



## REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

JANUARY 28, 2026, 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: December 10, 2025**
- V. **PRESENTATION**
  - A. Shoreline Restoration Pilot Project
- VI. **APPLICATION REVIEW**
  - A. **POCD Amendment Referral - Art and Culture Plan**

- B. CSPR Referral - [Manresa Wilds "North Forest"](#)
- C. CSPR Referral - [48 Calf Pasture Beach Rd](#)
- D. CSPR Referral - [108 Water St](#)
- E. COP Notification - 14 Shorehaven Rd

VII. **DECISION ON CONSULTANT CONTRACT**

VIII. **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
  - 6. Nominating

IX. **ADJOURNMENT**

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING – DECEMBER 10, 2025  
VIRTUAL MEETING VIA ZOOM**

- ATTENDEES:** Alan Kibbe (Chair), Laurie Jones, John Pinto, Chris MacDonnell, Don Remson.
- ABSENT:** Jeff Mangels, Matt Gifford, Chris White, Mike Matthews.
- STAFF:** Amelia Williams.
- OTHERS:** Tom Ryder (Land Tech, Agent for applicant, 163 Gregory Blvd), Bruce Lovallo (Harbor Master), Owen Lee (Deputy Harbor Master).

**I. CALL TO ORDER**

Mr. Kibbe called the regular meeting of the Harbor Management Commission to order at approximately 6:00 p.m.

**II. ROLL CALL**

Mr. Kibbe conducted roll call, and a quorum was established.

**III. PUBLIC PARTICIPATION**

No public participation.

**IV. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: November 19, 2025**

Ms. Jones stated the minutes of the November 19, 2025, regular meeting had been distributed and no comments had been received.

**\*\*MR. REMSON MOVED TO APPROVE THE MINUTES OF THE NOVEMBER 19, 2025, REGULAR MEETING AS DISTRIBUTED.**

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

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

**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**

The applicant, represented by Mr. Tom Ryder of Land Tech, seeks to retain an existing boulder seawall constructed in 2020 without permits (built slightly deeper and with a top elevation of approximately 11.4–11.5 ft rather than the previously approved 11 ft) and to construct a new

residential dock. Discussion followed regarding the after-the-fact seawall permit request, dock design, and neighbor notification.

**\*\*DR. PINTO MOVED THAT THE PROPOSED PROJECT IS CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN.**

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

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

## VI. REPORTS

### **A. Chairperson**

Mr. Kibbe reported that a DEEP public hearing on 80 Seaview Ave is scheduled for December 11, 2025, and that written comments are due by December 23, 2025. Dr. Pinto described how the application is inconsistent with the Harbor Management Plan and expressed concern regarding new requirements for the public hearing process in DEEP's Public Act 25-84. Dr. Pinto stated that he will provide verbal comments at the December 11 hearing and submit written comments by December 23. Mr. Kibbe encouraged Commissioners to attend the hearing.

Mr. Kibbe then delivered his year-end remarks. He thanked the Commissioners, Harbor Master, Norwalk Police, and Recreation and Parks for all their work. He acknowledged the upcoming mayoral transition and the expiration of several Commissioner terms on December 31, 2025. Dr. Pinto will be requesting re-appointment. **Chair Kibbe** thanked retiring Commissioner Laurie Jones for her service.

### **B. Shellfish Commission**

No report.

### **C. Staff**

#### **1. Harbor Master (see below - this report was handled out of order)**

#### **2. Consultant**

Dr. Pinto delivered the report in the absence of Geoff Steadman. He stated that Mr. Steadman attended the Connecticut Port Authority's annual public hearing and addressed the board on behalf of the Connecticut Harbor Management Association (CHMA). At the hearing, Mr. Steadman commented on the need for continued advocacy for legislative amendments to the Connecticut Harbor Management Act, and discussed upcoming changes to the SHIPP grants program effective in the first quarter of 2026, with Norwalk HMC remaining eligible to apply.

Mr. Steadman also worked with the Norwalk River Watershed Initiative and prepared historical public displays for their meeting. There will be a meeting on December 17<sup>th</sup> to discuss ongoing update of their Plan including water quality and stormwater management policies with the goal to make them consistent with the Harbor Management Plan.

Finally, Dr. Pinto updated the Commission on the pending DEEP Stewardship Permit for Manresa Wilds, stating that the permit has not yet been issued, and that DEEP is still addressing outstanding issues and appreciated the comments from the Harbor Management Commission including a requirement of remediation of marine sediment offshore of the property.

## **D. Committee**

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

Mr. Kibbe presented the Mooring and Harbor Safety report on behalf of Mr. Mangels. He announced that Norwalk has again received the Dockwa “Boaters’ Choice Award” and that the Dockwa contract for transient mooring reservations will be reviewed and renewed this winter. Edwards Marine has been requested to provide quotes for winter staking and repainting of transient mooring floats, replacement of undersized mushroom anchors where needed, and construction of a 100-square-foot floating dock system. Discussion followed regarding potential locations for the floating dock system, including the East Basin and the north end of the South Anchorage, with Mr. Lovallo noting a suitable test location south of the Veterans Park boat ramp.

Mr. Lee and Mr. Lovallo updated the Commission on a 30-foot 1988 Bayliner that sank at the Norwalk Boat Club. The vessel has been boomed by the Harbor Master’s office and Norwalk Fire Department, contains no gasoline, and is scheduled to be raised and crushed on Friday, December 12, 2025. The owner is coordinating with the U.S. Coast Guard for removal.

In his report, Mr. Mangels thanked Amelia Williams, retiring Commissioner Laurie Jones, Harbor Master Lovallo, Deputy Harbor Masters Lee and Vinci, and Recreation and Parks for working together.

#### **Harbor Master Report: (this item was handled out of order)**

Mr. Lovallo reported that several seasonal mooring holders will not return in 2026, creating space for two to three additional transient moorings in the East Channel. He stated that mooring renewal notices and final payment reminders have been distributed, with seven unpaid 2025 moorings to be removed if not paid by December 31, 2025. He expressed thanks to Laurie Jones, Amelia Williams and Sargeant Bisceglie and his crew.

### **2. Finance**

Mr. MacDonnell reported that the Commission’s annual operating grant application was submitted to the City just prior to Thanksgiving. The request mirrors the budget discussed at the prior meeting, with a small increase to cover additional transient-mooring maintenance and Harbor Master vessel maintenance. Chairman Kibbe will attend the City grant meeting on Friday.

Mr. MacDonnell further reported that consultant Geoff Steadman’s invoice for June through September 2025, previously approved by the Harbor Management Commission in October, has been placed on hold by the City’s legal department and will not be released until a new sole-source contract is executed. Mr. Remson confirmed that the revised sole-source procurement document has been circulated to Commissioners for final review, with only minor edits required, and will be returned to the purchasing and legal departments immediately for contract preparation and execution.

#### **Further Harbor Master Report: (this item was handled out of order)**

Mr. Lovallo and Mr. Lee reported significant concerns regarding at least two missing or damaged navigational buoys, especially Can #3 off Tavern Island. The Harbormaster’s office has

received numerous public complaints and is coordinating with the Coast Guard. Discussion ensued regarding liability and the difficulty of local maintenance of a federal navigational aid. Mr. Lee and Mr. Lovallo stated they would continue pursuing the matter with the Coast Guard.

3. **Plans and Recommendations** – No report.
4. **Newsletter/Website** – No report.
5. **Water Quality** – Mr. Kibbe expressed hope that the new mayor will reactivate the Mayor’s Water Quality Committee. Dr. Pinto confirmed he had submitted a letter to the Mayor’s office requesting ~~reinstatement.~~ **re-establishing the Water Quality Committee.**

#### **New Business**

Mr. Kibbe stated a nominating committee of three members is needed to recommend officers (Chair, Vice-Chair, Secretary) for 2026.

- \*\*MS. JONES MOVED TO ESTABLISH A NOMINATING COMMITTEE CONSISTING OF DR. PINTO, MR. CHRIS MACDONNELL, AND MR. REMSON.**
- \*\*MR. KIBBE SECONDED THE MOTION.**
- \*\*THE MOTION PASSED UNANIMOUSLY.**

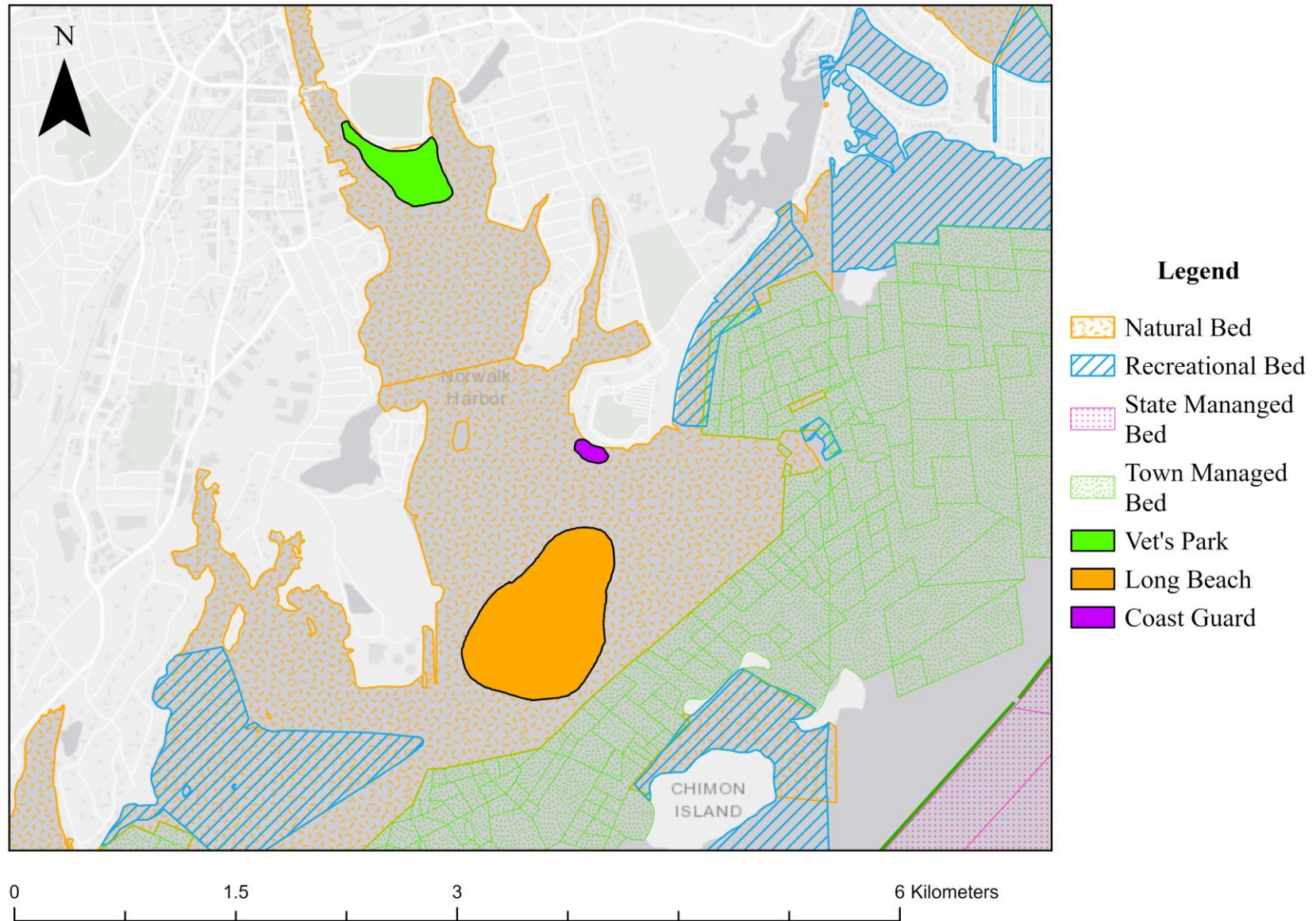
#### **VII. ADJOURNMENT**

There being no further business, the meeting was adjourned at approximately 7:05 p.m.

Respectfully submitted,  
Courtney Baldwin,  
Recording Secretary

# Proposed Pilot Project Areas

## Copps Island Oysters and The Maritime Aquarium at Norwalk



## Understanding the Benefits of Shoreline Restoration for Shellfish and Water Quality in Norwalk Harbor

*Pilot Project by the Maritime Aquarium at Norwalk in collaboration with Capps Island Oysters*

### Objectives:

- Establish a small-scale nursery for young oysters along the shoreline of Veterans Memorial Park in Norwalk using shellfish aquaculture techniques.
- Teach local students about oyster aquaculture and ecology through engagement in the installation and maintenance of oyster beds and collection of baseline data.
- Conduct data collection at Vet’s Park (and control areas) before and after salt marsh restoration to quantify the impact of restoration on oyster growth and survival.
- Determine if oyster beds can be an effective tool to bolster shoreline protection and environmental health in advance of municipal restoration efforts at Vet’s Park.

