR 163 GREGORY BOULEVARD TAKEN FROM ZONING LOCATION SURVEY PREPARED BY ARCAMONE LAND SURVEYORS DATED DECEMBER 5, 2019.
2. THE PROPERTY APPEARS ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - COMMUNITY No. 0900012, PANEL No. 534, SUFFIX G - EFFECTIVE DATE JULY 8, 2013 AND IS DEPICTED AS LYING COMPLETELY WITHIN THE 1% ANNUAL CHANCE FLOOD BOUNDARY, ZONE AE - ELEV 12. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY. IT DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO EXISTING OR PROPOSED IMPROVEMENTS LOCATED OR TO BE LOCATED ON THIS PROPERTY.
3. CONTRACTOR IS RESPONSIBLE FOR GETTING APPROVALS FROM CITY OF NORWALK WPCA FOR PROPOSED SEWER AND SNEW FOR PROPOSED WATER SERVICE.

- COASTAL RESOURCES
1. GENERAL COASTAL RESOURCES
2. COASTAL HAZARD AREA
3. TIDAL WETLANDS
4. SHELLFISH CONCENTRATION
5. COASTAL WATERS

LEGEND table with columns for EXISTING SYMBOLS, PROPOSED SYMBOLS, EXISTING LINETYPES, and PROPOSED LINETYPES. Includes symbols for manholes, catch basins, utility poles, water gates, gas valves, and various utility lines.



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FOR REVIEW AND APPROVAL BY
PUBLIC AGENCIES ONLY

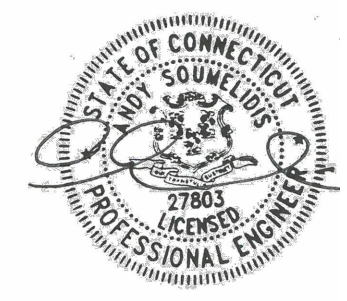


Table with columns for REVISION DATE and REVISION DESCRIPTION. Includes entries for 3/9/21 and 9/17/21.

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

PREPARED FOR: PETER AND DIANA COTALING
PROJECT LOCATION: 163 GREGORY BOULEVARD, NORWALK, CT
TITLE: PROPOSED SITE IMPROVEMENT PLAN FOR A NEW SINGLE FAMILY RESIDENCE
PROJECT No. 20000-01
SCALE: 1" = 10'
DATE: 7/31/20
DRAWN BY: AS
CHECKED BY: AS



ZONING LOCATION SURVEY

OF PROPERTY PREPARED FOR

PETER COTALING

#163 GREGORY BOULEVARD, NORWALK, CONNECTICUT

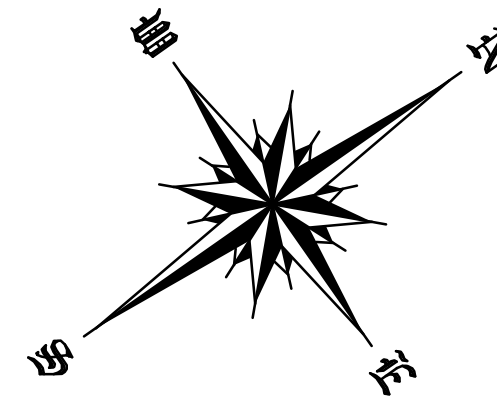
SCALE: 1" = 10'

DATE: JULY 2, 2020

BY "ARCAMONE LAND SURVEYORS LLC"

4 TAFT STREET, UNIT A-2B
S. NORWALK, CT. 06854
PHONE : 203-866-2058
FAX : 203-838-1217
www.ArcamoneSurveyors.com

MAP NORTH #10721 N.L.R.



	REQUIRED/ALLOWED	EXISTING	PROPOSED RESIDENCE	AS-BUILT
FRONT SETBACK	30' MIN.		33.0'±	32.8'±
REAR	15' MIN.		26'±	26'±
SIDE	6' MIN.		11.8'±	11.7'±
AGGREGATE SIDE (25% OF LOT WIDTH)	MIN.		28.5'±	28.3'±
LOT WIDTH	50' MIN.	VARIES	VARIES	VARIES
LOT AREA	6,250sf MIN.	8,134sf	8,134sf	8,134sf
HEIGHT (MID ROOF)	31' MAX.		29'±	30.2'±
HEIGHT (PEAK ROOF)	39' MAX.		36'±	36.9'±
# OF STORIES	2 1/2 MAX.		2 1/2	2 1/2
LOT COVERAGE: STRUCTURE	2752sf MAX.		2244sf *	2295sf *

* UNROOFED PATIO NOT INCLUDED IN LOT COVERAGE COMPUTATIONS

X 10.0 = EXISTING SPOT ELEVATION - DATUM IS REFERENCED TO N.A.V.D. 1988

THIS SURVEY MEETS THE STANDARD OF A CLASS "A-2" SURVEY, "V-2" VERTICAL ACCURACY.

SURVEY TYPE : ZONING LOCATION SURVEY
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

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.

WETLAND OR WETLAND SOIL TYPES IF ANY, ARE NOT DEPICTED

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY, ARE NOT DEPICTED

THIS MAP IS INVALID WITHOUT A LIVE SIGNATURE AND EMBOSSED SEAL.

REFERENCES TO THE ABOVE PROPERTY ARE MADE TO MAP No. 10721 N.L.R.

TAX MAP 24NW DISTRICT 3 BLOCK 75 TAX LOT 35

PROPERTY IS LOCATED IN ZONE : "B" RESIDENCE

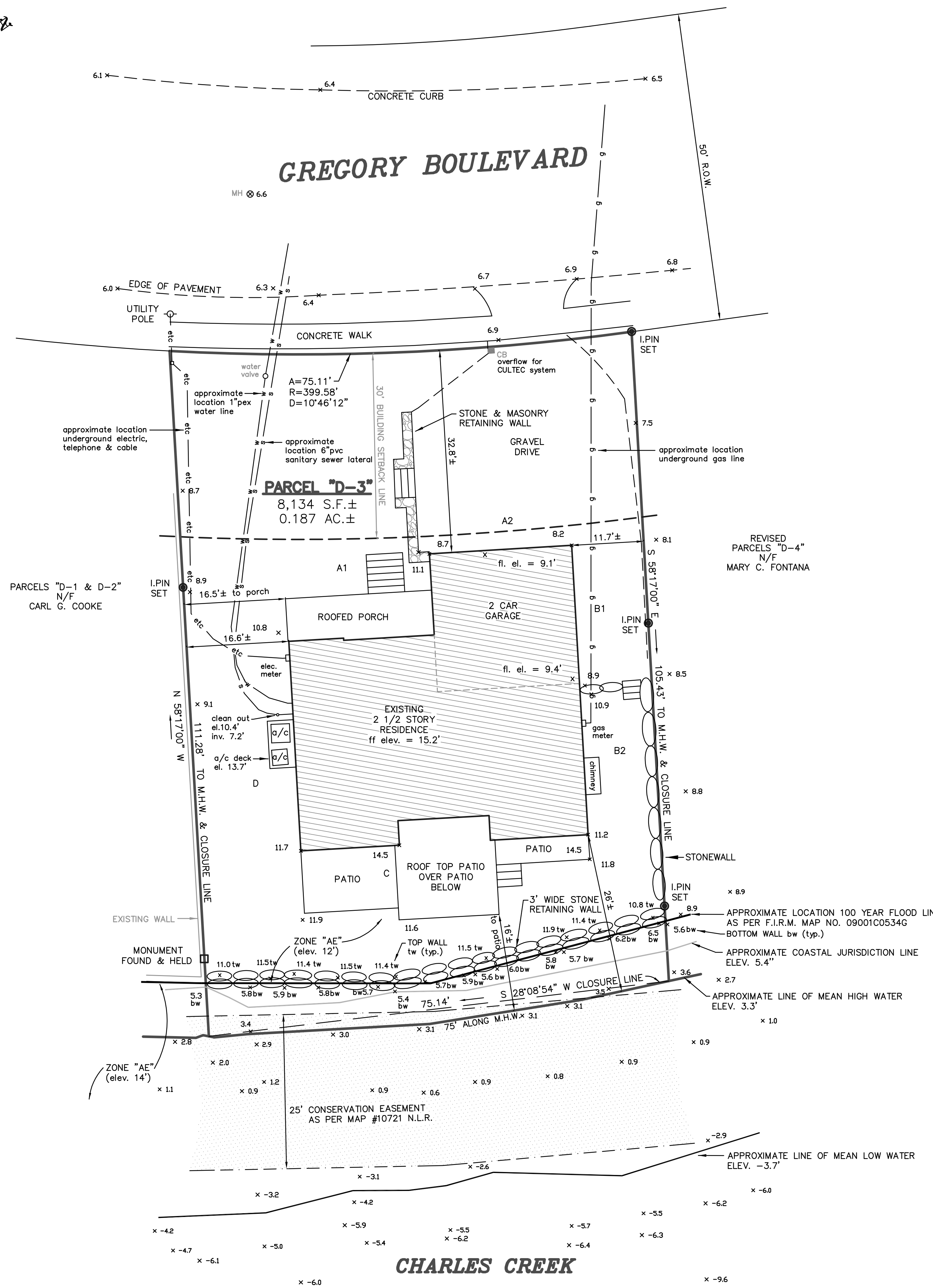
F.I.R.M. ZONES : "AE" (el. 12') & "AE" (el. 14') PANEL 534 of 626 MAP NO. 09001C0534G DATE 7/8/13