### Timeline of Activities:

Year	Season	Activities
2025	Winter	Choose exact bed locations within Vet’s Park, Long Beach and Coast Guard areas; Prepare data collection plan and gather materials; Identify student participants
2026	Spring	Rake bed locations to prepare for placement of oysters; place juvenile oysters in 3 areas (1 in Vet’s Park, 1 in Long Beach, 1 in Coast Guard); Collect baseline environmental, shoreline and oyster data
2026	Summer	Before spawning (~June), add dry shell to beds in the 3 selected areas; In July/August, use microscopy to determine if a set has occurred. If successful, continue collection of environmental, shoreline and oyster data
2026	Fall	Continue collection of data; Harvest and transplant the juvenile oysters from both locations to a deeper location in Norwalk Harbor for continued maturation into spawners; Dredge/install dry shell in Harbor bed locations
2027	Spring+	Repeat 2026 cycle

### Locations of Proposed Work:

- Vet’s Park: Proposed location for small-scale oyster nursery to be seeded in Spring 2026. Restoration of habitat is planned for the area landward of this site in the future.
- Long Beach/Coast Guard: Proposed locations for a second small-scale oyster nursery to be seeded in Spring 2026. These will act as a control site because restoration is not planned at these locations. The Coast Guard area will be a backup and/or secondary control site if oyster beds do not set at Long Beach.
- Mouth of Norwalk Harbor: This is a proposed site for oyster relay from the areas seeded with juveniles (as described above) following the summer growing season. Oysters here will undergo further growth and maturation into spawners which will support surrounding natural beds.

### Data to be Collected:

In the first year, Vet's Park, Long Beach and the Coast Guard areas will be seeded in the spring with set juvenile oysters on oyster shell. Data will be collected within all areas to monitor: (1) Water quality (e.g., temperature, salinity, dissolved oxygen, turbidity, pH), (2) Wind speed and fetch, (3) Shoreline erosion rate, (4) Oyster condition (e.g., bed dimensions, settlement/survival/spawning rate, size).



## Memorandum

January 6th, 2026

**To:** Norwalk Harbor Management Commission

**From:** Norwalk Planning & Zoning Staff

**Re: Amendment to the Citywide Plan – Art and Culture Plan**

*Proposed Amendment:*

Page 112, Chapter 6, Preserving & Promoting Our Historic Heritage, Arts & Culture.

iv. **Implement the recommendations of the Arts and Cultural Plan (2025, as amended). The City will further evaluate, modify as necessary and implement recommendations within the plan.**

~~Develop a strategic plan for arts and culture that is focused on enhancing Norwalk's identity as destination for arts and culture. This plan should include an analysis of the current and potential economic contribution of arts and culture to Norwalk.~~

**When:** 2025-2029

**Who:** Economic and Community Development Department; Arts Commission

**Resources:** Staff Time; consultant

The draft Plan can be view at: <https://www.norwalkct.gov/DocumentCenter/View/37942/City-of-Norwalk-Arts--Cultural-District-Plan-1>

For your convenience, I have attached the full page 250 of the Citywide Plan. The Citywide Plan can be viewed at: <https://www.norwalkct.gov/DocumentCenter/View/36676/Norwalk-Citywide-Plan-2025-amend-signed>



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

## LWRD License Application Form D

### Certificate of Permission

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

Application Number (as assigned in CPPU e-mail): \_\_\_\_\_

Applicant Name (same name used on Part III of the LWRD Transmittal Form): 14 Shorehaven Oxtails, 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: 14 Shorehaven Road City/Town: Norwalk State: CT 06855 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: Cockenoe Harbor in Long Island Sound

**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>#202207696-COP</u>	<u>8/12/20022</u>	<u>14 Shorehaven Oxtails, LLC</u>	<u>Masonry steps</u>
<u>#202108900-SDF</u>	<u>5/02/2022</u>	<u>14 Shorehaven Oxtails, LLC</u>	<u>Pier, ramp, dock, boat elevator</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 = -3.8'      HTL = +4.7'

\*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 checked="" type="checkbox"/> Beaches/Dunes below HTL below CJL				<b>Additional 410 s.f. of area for boat lift</b>
<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 checked="" type="checkbox"/> Intertidal Flats	<b>None.</b>			
<input type="checkbox"/> Submerged Aquatic Vegetation (SAV)				
<input type="checkbox"/> Rocky Shorefront				
<input checked="" type="checkbox"/> Finfish	<b>None.</b>			
<input checked="" type="checkbox"/> Wildlife	<b>None</b>			
<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 checked="" type="checkbox"/> Bluffs/Escarpments	<b>None.</b>			
<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 a masonry seawall, boulder revetment, masonry steps, timber pier, boat elevator, pwc lift, ramp and floating dock.

- 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.

Replace the existing piling-supported boat elevator with a higher capacity piling-supported boat lift.

- 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](#)).

All work will be performed by barge-borne derrick accessing the site from the adjacent waterway, and all pilings will be pulled and driven using a vibratory hammer. A workboat will assist the barge, and the barge will be withdrawn to deeper water on low tides to prevent grounding.

The existing boat elevator will be disassembled, the existing pilings will be pulled, and all will be placed on the barge for reuse or disposal.

The pilings for the new boat lift will be installed, the structural members of the lift hoisted into place by the derrick, and connections made by workers operating from the barge or work floats. Electrical service for the lift motors will be installed by licensed electrician.

Final disposal of any components of the old boat lift will be at an authorized upland facility.

- 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.

None.

- d. Anticipated date of project initiation: Winter 2026

Indicate the length of time needed to complete the project and identify any anticipated time restrictions:

Two days. 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 type="checkbox"/> Flood and erosion control  |
| <input checked="" 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:
- Number of boat slips and moorings: \_\_\_\_\_ (should be consistent with plans submitted as Attachment 14)
  - Type of marine sanitation service provided at the facility. \_\_\_\_\_
  - Check here to confirm that at least one plan view notes the location of upland support including adequate parking, a marina office, and restrooms.
  - Check the applicable services provided:

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

## Part V: Engineering Support Documentation and Certification

Certain types of projects require documentation of engineering design. If you answer yes to 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).

- Does the proposed activity include engineered structures such as bridges, culverts, stormwater management systems, detention basins, and/or flood & erosion control structures?  
 Yes  No
- Is the proposed activity located in a FEMA flood zone?  Yes  No
  - If yes, indicate the type of zone:  
 Floodway  Riverine Floodplain  New Engineered Structure in Coastal Floodplain
  - 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.
  - 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> 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 type="checkbox"/> Attachment 18	<a href="#">Engineering Report Cover Sheet</a> (DEEP-LWRD-APP-001R)
<input checked="" type="checkbox"/> Attachment 20	<p><b>Natural Diversity Data Base (NDDB)</b> 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></p> <p>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:</p> <p><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.  |

**14 SHOREHAVEN OXTAILS, LLC 14 SHOREHAVEN ROAD, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION - ATTACHMENT 10 – SITE PHOTOGRAPHS**



1. VIEW FROM WESTERN PROPERTY BOUNDARY LOOKING TOWARDS BOAT ELEVATOR TO BE REPLACED. NOTE EXISTING REVETMENT, PIER, RAMP, AND FLOATING DOCK.



2. VIEW FROM FOOT OF REVETMENT LOOKING SOUTH TOWARDS BOAT ELEVATOR TO BE REPLACED. NOTE SLIGHT DEFLECTION OF LIFTING ARMS.

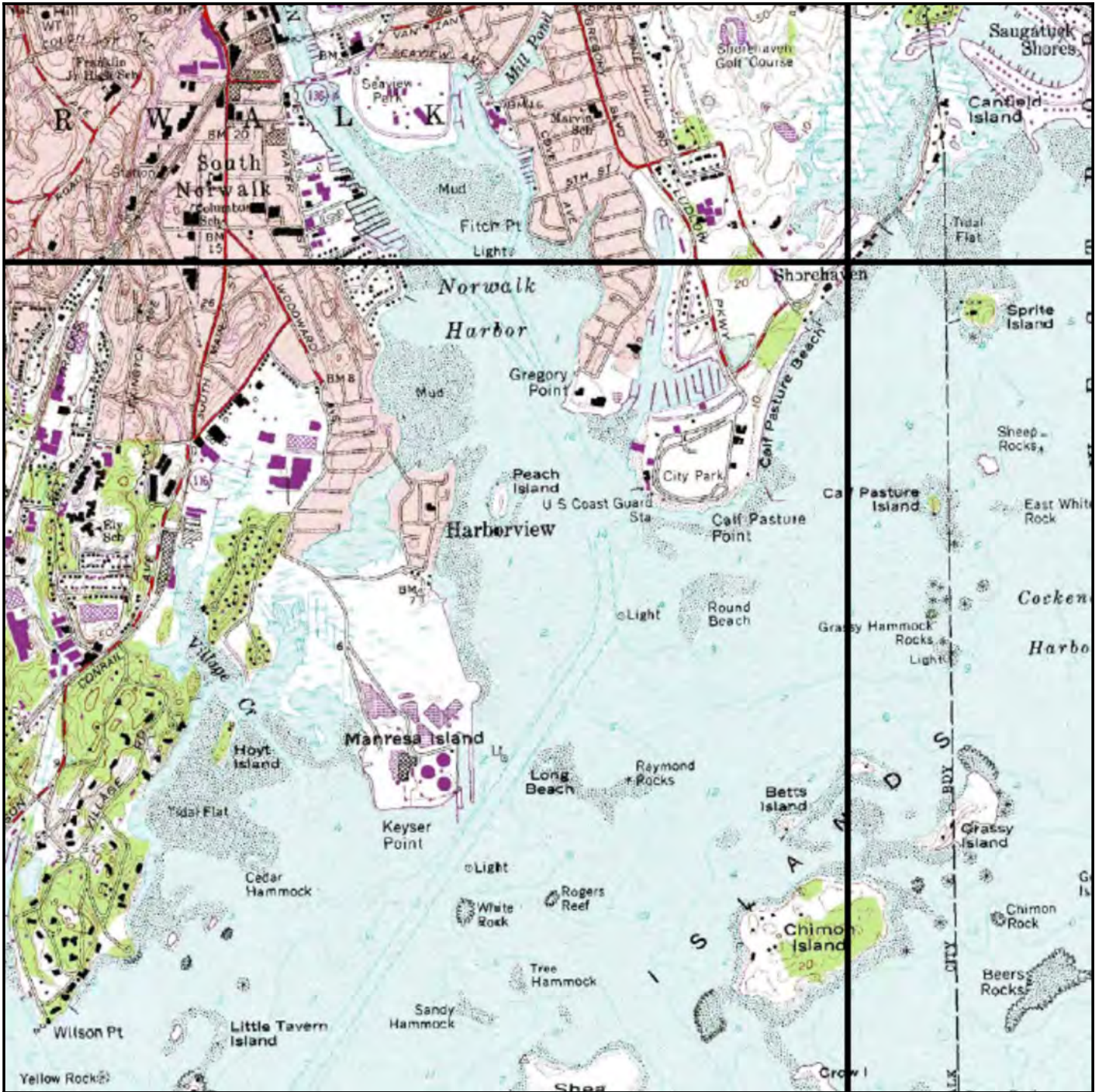
14 SHOREHAVEN OXTAILS, LLC 14 SHOREHAVEN ROAD, NORWALK, CT  
CERTIFICATE OF PERMISSION APPLICATION - ATTACHMENT 10 – SITE PHOTOGRAPHS



3. VIEW FROM PIER LOOKING TOWARDS BOAT LIFT. NOTE ACCESS PLATFORM WITH OPEN-GRID DECKING IN FOREGROUND.



4. VIEW FROM ALUMINUM RAMP LOOKING NORTH TOWARDS BOAT LIFT. NOTE CLEARANCE FROM TOP OF BUNKS TO BOTTOM OF LIFTING ARMS.



# VICINITY MAP

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

SCALE: 1:24000

PURPOSE: IMPROVED BOAT BERTHING AND SAFETY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN McNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPLACEMENT OF BOAT ELEVATOR WITH BOAT LIFT IN COCKENOE  
 HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 11/24/25 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 24NE BLOCK 77 PARCEL 13

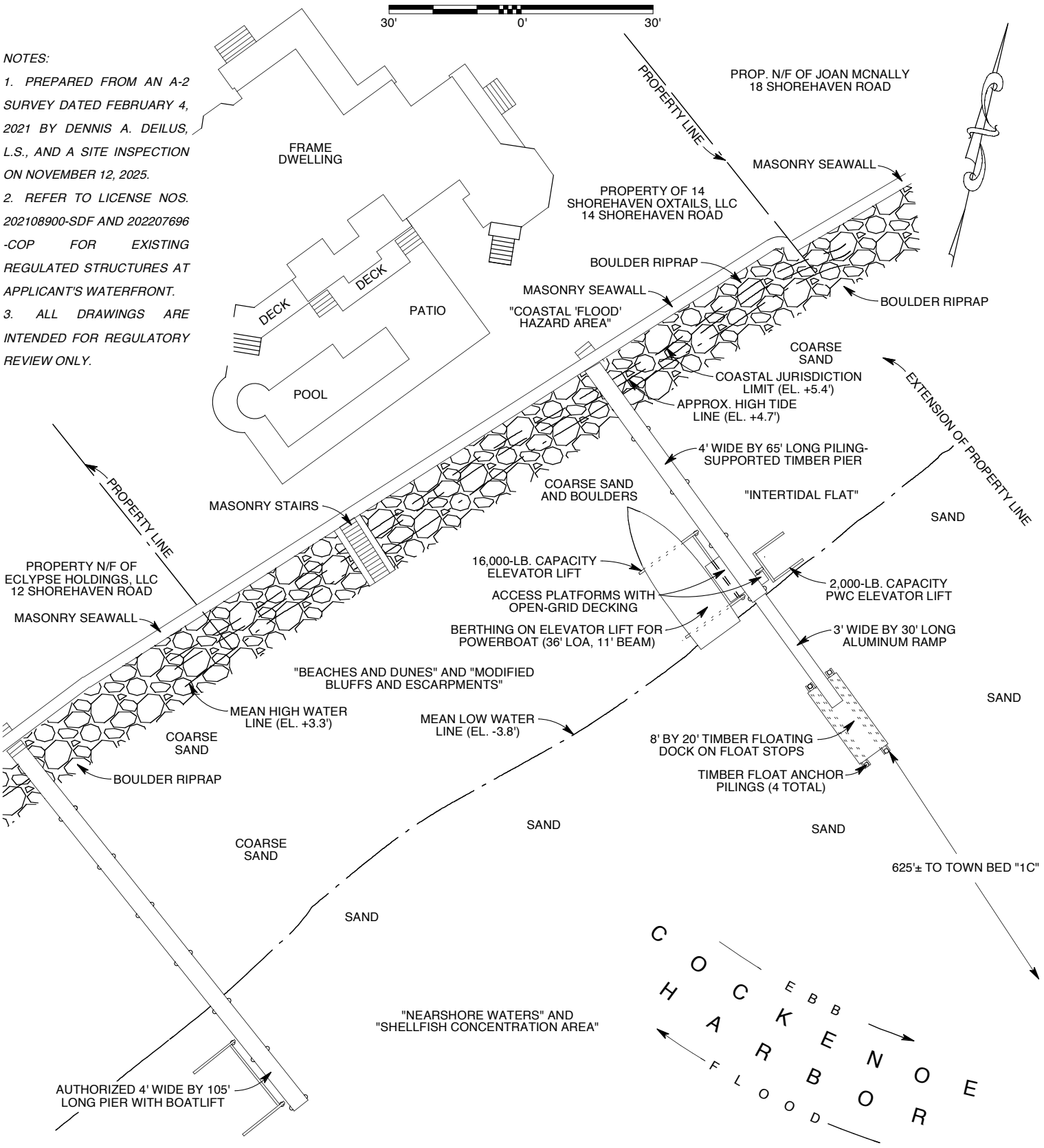
*PURPOSE: IMPROVED BOAT BERTHING AND SAFETY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853*

*PROPOSED REPLACEMENT OF BOAT ELEVATOR WITH BOAT LIFT IN COCKENOE  
 HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 11/24/25    SHEET 2 OF 5    REVISION NUMBER:    DATE:*

# EXISTING GENERAL PLAN VIEW

SCALE: 1" = 30'

- NOTES:
1. PREPARED FROM AN A-2 SURVEY DATED FEBRUARY 4, 2021 BY DENNIS A. DEILUS, L.S., AND A SITE INSPECTION ON NOVEMBER 12, 2025.
  2. REFER TO LICENSE NOS. 202108900-SDF AND 202207696 -COP FOR EXISTING REGULATED STRUCTURES AT APPLICANT'S WATERFRONT.
  3. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.



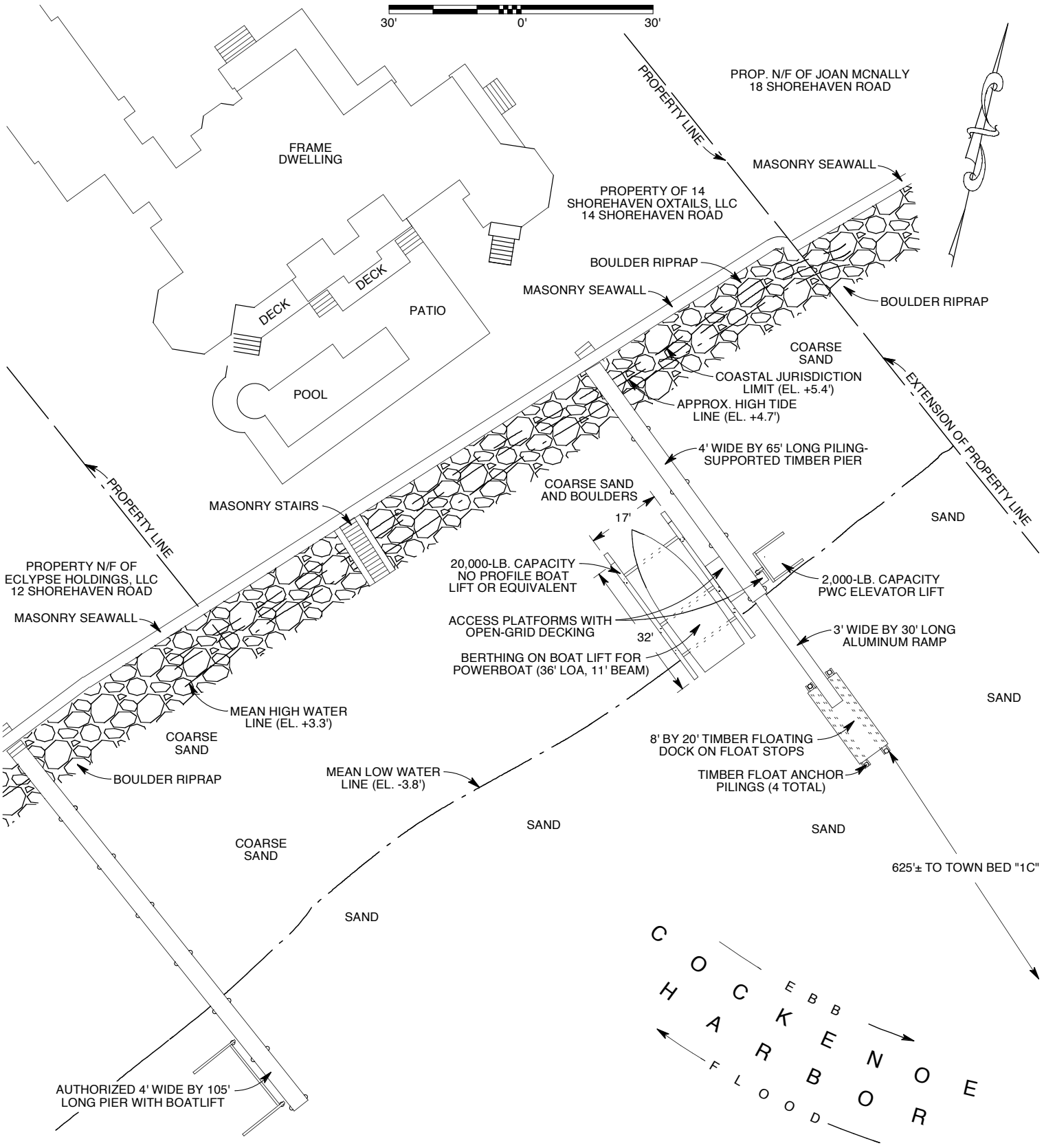
NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

©2025 JOHN HILTS. ALL RIGHTS RESERVED.

<p>PURPOSE: IMPROVED BOAT BERTHING AND SAFETY          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED REPLACEMENT OF BOAT ELEVATOR WITH BOAT LIFT IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 11/24/25 SHEET 3 OF 5 REVISION NUMBER: DATE:</p>
---	---

# PROPOSED GENERAL PLAN VIEW

SCALE: 1" = 30'



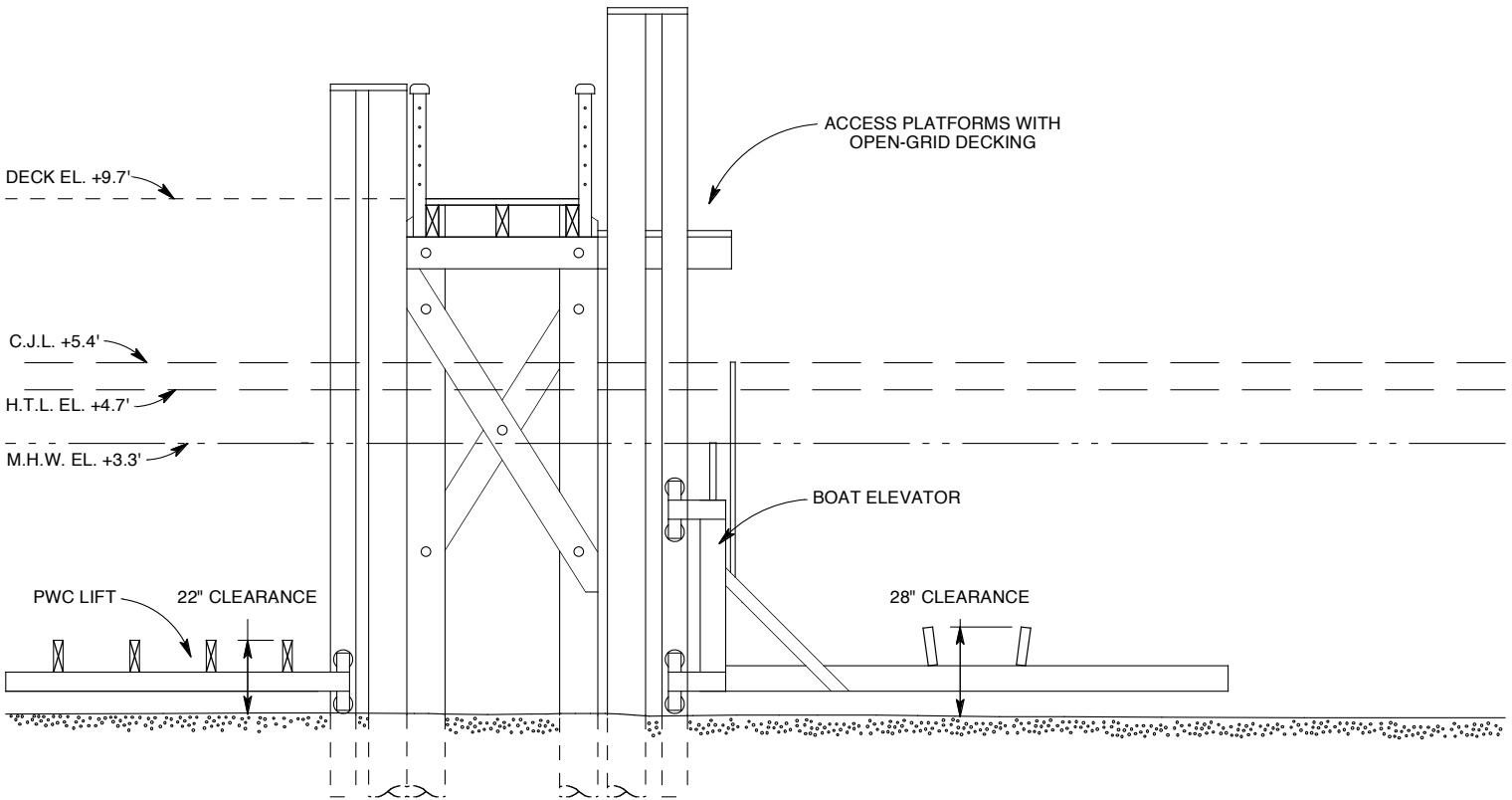
NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

©2025 JOHN HILTS. ALL RIGHTS RESERVED.