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY

DISTANCES SHOWN +/- FROM BUILDINGS TO PROPERTY LINES ARE NOT TO BE USED TO ESTABLISH BOUNDARIES.

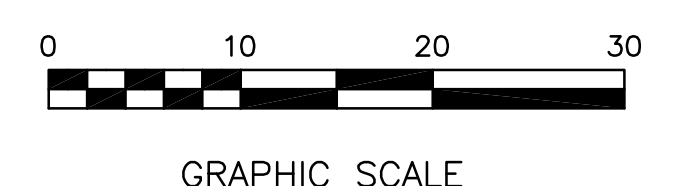
"TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON"

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



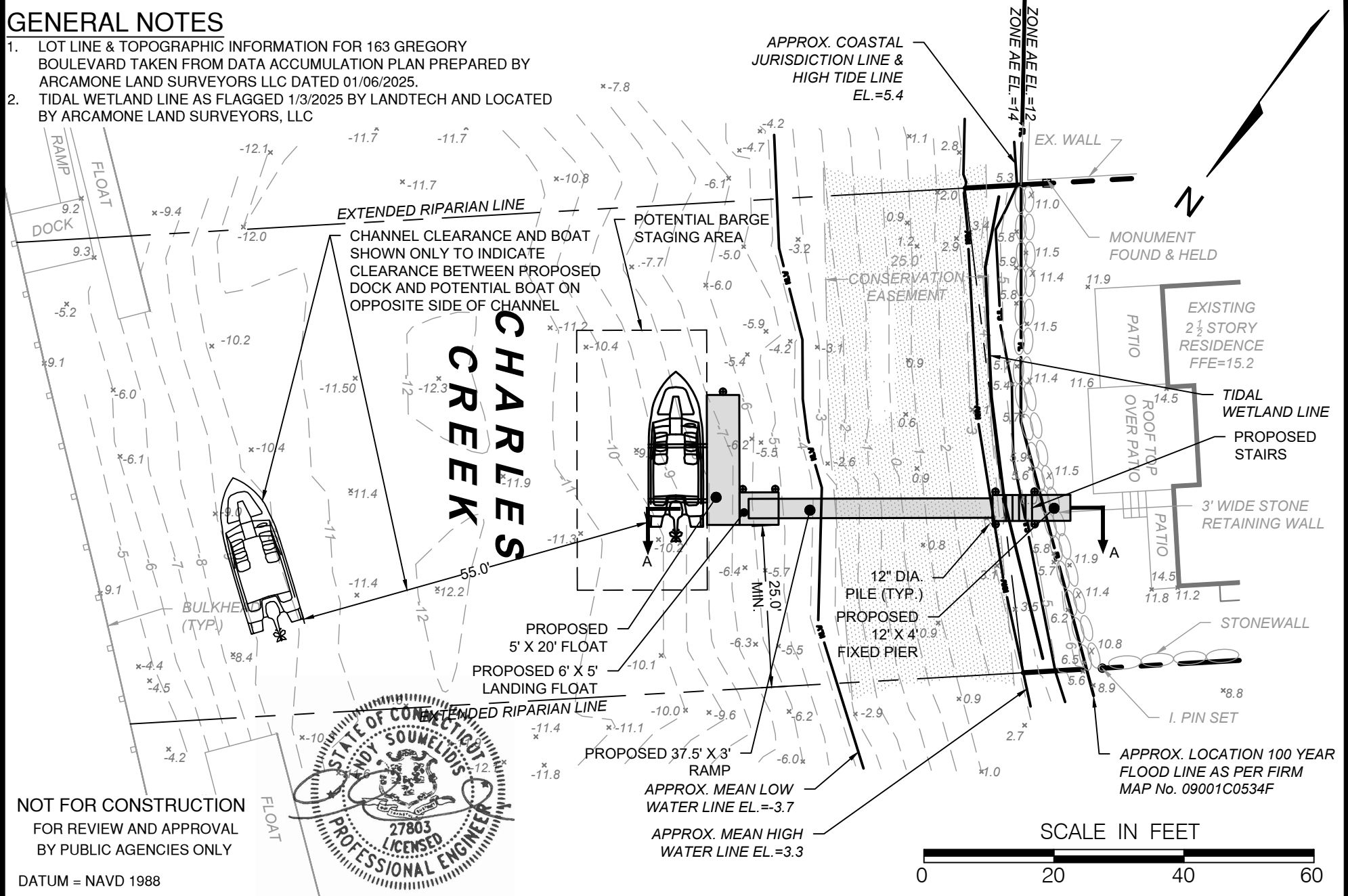
DATE	DESCRIPTION	BY
11/02/21	AS-BUILT UTILITIES	AAT
09/30/21	AS-BUILT FINAL	AAT
02/04/21	ELEVATIONS TOP & BOTTOM WALL	AAT
01/21/21	MEAN LOW WATER LINE	AAT
01/19/21	TOP OF FOUNDATION ELEVATIONS	AAT
12/29/20	AS-BUILT FOUNDATION	AAT
10/08/20	PROPOSED GARAGE	AAT
08/03/20	PROPOSED RESIDENCE	AAT
07/14/20	PROPOSED RESIDENCE	AAT
	REVISIONS	