<p>PURPOSE: IMPROVED BOAT BERTHING AND SAFETY          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED REPLACEMENT OF BOAT ELEVATOR WITH BOAT LIFT IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 11/24/25 SHEET 4 OF 5 REVISION NUMBER: DATE:</p>
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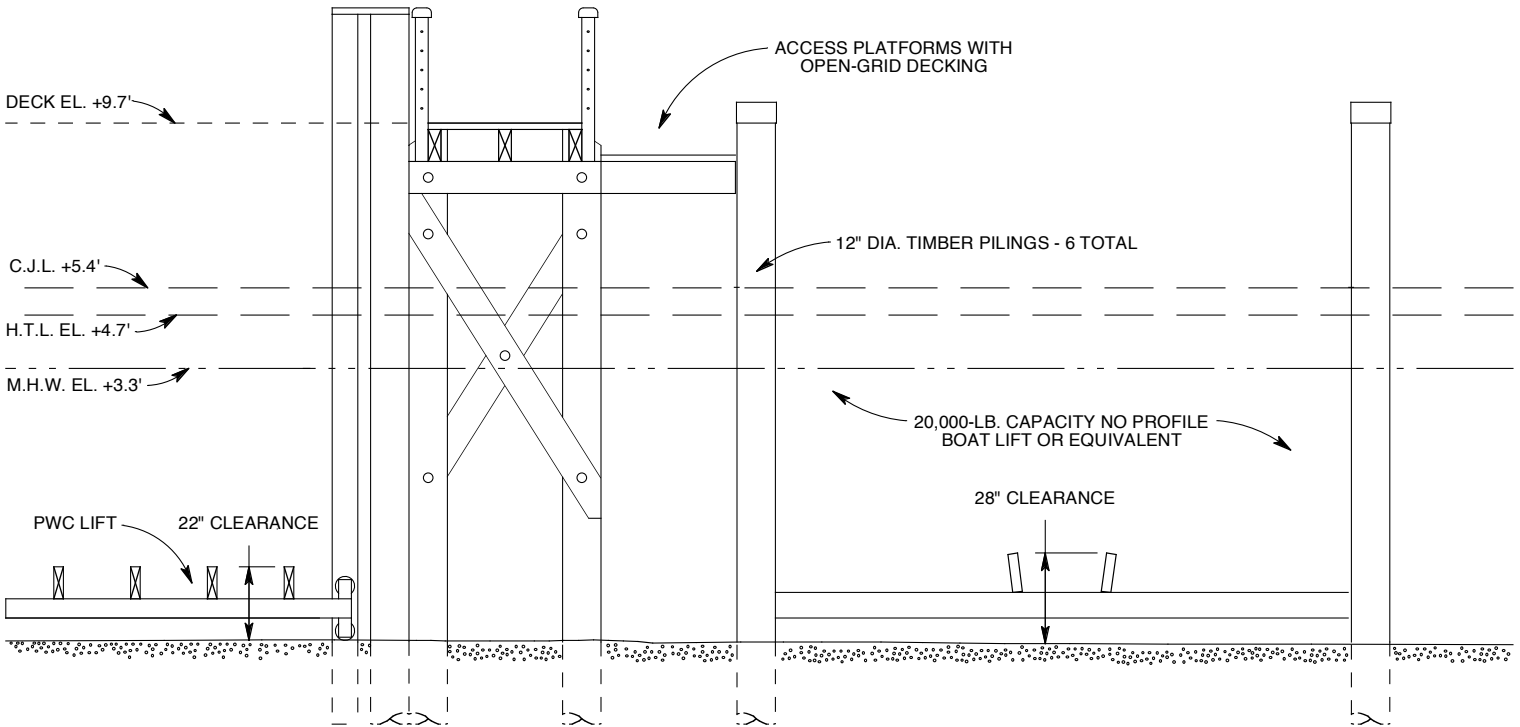
# EXISTING PIER SECTION

SCALE : 1" = 5'



# PROPOSED PIER SECTION

SCALE : 1" = 5'

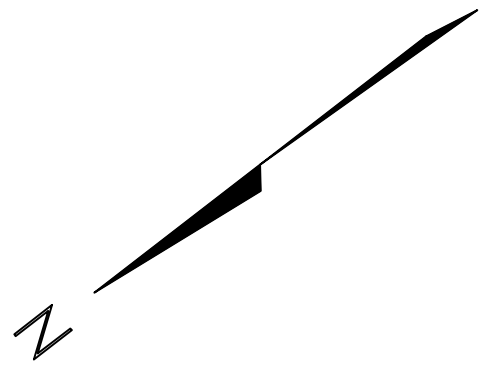
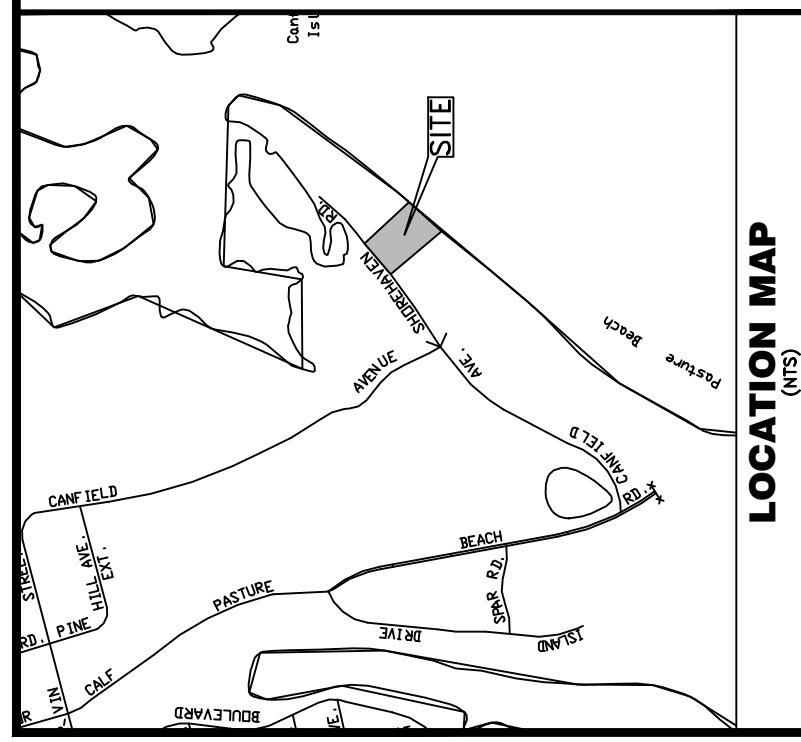


NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

©2025 JOHN HILTS. ALL RIGHTS RESERVED.

PURPOSE: IMPROVED BOAT BERTHING AND SAFETY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED REPLACEMENT OF BOAT ELEVATOR WITH BOAT LIFT IN COCKENOE  
 HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 11/24/25 SHEET 5 OF 5 REVISION NUMBER: DATE:



ZONING DATA		
ZONING DISTRICT: AAA RESIDENCE		
DIMENSIONAL	REQUIRED/ALLOWED	EXISTING
LOT AREA	43,560 SF	30,980± SF
LOT WIDTH	150'	157.11'
COVERAGE	MAX. 25.0%	10.1%
	FRONT 40'	43.0'±
	SIDE 30'	32.8'±
	AGGREGATE 60'	66.3'±
	REAR 30'	45'±
BUILDING HEIGHT	MAXIMUM 35' (60' TO PEAK)	EXISTING

**PROPERTY INFORMATION:**

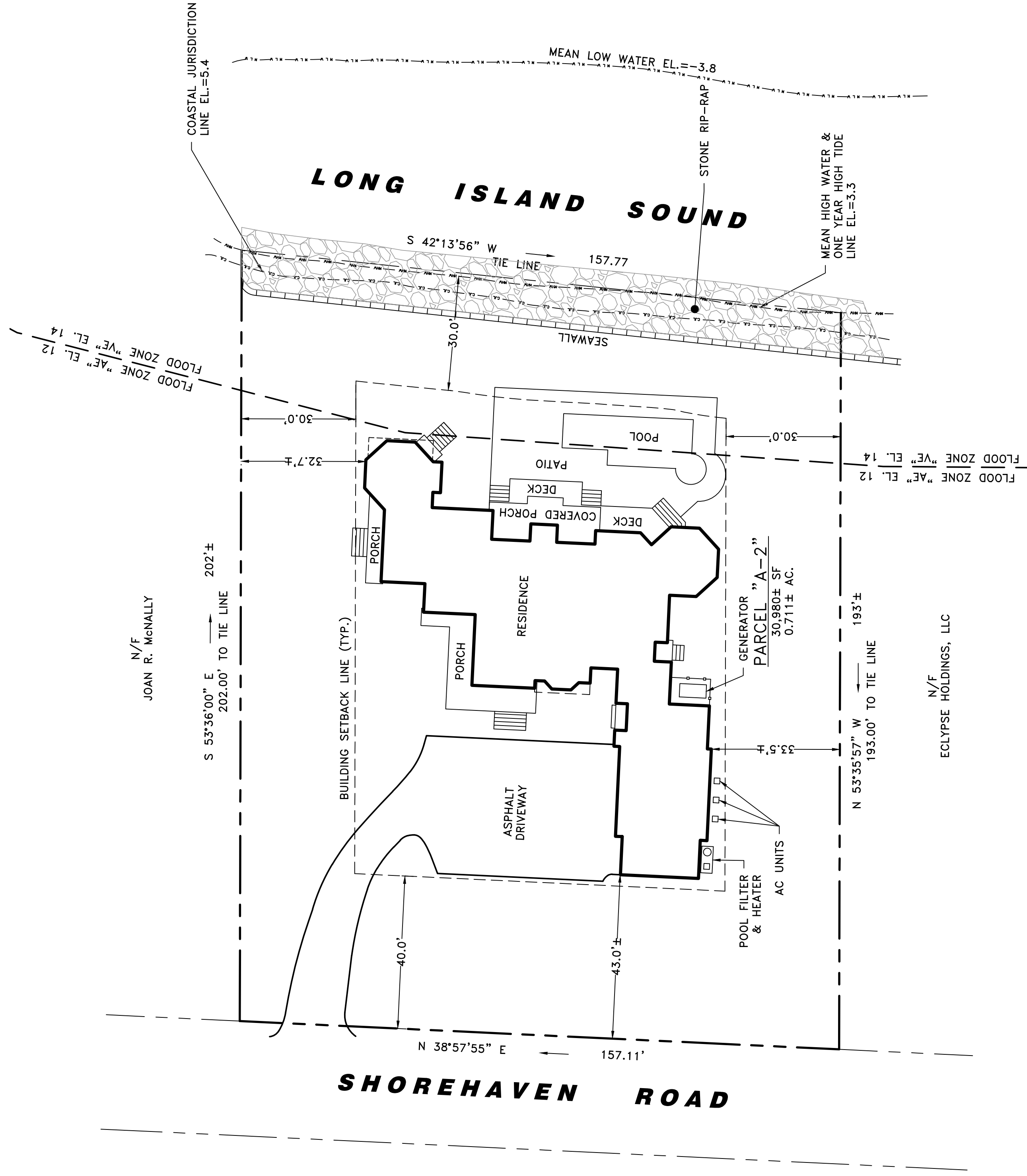
OWNER: 14 SHOREHAVEN OXTAILS, LLC  
 ADDRESS: 14 SHOREHAVEN ROAD  
 NORWALK, CT.

LOT AREA: 30,980± SF, 0.711± AC.

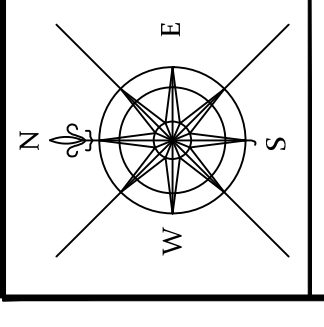
SETBACK LINES  
 40' FRONT  
 30' SIDE  
 30' REAR

**SURVEY NOTES:**

- THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON SEPTEMBER 26, 1986.
- THE TYPE OF SURVEY PERFORMED IS A BUILDING LOCATION MAP. ZONING, THE MAIN PURPOSE OF THIS SURVEY IS TO SHOW THE INFORMATION NECESSARY TO ENABLE DETERMINATION OF COMPLIANCE OR NON-COMPLIANCE WITH THE APPLICABLE ZONING SETBACK REQUIREMENTS. AS SUCH, IT MAY BE NECESSARY TO DEPICT ONLY A PORTION OF THE PROPERTY. THE ONLY IMPROVEMENT THAT NEED TO BE SHOWN IS THE EXISTING OR PROPOSED BUILDING RELATING TO THE MATTER OF ZONING COMPLIANCE BEING ADDRESSED.
- THE BOUNDARY DETERMINATION IS BASED UPON THE DEPENDENT RESURVEY METHOD.
- THE SURVEY CONFORMS TO HORIZONTAL CLASS A-2 ACCURACY STANDARDS.
- THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN WHICH IT WAS ORIGINALLY INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.
- UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
- UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYOR'S STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID.
- THIS DECLARATION SHOWS RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
- REFER TO MAP NO. 11752 IN NORWALK LAND RECORDS.
- RESIDENCE ERRECTED OVER THREE YEARS AGO.
- PROPERTY IS LOCATED IN "AAA" RESIDENCE ZONE.
- PROPERTY IS LOCATED IN FLOOD ZONE AE B F E = 12.0 AS SHOWN ON FEMA FLOOD MAP 0901C0534G, DATED JULY 8, 2013.
- DATUM: NAVD 1988.



REV: 3/1/2021



TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON  
 DENNIS A. DEILUS, LAND SURVEYOR, CT. REGISTRATION NO. 6389  
 The survey and declaration shown hereon is null and void without the licensed surveyor's seal and signature.

ZONING MAP OF PROPERTY PREPARED FOR  
**14 SHOREHAVEN OXTAILS, LLC**  
 14 SHOREHAVEN ROAD  
 NORWALK, CT.

PREPARED BY: SM  
 DATE: 2/4/21  
 DD NO.:  
 REVIEW: DENNIS A. DEILUS  
 SHEET NO.: 1

SCALE: 1"=20'  
 0 10 20 40

**DENNIS A. DEILUS - LAND SURVEYORS**  
 108 MAIN STREET, 2ND FLOOR, NORWALK, CT. 06851  
 P. 203-760-8822



CPPU USE ONLY	
App #:	_____
Doc #:	_____
Check #: No fee required	
Program: Natural Diversity Database Endangered Species	
Hardcopy _____	Electronic _____

## Request for Natural Diversity Data Base (NDDDB) State Listed Species Review

This form was auto-populated with information provided through the DEEP ezFile portal NDDDB review application. **There are no fees associated with NDDDB Reviews.**

### Part I: Preliminary Screening & Request Type

Before submitting this request, you must review the most current Natural Diversity Data Base "State and Federal Listed Species and Significant Natural Communities Maps" found on the [DEEP website](#). These maps are updated twice a year, usually in June and December.

This form is being submitted for a:

- New NDDDB request
- Renewal of a NDDDB Request **without modifications and within two years of issued NDDDB determination** (no attachments required)

[CPPU Use Only - NDDDB-Listed Species Determination # 1736]

- New **Safe Harbor Determination**; must be associated with an application for a GP for the Discharge of Stormwater and Dewatering Wastewaters from Construction Activities (Attachment D of this form is required)
- Renewal/Extension of an existing Safe Harbor Determination
  - With modifications
  - Without modifications (no attachments required)

[CPPU Use Only - NDDDB-Safe Harbor Determination # 1736]

Enter NDDDB Determination Number for Renewal:

Enter Safe Harbor Determination Number for Renewal/Extension:

1. Does your project utilize federal funds or require a federal permit?  Yes  No

If yes, your project may be subject to Federal rules regarding the Northern long-eared bats or other federally listed species. Information on the Northern long-eared bat and the 4-D rule may be found at:

<http://www.fws.gov/midwest/endangered/mammals/nleb/>

Information on other federally listed species and Section 7 consultations may be found at:

<https://www.fws.gov/newengland/EndangeredSpec-Consultation.htm>

2. Does your project utilize state funding, involve state agency actions, or relate to a CEPA request?

Yes     No

3. Does your project require state permits, licenses, registrations or authorizations?  Yes     No

If yes, list permit type(s): Coastal Permit or Authorization

If an active enforcement action exists regarding this project, enter number:

If known, enter DEEP analysts reviewing this project:

## II: Requester Information

*\*If the requester is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, it must be registered with the Secretary of the State. If applicable, the name shall be stated **exactly** as it is registered with the Secretary of the State. Please note, for those entities registered with the Secretary of the State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of the State's Business Records Search. (<https://service.ct.gov/business/s/onlinebusinesssearch>)*

*If the requester is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).*

*If there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the [Request to Change company/Individual Information](#) to the address indicated on the form.*

### 1. Requester\*

Company Name: HILTS JOHN

Contact Name: .

Address: PO BOX 47

City/Town: NORWALK

State: CT

Zip Code: 06853

Business Phone: 4754411244    Ext:

\*\*E-mail: mrhilts@erols.com

**\*\*By providing this email address you are agreeing to receive official correspondence from the department, at this electronic address, concerning this request. Please remember to check your security settings to be sure you can receive emails from "ct.gov" addresses. Also, please notify the department if your e-mail address changes**

a) Requester can best be described as:

Individual                       Federal Agency     State agency

Municipality                       Tribal     \*business entity (\* if a business entity complete i through iii):

i) Check type  corporation

limited liability company

limited partnership

limited liability partnership

statutory trust

Other:

ii) Provide Secretary of the State Business ID #: This information can be accessed at the Secretary of the State's Business Records Search (<https://service.ct.gov/business/s/onlinebusinesssearch>)

iii)  Check here if your business is **NOT** registered with the Secretary of the State's office.

b) Acting as (Affiliation), pick one:

Property owner

Consultant

Engineer

Facility owner

Applicant

Biologist

Pesticide Applicator

Other representative:

### Part III: Site Information

This request can only be completed for one site. A separate request must be filed for each additional site.

#### SITE NAME AND LOCATION

Project Name (for use in correspondence): 14 Shorehaven Oxtails Boat Lift

If your Project site has a street address, please enter below:

Street Address: 14 Shorehaven Rd

Town(s): Norwalk

If your Project has no street address, please enter a description of the site location:

Location Description:

Town(s):

Size in acres, or site dimensions: 0.01

Describe existing land conditions:

Private residential dwelling with seawall, boulder revetment, pier, ramp, boat elevator, and floating dock.

### Part IV: Project Information

1. **Project Type:**

Choose Project Category: Construction, Development

Choose Project Type: Docks/Piers/Boat Launches and Aquaculture

Choose Project Subtype: In-water structures only (docks,boat launches, aquaculture)

2. Brief Project Description:

3. Provide a schedule for all phases of the project including the year, the month that the proposed activity will be initiated and the duration of the activity.

Spring 2026

4. Is the subject activity limited to the maintenance, repair, or improvement of an existing structure within the existing footprint?       Yes       No      If yes, add explanation in No. 4 below.

5. Give a detailed description of the activity which is the subject of this request and describe the methods and equipment that will be used. Include a description of steps that will be taken to minimize impacts to any known listed species.

Replace an authorized boat elevator with a piling-supported boat lift. All work will be performed by barge-borne equipment accessing the site at high tides.

6. If this is a renewal or extension of an existing Safe Harbor request *with* modifications, explain what about the project has changed.

## Part VI: Supporting Documents

Check each attachment submitted as verification that *all* applicable attachments have been supplied with this request form. Label each attachment as indicated in this part (e.g., Attachment A, etc.) and be sure to include the requester's name, site name and the date. **Please note that Attachments A and B are required for all new requests. Attachment C is required for requests associated with: new state or federal permit applications, modifications of existing permits, permit enforcement actions, site management/planning that requires details species recommendations, and state funded projects, state agency activities, and CEPA requests.** Renewals/Extensions with no modifications do not need to submit any attachments. Attachments C and D are supplied at the end of this form.

<input checked="" type="checkbox"/> Attachment A:	<b>Project Detail Map:</b> an 8 1/2" X 11" print/copy of the relevant portion of a USGS Topographic Quadrangle Map clearly indicating the exact location of the site.
<input checked="" type="checkbox"/> Attachment B:	<b>GIS file (for uploaded GIS polygons):</b> fine scaled map showing site boundary and area of work details on aerial imagery with relevant landmarks labeled. (Site and work boundaries in GIS [ESRI ArcView shapefile, in NAD83, State Plane, feet] format can be substituted for detailed maps, see instruction document)
<input checked="" type="checkbox"/> Attachment C:	<b>Supplemental Information (attached, DEEP-APP-007C):</b> Site plans, photographs and biological reports
<input type="checkbox"/> Attachment D:	<b>Safe Harbor Report Requirements (attached, DEEP-APP-007D)</b>

**Part VII: Requester Certification**

The requester *and* the individual(s) responsible for actually preparing the request must sign this part. A request will be considered incomplete unless all required signatures are provided.

<p>“I have personally examined and am familiar with the information submitted in this document and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.”</p>	
<p>Hilts John</p>	<p>11/20/2025</p>
<p>Signature of Preparer (a typed name will substitute for a handwritten signature)</p>	<p>Date</p>
<p>Hilts John</p>	
<p>Name of Preparer (print or type)</p>	<p>Title (if applicable)</p>
<p>Signature of Preparer (if different than above)</p>	<p>Date</p>
<p>Name of Preparer (print or type)</p>	<p>Title (if applicable)</p>

Note: Please submit the completed Request Form and all Supporting Documents to:

CENTRAL PERMIT PROCESSING UNIT  
 DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION  
 79 ELM STREET  
 HARTFORD, CT 06106-5127

Or email request to: [deep.nddbrequest@ct.gov](mailto:deep.nddbrequest@ct.gov)

## Attachment C: Supplemental Information and Attachments

### 1. Existing & Proposed Conditions

If available provide site plans, drawings or imagery showing existing conditions and proposed changes. If not available, describe all natural and man-made features including wetlands, watercourses with direction of flow, fish and wildlife habitat, floodplains and any existing structures potentially affected by the subject activity. Such features should be depicted and labeled on the site plan.

**Annotated Site Plan(s) attached**

### 2. Photographs depicting site conditions can be helpful to reviewers. Provide and label photographs, if available.

**Site Photographs (optional) attached**

### 3. Biological Surveys

Has a biologist visited the site and conducted a biological survey to determine the presence of any endangered, threatened or special concern species  Yes  No

If yes, submit any reports of biological surveys, documentation of the biologist's qualifications, and any NDDB survey forms. Reports should include biologist(s) name, habitat and/or species targeted by survey, plant and animal species observed, dates when surveys were conducted.

**Reports of biological surveys attached**

**Documentation of biologist's qualifications attached**

**[NDDB Survey forms](#) for any listed species observations attached**

## Attachment D: Safe Harbor Report Requirements

Submit a report, as Attachment D, that synthesizes and analyzes the information listed below. Those providing synthesis and analysis need appropriate qualifications and experience. A request for a safe harbor determination shall include:

### 1. Habitat Description and Map(s), including GIS mapping overlays, of a scale appropriate for the site, identifying:

- wetlands, including wetland cover types;
- plant community types;

- topography;
- soils;
- bedrock geology;
- floodplains, if any;
- land use history; and
- water quality classifications/criteria.

- 2. Photographs** - The report should include photographs of the site taken from the ground and also all reasonably available aerial or satellite photographs and an analysis of such photographs.
- 3. Inspection** - A visual inspection(s) of the site should be conducted, preferably when the ground is visible, and described in the report. This inspection can be helpful in confirming or further evaluating the items noted above.
- 4. Biological Surveys** - The report should include all biological surveys of the site where construction activity will take place that are reasonably available to a registrant. A registrant shall notify the Department's Wildlife Division of biological studies of the site where construction activity will take place that a registrant is aware of but are not reasonably available to the registrant.
- 5. Based on items #1 through 4 above, the report shall include a Natural Resources Inventory of the site of the construction activity.** This inventory should also include a review of reasonably available scientific literature and any recommendations for minimizing adverse impacts from the proposed construction activity on listed species or their associated habitat.
- 6. In addition, to the extent the following is available at the time a safe harbor determination is requested, a request for a safe harbor determination shall include and assess:**
  - Information on Site Disturbance Estimates/Site Alteration information
  - Vehicular Use
  - Construction Activity Phasing Schedules, if any; and
  - Alteration of Drainage Patterns



11/25/2025

John Hilts  
HILTS  
PO BOX 47  
NORWALK, CT 06853  
mrhilts@erols.com

Subject: 14 Shorehaven Oxtails Boat Lift

Filing #: 135647

NDDB - New Determination Number: 202508900

Expiration Date: 11/25/2027

I have reviewed Natural Diversity Data Base (NDDB) maps and files regarding the area of work provided for the proposed boat lift modifications at 14 Shorehaven Rd, Norwalk, Connecticut. I do not anticipate negative impacts to State-listed species (RCSA Sec. 26-306) resulting from your proposed activity at the site based upon the information contained within the NDDB.

Your submission information indicates that your project requires a state permit, license, registration, or authorization, or utilizes state funding or involves state agency action. This NDDB - New determination may be utilized to fulfill the Endangered and Threatened Species requirements for state-issued permit applications, licenses, registration submissions, and authorizations.

Please be aware of the following limitations and conditions:

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

- During your work listed species may be encountered on site. A report must be submitted by the observer to the Natural Diversity Database promptly and additional review and restrictions or conditions may be necessary to remain in compliance with certain state permits. Please fill out the [appropriate survey form](#) and follow the instructions for submittal.
- Your project involves the state permit application process or other state involvement, including state funding or state agency actions; please note that consultations with your permit analyst or the agency may result in additional requirements. In this situation, additional evaluation of the proposal by the

DEEP Wildlife Division may be necessary and additional information, including but not limited to species-specific site surveys, may be required. Any additional review may result in specific restrictions or conditions relating to listed species that may be found at or in the vicinity of the site.

- If your project involves preparing an Environmental Impact Assessment, this NDDDB consultation and determination should not be substituted for biological field surveys assessing on-site habitat and species presence.
- The NDDDB - New determination for the 14 Shorehaven Oxtails Boat Lift as described in the submitted information and summarized at the end of this document is valid until 11/25/2027. This determination applies only to the project as described in the submission and summarized at the end of this letter. Please re-submit an updated Request for Review if the project's scope of work and/or timeframe changes, including if work has not begun by 11/25/2027.

If you have further questions, please contact me at the following:

Karen Zyko  
CT DEEP Bureau of Natural Resources  
Wildlife Division  
Natural Diversity Database  
79 Elm Street  
Hartford, CT 06106-5127  
(860) 424-3378  
Karen.Zyko@ct.gov

Please reference the Determination Number 202508900 when you e-mail or write. Thank you for consulting the Natural Diversity Data Base.