AVERAGE GRADE AROUND HOUSE						
WALL SEGMENT	ELEVATION 1	ELEVATION 2	AVERAGE (E)	WALL (L)	PRODUCT E x L = Y	
A1	10.8	11.1	10.95	23.6'	258.42	
A2	8.7	8.2	8.45	23.1'	195.20	
B1	8.2	8.9	8.55	24.4'	208.62	
B2	10.9	11.2	11.05	22.6'	249.73	
C	14.5	14.5	14.5	46.7'	677.15	
D	11.7	10.8	11.25	34.0'	382.50	
TOTAL					174.4'	1971.62
Y + L = GRADE PLANE						
GRADE PLANE = 11.3'						



GENERAL NOTES

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



NOT FOR CONSTRUCTION
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BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988

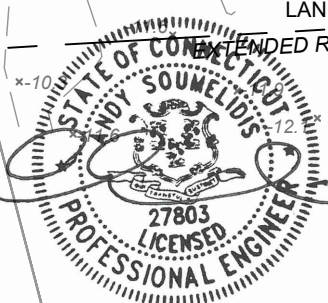


FIG-4

SCALE: 1" = 20'

DATE: 7/22/25

DESIGNED BY: TN

CHECKED BY: TN

PROJECT NO.: 25000-01

PREPARED FOR:
PETER COTALING

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

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

LANDTECH

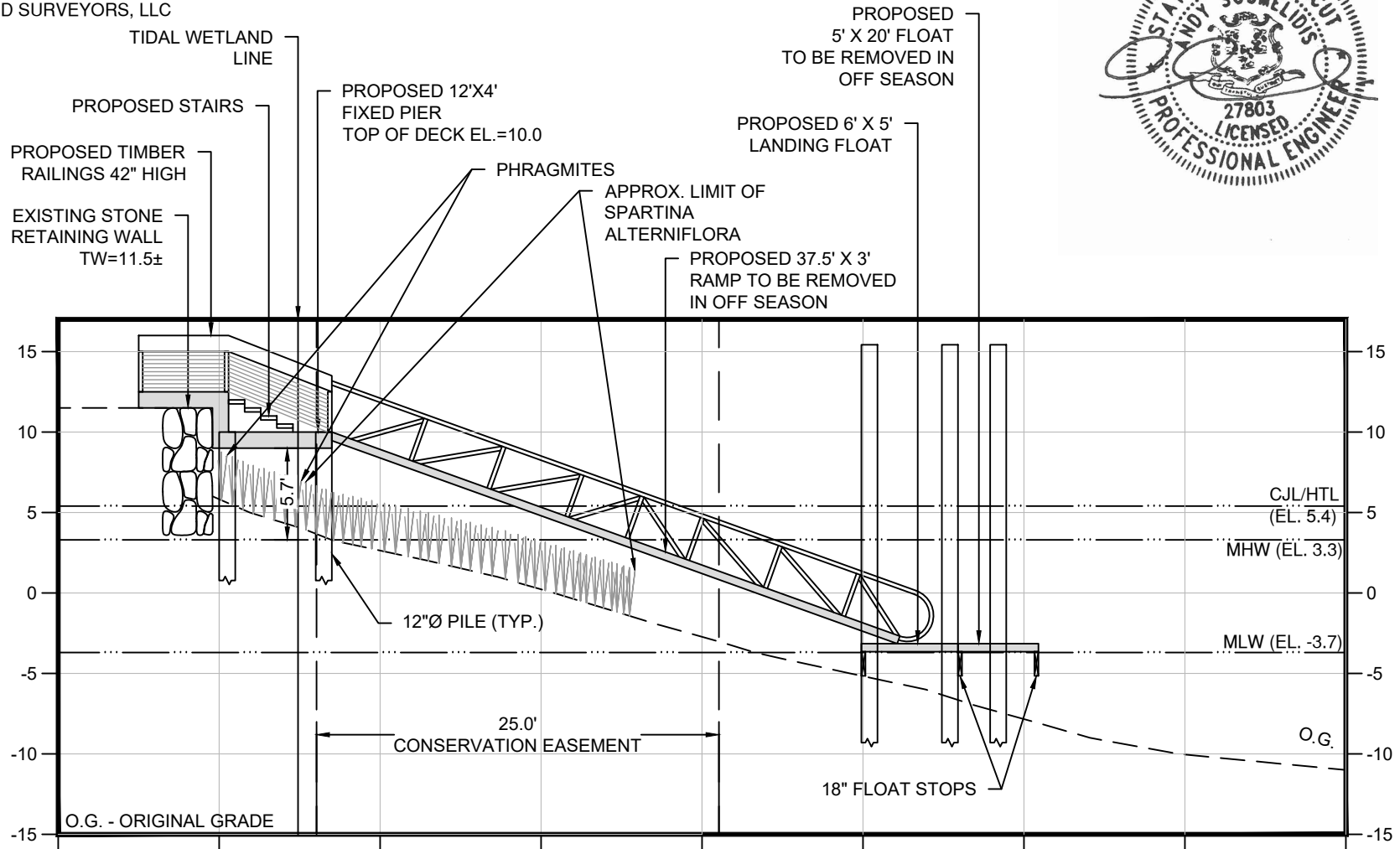
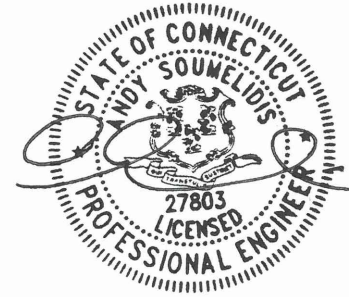
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing

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

REVISION DATE	ISSUE
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

GENERAL NOTES

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



NOT FOR CONSTRUCTION
FOR REVIEW AND APPROVAL
BY PUBLIC AGENCIES ONLY

ELEVATION A-A
SCALE: 1" = 10'