Karen Zyko  
Wildlife Division- Natural Diversity Data Base  
79 Elm Street  
Hartford, CT 06106-5127  
(860) 424-3378  
Karen.Zyko@ct.gov

Application Details:

Project involves federal funds or federal permit:	No
Project involves state funds, state agency action, or relates to CEPA request:	Yes
Project requires state permit, license, registration, or authorization:	Yes
DEEP enforcement action related to project:	
Project Type:	Docks/Piers/Boat Launches and Aquaculture
Project Sub-type:	In-water structures only (docks,boat launches, aquaculture)
Project Name:	14 Shorehaven Oxtails Boat Lift
Project Description:	



# Connecticut Department of Energy & Environmental Protection

## Applicant Compliance Information

<b>DEEP ONLY</b>	
App. No.	_____
Co./Ind. No.	_____

**Applicant Name: 14 Shorehaven Oxtails, LLC**

Mailing Address: **55 Food Center Drive Building G**

City/Town: **Bronx**

State: **NY**

Zip Code: **10474**

Business Phone: **718-842-0700**

ext.: **221**

Contact Person: **Mr. Richard Romanoff**

Phone:

ext.

\*E-mail: **rr@nebraskaland.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) Type of Action	(2a) Date Commenced	(2b) Date Terminated	(3) Jurisdiction	(4) Case/Docket/ Order No.	(5) Description of Violation

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



# Connecticut Department of Energy & Environmental Protection

## Applicant Background Information

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

**Corporation**

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

1. Parent Corporation		
Name:		
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: **Mr. Richard Romanoff**

Mailing Address: 55 Food Center Drive Building G

City/Town: Bronx

State: NY

Zip Code: 10474

Business Phone: 718-842-0700

ext.: 221

E-mail: rr@nebraskaland.com

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:

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: **Mr. Richard Romanoff**

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:			

## Applicant Background Information (continued)

**Voluntary Association**

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

1. List authorized persons of association or list all members of association.			
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:			
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:			

**Individual or Other Business Type**

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

1. Name:			
Mailing Address:			
City/Town:	State:	Zip Code:	
Business Phone:	ext.:		
E-mail:			
2. State other names by which the applicant is known, including business names.			
Name:			

## Connecticut Department of Energy and Environmental Protection License\*

### Certificate of Permission

**Licensee(s):** 14 Shorehaven Oxtails, LLC

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**Licensee Address(s):** 355 Food Center Drive Building G  
Bronx, NY 10474

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**License Number(s):** 202207696-COP

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**Municipality:** Norwalk

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**Project Description:** Construct 4' by 15' masonry steps with two 12" wide cheek walls within footprint of existing pre-1939 boulder revetment

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**Project Address/Location:** 14 Shorehaven Road

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**Waters:** Cockenoe Harbor, Long Island Sound

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**Authorizing CT Statute(s) and/or Federal Law:** CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112; Section 401 CWA (33 USC 1341)

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**Applicable Regulations of CT State Agencies:** 22a-426-1 to 9

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**Agency Contact:** Land & Water Resources Division,  
Bureau of Water Protection & Land Reuse, 860-424-3019

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**License Expiration:** Five (5) years from the date of issuance of this license.

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**Project Site Plan Set:** *“Proposed Masonry Steps in Cockenoe Harbor in Long Island Sound at 14 Shorehaven Road, Norwalk, Fairfield County, Connecticut,”* Five (5) sheets, prepared by John Hilts and dated 7/12/22.

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**License Enclosures:** Land Record Filing; LWRD Compliance Certification Form; LWRD General Conditions; LWRD Work Commencement Form; Site Plan Set

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\*Connecticut’s Uniform Administrative Procedure Act defines License to include, “*the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . .*”

**Authorized Activities:**

The Licensee is hereby authorized to conduct the following work as described in application # 202207696 and as depicted on any site plan sheets / sets cited herein:

Install a stairway into an existing revetment by:

1. Placing approx. 1.5 cubic yards of 2" stone in the area below the proposed footings atop approx. 70 square feet of geotextile fabric.
2. Excavating and stockpiling approx. 18 cubic yards of boulder riprap and 25 cubic yards of sand on the adjacent upland. To be replaced and compacted when the footings and risers are completed.
3. Constructing 4' wide by 15' long masonry steps with two 12" wide cheek walls comprised of approx. 19 cubic yards of steel-reinforced concrete and approx. 0.5 cubic yards of stone treads.

*Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.*

**This license is subject to the following Terms and Conditions:**

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **Shellfish Time-of-Year Restriction.** In-water construction is prohibited between June 15th and August 30th, inclusive, of any year in order to protect spawning shellfish in the area unless otherwise authorized in writing by the Commissioner.
3. **Equipment and Stockpile Location Restriction.** At no time shall equipment or material stockpiles be staged over or within tidal wetland(s) or submerged aquatic vegetation area(s). Stockpiles must be stored in upland areas above the Coastal Jurisdiction Line (CJL).
4. **Equipment Restriction.** All work authorized herein shall be conducted using land-based equipment and shall be operated and stored landward of the coastal jurisdiction line.
5. **Heavy Equipment Restriction.** At no time shall heavy equipment be staged waterward of the coastal jurisdiction line or in tidal wetlands. All work shall be conducted from the upland.
6. **Discharge of Concrete.** At no time shall the Licensee allow concrete to discharge into Cockenoe Harbor.
7. **Height of Tide Restriction.** All work authorized herein shall be conducted during periods of lower water to minimize sedimentation.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

August 12, 2022  
Date



\_\_\_\_\_  
Brian P. Thompson  
Division Director  
Land & Water Resources Division

## **LWRD General Conditions**

- 1. Land Record Filing (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
- 2. Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
- 3. Work Commencement<sup>1</sup>.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov), on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
  - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
  - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
- 4. For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
- 5. Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be

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<sup>1</sup> The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

- 6. Management of Materials.** Any materials removed from the site shall be managed in accordance with all federal, state, and local requirements, including Chapter 446K Water Pollution Control, Chapter 445 Hazardous Waste, and Chapter 446d Solid Waste of the Connecticut General Statutes.
- 7. Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
  - Unconfined instream work is limited to the period June 1 through September 30.
  - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
  - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
  - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
- 8. For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee’s Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee’s responsibility to obtain such warnings when flooding is anticipated.
- 9. Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation’s ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.

- 10. Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and managed in a manner which prevents additional impacts to wetlands and watercourses.
- 11. Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation’s *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.
- 12. In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform (“work vessels”) utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:
- do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
  - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
- 13. Work Site Restoration.** Upon completion of any authorized work, the Licensee 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.
- 14. Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
- 15. Change of Use. (Applies only if a use is specified within the License “Project Description”)**
- a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
  - b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.
- 16. De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without

prior written approval from the Commissioner. The Licensee may request a de minimis change to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

**17. Extension Request.** The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

**18. Compliance Certification.** Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to [DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov), the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

**19. Maintenance.** The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

**20. No Work After License Expiration.** Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

**21. License Transfer.** The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

**22. Document Submission.** Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

[DEEP.LWRDRegulatory@ct.gov](mailto:DEEP.LWRDRegulatory@ct.gov) or

Regulatory Section  
Land & Water Resources Division  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106-5127  
860-424-3019

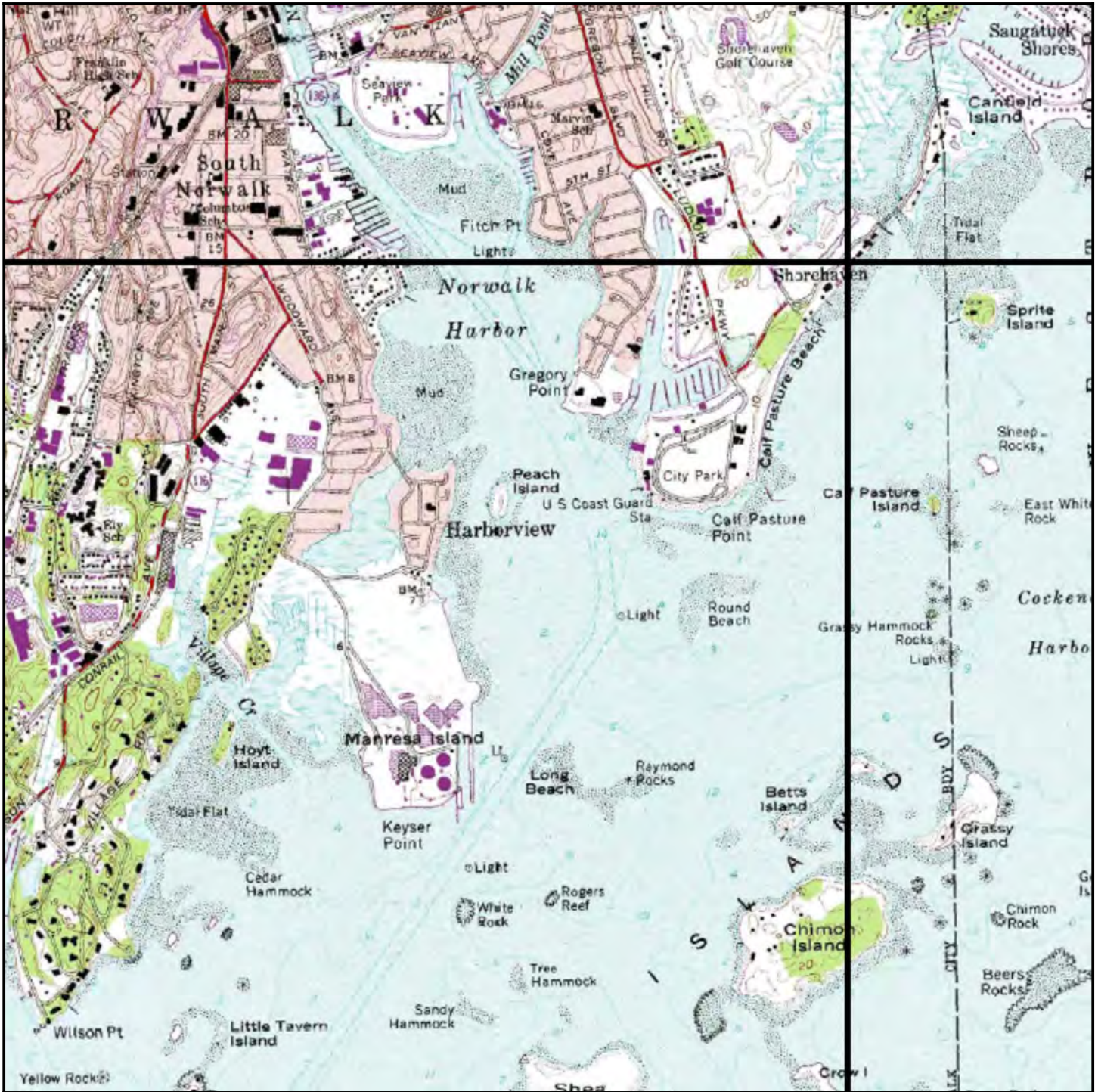
- 23. Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, including but not limited to notice of approval or disapproval of any document or other action, shall be the date such notice is personally delivered or the date three (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license 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.
- 24. Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee 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.”
- 25. Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, 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, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
- 26. Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
- 27. Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or of any document incorporated into the license, the Licensee shall immediately notify the

agency contact specified within the license 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 agency contact, the Licensee shall provide, for the agency's review and written approval, a report including the following information:

- a. the provision(s) of the license that has been violated;
- b. the date and time the violation(s) was first observed and by whom;
- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

- 28. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 29. Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
- 30. Rights.** The license 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.
- 31. Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.



# VICINITY MAP

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

SCALE: 1:24000

PURPOSE: SAFE ACCESS TO ADJACENT WATERWAY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN McNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED MASONRY STEPS IN COCKENOE HARBOR IN LONG ISLAND SOUND AT  
 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 7/12/22 SHEET 1 OF 5 REVISION NUMBER: DATE:



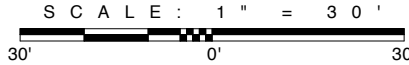
# A S S E S S O R ' S M A P

FROM NORWALK G.I.S. SITE: ASSESSOR'S MAP 24NE BLOCK 77 PARCEL 13

PURPOSE: SAFE ACCESS TO ADJACENT WATERWAY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

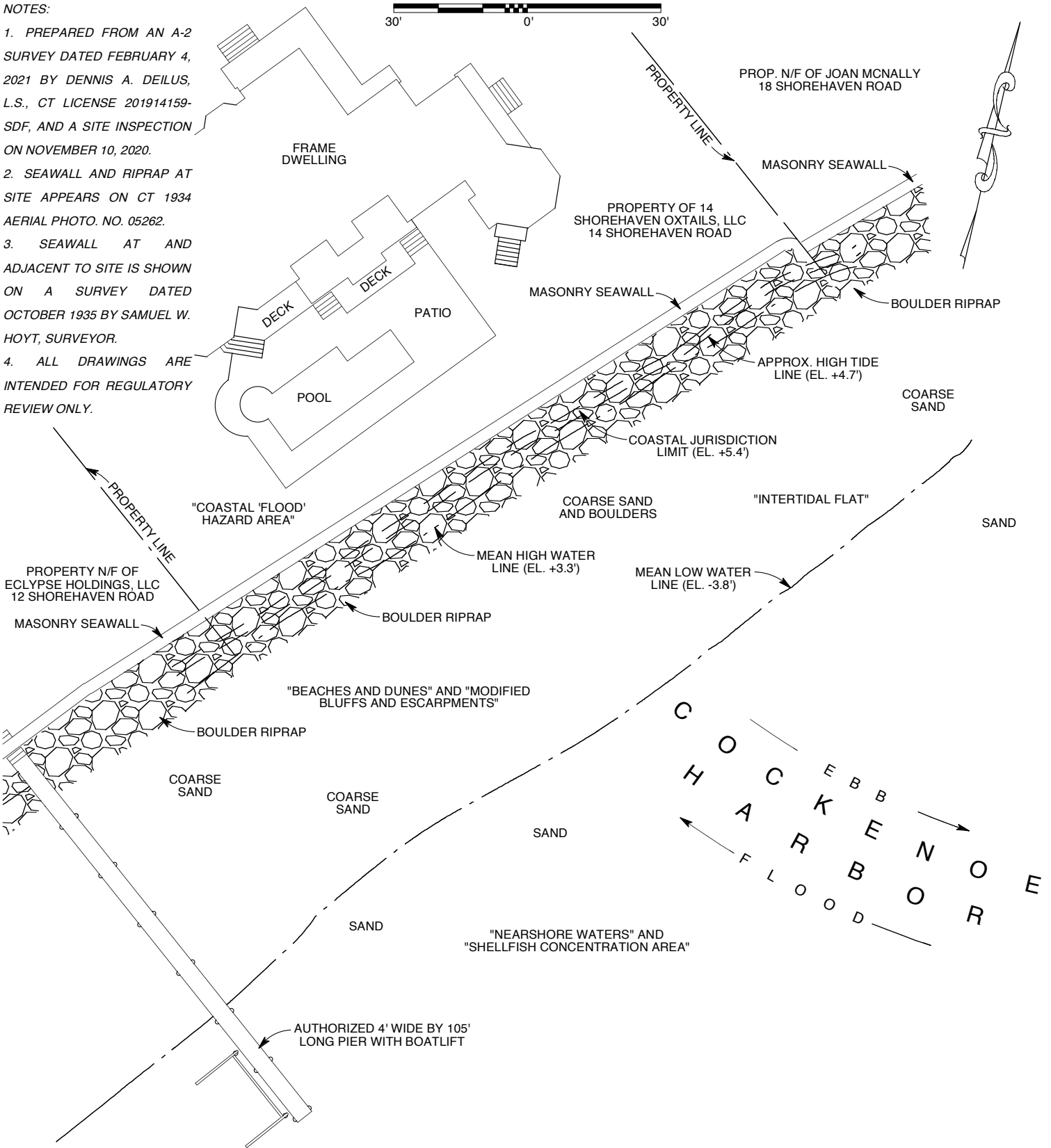
PROPOSED MASONRY STEPS IN COCKENOE HARBOR IN LONG ISLAND SOUND AT  
 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 7/12/22 SHEET 2 OF 5 REVISION NUMBER: DATE:

# EXISTING GENERAL PLAN VIEW



**NOTES:**

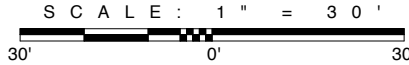
1. PREPARED FROM AN A-2 SURVEY DATED FEBRUARY 4, 2021 BY DENNIS A. DEILUS, L.S., CT LICENSE 201914159-SDF, AND A SITE INSPECTION ON NOVEMBER 10, 2020.
2. SEAWALL AND RIPRAP AT SITE APPEARS ON CT 1934 AERIAL PHOTO. NO. 05262.
3. SEAWALL AT AND ADJACENT TO SITE IS SHOWN ON A SURVEY DATED OCTOBER 1935 BY SAMUEL W. HOYT, SURVEYOR.
4. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.



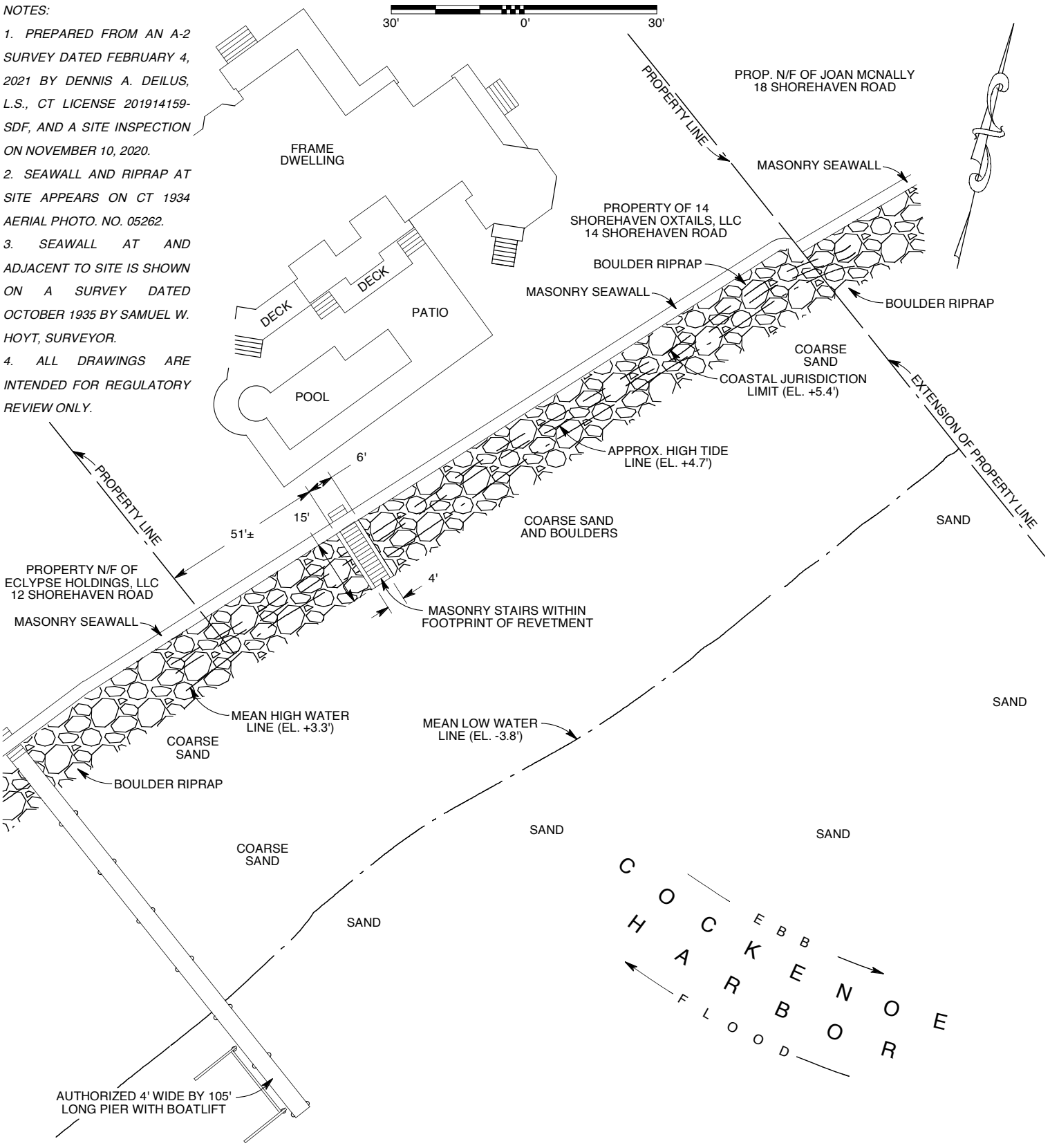
©2022 JOHN HILTS. ALL RIGHTS RESERVED.

<p>PURPOSE: SAFE ACCESS TO ADJACENT WATERWAY          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED MASONRY STEPS IN COCKENOE HARBOR IN LONG ISLAND SOUND AT          14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CONNECTICUT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 7/12/22 SHEET 3 OF 5 REVISION NUMBER: DATE:</p>
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# PROPOSED GENERAL PLAN VIEW



- NOTES:
1. PREPARED FROM AN A-2 SURVEY DATED FEBRUARY 4, 2021 BY DENNIS A. DEILUS, L.S., CT LICENSE 201914159-SDF, AND A SITE INSPECTION ON NOVEMBER 10, 2020.
  2. SEAWALL AND RIPRAP AT SITE APPEARS ON CT 1934 AERIAL PHOTO. NO. 05262.
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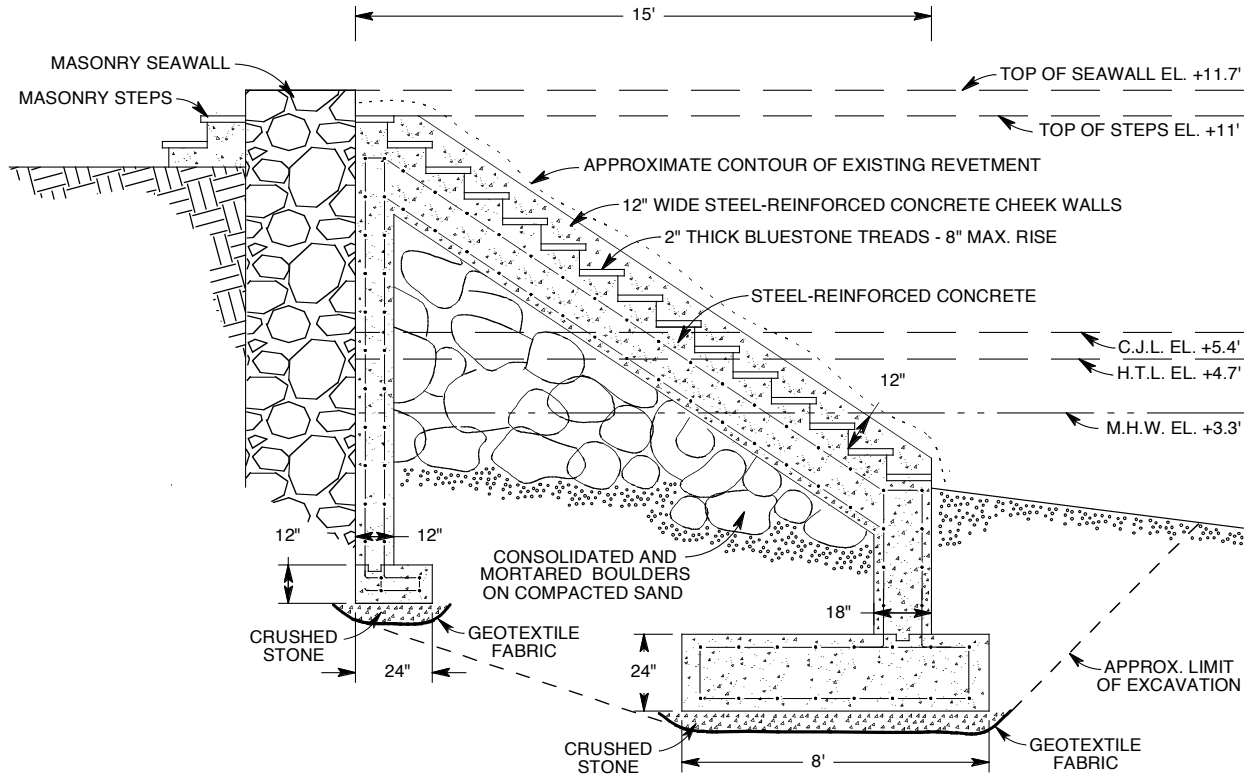
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©2022 JOHN HILTS. ALL RIGHTS RESERVED.