SCALE IN FEET



DATUM = NAVD 1988

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

FIG-5

SCALE	DATE
1" = 10'	7/19/2025
DESIGNED BY	CHECKED BY
SM	TK

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

LANDTECH

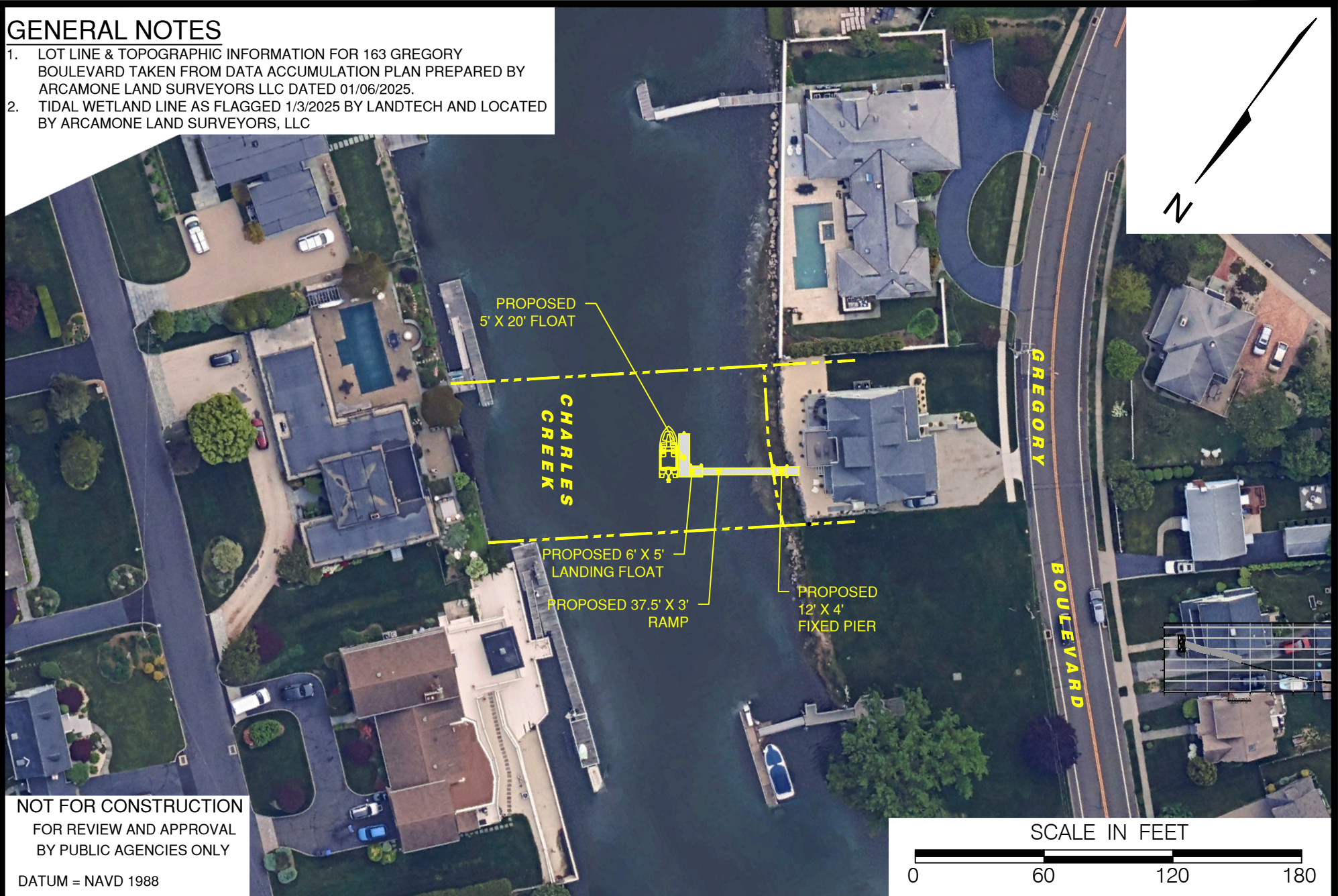
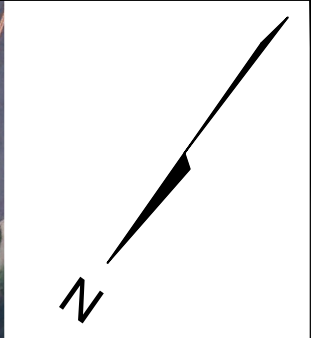
Civil Engineering • Site Planning
Environmental Science & Engineering
Structural Engineering • Land Surveying
Permit Coordinating & Management
Construction Management & Financing

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

REVISION DATE	ISSUE
10/8/25	REVISED PER DEEP COMMENTS
7/22/25	REVISED DOCK LAYOUT

GENERAL NOTES

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



NOT FOR CONSTRUCTION
 FOR REVIEW AND APPROVAL
 BY PUBLIC AGENCIES ONLY

DATUM = NAVD 1988



FIG-6

DATE 7/22/25	DATE 7/22/25
BY SM	BY TN
SCALE 1" = 60'	PROJECT NO. 25000-01

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

LANDTECH

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

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

7/22/25	REVISED DOCK LAYOUT
REVISION DATE	ISSUE

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