<p>PURPOSE: SAFE ACCESS TO ADJACENT WATERWAY          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED MASONRY STEPS IN COCKENOE HARBOR IN LONG ISLAND SOUND AT          14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CONNECTICUT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 7/12/22 SHEET 4 OF 5 REVISION NUMBER: DATE:</p>
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# PROPOSED STEPS SECTION

SCALE : 1" = 5'

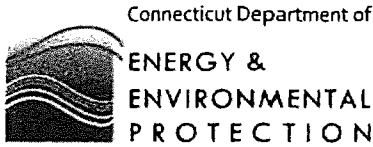


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NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

PURPOSE: SAFE ACCESS TO ADJACENT WATERWAY  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN McNALLY  
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PROPOSED MASONRY STEPS IN COCKENOE HARBOR IN LONG ISLAND SOUND AT  
 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CONNECTICUT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 7/12/22 SHEET 5 OF 5 REVISION NUMBER: DATE:



Connecticut Department of  
ENERGY &  
ENVIRONMENTAL  
PROTECTION

Bureau of Water Protection & Land Reuse  
Land & Water Resources Division

79 Elm Street • Hartford, CT 06106-5127

portal.ct.gov/DEEP

Affirmative Action/Equal Opportunity Employer

**LWRD Work Commencement Form**

To: DEEP.LWRDRegulatory@ct.gov or  
Regulatory Section  
Department of Energy and Environmental Protection  
Land & Water Resources Division  
79 Elm Street  
Hartford, CT 06106-5127

Licensee Name: 14 Shorehaven Oxtails, LLC  
Municipality in which the project is occurring: Norwalk  
DEEP License No(s): 202207696-COP

**CONTRACTOR(s):**

# 1 Name: GONCALVES & ALVES MASONRY INC  
Address: 539 SPORTHILL RD EASTON CT  
Telephone: (203) 249-6730  
E-mail: invoice @ email. bookipi .com

# 2 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# 3 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Date Contractor(s) received a copy  
of the license and approved plans: 7/1/22

EXPECTED DATE OF COMMENCEMENT OF WORK: 9/19/22

EXPECTED DATE OF COMPLETION OF WORK: 10/7/22

LICENSEE: \_\_\_\_\_ 9/8/22  
(Signature) 14 shorehaven oxtails, LLC (Date)

## Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

1. Licensee Name: <u>14 Shorehaven Oxtails, LLC</u>	
DEEP License Number(s): <u>202207696-COP</u>	
Municipality in which project is occurring: <u>Norwalk</u>	
2. Check one:	
(a) <input checked="" type="checkbox"/> "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form.	
(b) <input type="checkbox"/> "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".	
3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."	
	<u>12/21/22</u>
Signature of Licensee	Date
<u>Mr. Richard Romanoff for 14 Shorehaven Oxtails, LLC</u>	
Name of Licensee (print or type)	
	<u>12-22-2022</u>
Signature of CT-Licensed Design Professional	Date
<u>SCOTT DAVIES</u>	
Name of CT-Licensed Design Professional (print or type)	
<u>CT #12,986</u>	
Professional License Number (if applicable)	Affix Stamp Here 
<ul style="list-style-type: none"> <li>As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.</li> <li>The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance.</li> </ul>	
<p>Submit this completed form to :</p> <p><a href="mailto:DEEP.LWRDRegulatory@ct.gov">DEEP.LWRDRegulatory@ct.gov</a> or</p> <p><b>Regulatory Section</b>  <b>Department of Energy and Environmental Protection</b>  <b>Land &amp; Water Resources Division</b>  <b>79 Elm Street</b>  <b>Hartford, CT 06106-5127</b></p>	

**Connecticut Department of Energy and Environmental Protection License\***

**Structures, Dredging & Fill Permit**

**Licensee(s):** 14 Shorehaven Oxtails, LLC

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**Licensee Address(s):** 355 Food Center Drive,  
Building G  
Bronx, NY 10474

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**License Number(s):** 202108900-SDF

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**Municipality:** Norwalk

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**Project Description:** Construct new residential pier, ramp, and floating dock for residential boating access

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**Project Address/Location:** 14 Shorehaven Road

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**Waters:** Cockenoe Harbor, Long Island Sound

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**Authorizing CT Statute(s) and/or Federal Law:** CGS Section 22a-359 to 363g; CGS Section 22a-90 to 112

---

**Applicable Regulations of CT State Agencies:**

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**Agency Contact:** Land & Water Resources Division,  
Bureau of Water Protection & Land Reuse, 860-424-3019

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**License Expiration:** Five (5) years from the date of issuance of this license.

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**Project Site Plan Set:** *“Proposed Pier, Ramp, Floating Dock and Boat Elevator in Cockenoe Harbor at 14 Shorehaven Road, Norwalk, Fairfield County, CT,”* five (5) sheets, prepared by John Hilts, dated 3/15/21.

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**License Enclosures:** Land Record Filing; LWRD Compliance Certification Form; LWRD General Conditions; LWRD Work Commencement Form; Site Plan Set

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\*Connecticut’s Uniform Administrative Procedure Act defines License to include, “*the whole or part of any agency permit, certificate, approval, registration, charter or similar form of permission required by law . . .*”

**Authorized Activities:**

The Licensee is hereby authorized to conduct the following work as described in application # 202108900 and as depicted on any site plan sheets / sets cited herein:

1. Construct a 4' x 65' piling supported pier with a 3' x 30' ramp, and a 8' x 20' piling anchored floating dock.
2. Install a 48" x 8' removable steps from pier to beach elevation.
3. Install boat elevator and personal watercraft lift on either side of the fixed pier.

*Failure to comply with the terms and conditions of this license shall subject the Licensee and / or the Licensee's contractor(s) to enforcement actions and penalties as provided by law.*

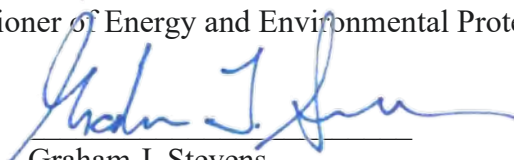
**This license is subject to the following Terms and Conditions:**

1. **License Enclosure(s) and Conditions.** The Licensee shall comply with all applicable terms and conditions as may be stipulated within the License Enclosure(s) listed above.
2. **Float Stops.** The Licensee shall install float stops or other such device to prevent the entire float surface from resting on the bottom at low water. Such structure shall be maintained in optimal operating condition for the life of the structure.
3. **Shellfish Time-of-Year Restriction.** In-water construction is prohibited between June 15<sup>th</sup> and August 30<sup>th</sup>, inclusive, of any year in order to protect spawning shellfish in the area unless otherwise authorized in writing by the Commissioner.
4. **Equipment and Stockpile Location Restriction.** At no time shall equipment or material stockpiles be staged over or within tidal wetland(s) or submerged aquatic vegetation area(s). Stockpiles must be stored in upland areas above the Coastal Jurisdiction Line (CJL).
5. **Ramp and Float Removal.** The Licensee shall remove the ramp and float authorized herein no later than November 15 of any calendar year and shall not install such ramp and float before April 15 of any calendar year. Upon removal of the ramp and float authorized herein, the Licensee shall store such structures at an upland location, landward of the high tide line and outside of tidal wetlands.

Issued under the authority of the Commissioner of Energy and Environmental Protection on:

May 3, 2022

Date



Graham J. Stevens

Bureau Chief

Bureau of Water Protection & Land Reuse

## LWRD General Conditions

1. **Land Record Filing (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance. If a Land Record Filing form is not enclosed and the work site is not associated with an upland property, no filing is required.
2. **Contractor Notification.** The Licensee shall give a copy of the license and its attachments to the contractor(s) who will be carrying out the authorized activities prior to the start of construction and shall receive a written receipt for such copy, signed and dated by such contractor(s). The Licensee's contractor(s) shall conduct all operations at the site in full compliance with the license and, to the extent provided by law, may be held liable for any violation of the terms and conditions of the license. At the work site, the contractor(s) shall, whenever work is being performed, have on site and make available for inspection a copy of the license and the authorized plans.
3. **Work Commencement<sup>1</sup>.** Not later than two (2) weeks prior to the commencement of any work authorized herein, the Licensee shall submit to the Commissioner, on the Work Commencement Form attached hereto, the name(s) and address(es) of all contractor(s) employed to conduct such work and the expected date for commencement and completion of such work, if any.
  - For water diversion activities authorized pursuant to 22a-377(c)-1 of the Regulations of Connecticut State Agencies, the Licensee shall also notify the Commissioner in writing two weeks prior to initiating the authorized diversion.
  - For emergency activities authorized pursuant Connecticut General Statutes Section 22a-6k, the Licensee shall notify the Commissioner, in writing, of activity commencement at least one (1) day prior to construction and of activity completion no later than five (5) days after conclusion.
4. **For Coastal Licenses Only - License Notice.** The Licensee shall post the first page of the License in a conspicuous place at the work area while the work authorized therein is undertaken.
5. **Unauthorized Activities.** Except as specifically authorized, no equipment or material, including but not limited to, fill, construction materials, excavated material or debris, shall be

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<sup>1</sup> The Work Commencement condition and the need for a Work Commencement Form is not applicable to Flood Management Certification approvals.

deposited, placed or stored in any wetland or watercourse on or off-site. The Licensee may not conduct work within wetlands or watercourses other than as specifically authorized, unless otherwise authorized in writing by the Commissioner. Tidal wetlands means “wetland” as defined by section 22a-29 and “freshwater wetlands and watercourses” means “wetlands” and “watercourses” as defined by section 22a-38.

6. **Unconfined Instream Work.** Unless otherwise noted in a condition of the license, the following conditions apply to projects in non-coastal waters:
  - Unconfined instream work is limited to the period June 1 through September 30.
  - Confinement of a work area by cofferdam techniques using sand bag placement, sheet pile installation (vibratory method only), portadam, or similar confinement devices is allowed any time of the year. The removal of such confinement devices is allowed any time of the year.
  - Once a work area has been confined, in-water work within the confined area is allowed any time of the year.
  - The confinement technique used shall completely isolate and protect the confined area from all flowing water. The use of silt boom/curtain or similar technique as a means for confinement is prohibited.
7. **For State Actions Only - Material or Equipment Storage in the Floodplain.** Unless approved by a Flood Management Exemption, the storage of any materials at the site which are buoyant, hazardous, flammable, explosive, soluble, expansive, radioactive, or which could in the event of a flood be injurious to human, animal or plant life, below the elevation of the five-hundred (500) year flood is prohibited. Any other material or equipment stored at the site below said elevation by the Licensee or the Licensee's contractor must be firmly anchored, restrained or enclosed to prevent flotation. The quantity of fuel stored below such elevation for equipment used at the site shall not exceed the quantity of fuel that is expected to be used by such equipment in one day. In accordance with the licensee’s Flood Contingency Plan, the Licensee shall remove equipment and materials from the floodplain during periods when flood warnings have been issued or are anticipated by a responsible federal, state or local agency. It shall be the Licensee’s responsibility to obtain such warnings when flooding is anticipated.
8. **Temporary Hydraulic Facilities for Water Handling.** If not reviewed and approved as a part of the license application, temporary hydraulic facilities shall be designed by a qualified professional and in accordance with the *Connecticut Guidelines for Soil Erosion and Sediment Control*, the *2004 Connecticut Stormwater Quality Manual*, or the *Department of Transportation’s ConnDOT Drainage Manual*, as applicable. Temporary hydraulic facilities may include channels, culverts or bridges which are required for haul roads, channel relocations, culvert installations, bridge construction, temporary roads, or detours.
9. **Excavated Materials.** Unless otherwise authorized, all excavated material shall be staged and managed in a manner which prevents additional impacts to wetlands and watercourses.
10. **Best Management Practices.** The Licensee shall not cause or allow pollution of any wetlands or watercourses, including pollution resulting from sedimentation and erosion. In constructing

or maintaining any authorized structure or facility or conducting any authorized activity, or in removing any such structure or facility, the Licensee shall employ best management practices to control storm water discharges, to prevent erosion and sedimentation, and to otherwise prevent pollution of wetlands and other waters of the State. For purposes of the license, “pollution” means “pollution” as that term is defined by CGS section 22a-423. Best Management Practices include, but are not limited, to practices identified in the *Connecticut Guidelines for Soil Erosion and Sediment Control* as revised, *2004 Connecticut Stormwater Quality Manual*, Department of Transportation’s *ConnDOT Drainage Manual* as revised, and the Department of Transportation Standard Specifications as revised.

- 11. In-Water Work Vessel Staging and Storage. (for Structures Dredging & Fill, Tidal Wetlands, Certificate of Permission, and Long Island Sound General Permit Licenses only).** For any barge, vessel, skiff or floating work platform (“work vessels”) utilized in the execution of the work authorized herein, the Licensee shall ensure that such work vessels:
  - do not rest on, or come in contact with, the substrate at any time, unless specifically authorized in the license.
  - are not stored over intertidal flats, submerged aquatic vegetation or tidal wetland vegetation or in a location that interferes with navigation. In the event any work vessel is grounded, no dragging or prop dredging shall occur to free it.
- 12. Work Site Restoration.** Upon completion of any authorized work, the Licensee 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.
- 13. Inspection.** The Licensee shall allow any representative of the Commissioner to inspect the project location at reasonable times to ensure that work is being or has been conducted in accordance with the terms and conditions of this license.
- 14. Change of Use. (Applies only if a use is specified within the License “Project Description”)**
  - a. The work specified in the license is authorized solely for the purpose set forth in the license. No change in purpose or use of the authorized work or facilities as set forth in the license may occur without the prior written approval of the Commissioner. The Licensee shall, prior to undertaking or allowing any change in use or purpose from that which is authorized by this license, request permission from the Commissioner for such change. Said request shall be in writing and shall describe the proposed change and the reason for the change.
  - b. A change in the form of ownership of any structure authorized herein from a rental/lease commercial marina to a wholly-owned common interest community or dockominium may constitute a change in purpose as specified in paragraph (a) above.
- 15. De Minimis Alteration.** The Licensee shall not deviate from the authorized activity without prior written approval from the Commissioner. The Licensee may request a de minimis change to any authorized structure, facility, or activity. A de minimis alteration means a change in the authorized design, construction or operation that individually and cumulatively has minimal additional environmental impact and does not substantively alter the project as authorized.

- For diversion activities authorized pursuant to 22a-377(c)-2 of the Regulations of Connecticut State Agencies, a de minimis alteration means an alteration which does not significantly increase the quantity of water diverted or significantly change the capacity to divert water.

**16. Extension Request.** The Licensee may request an extension of the license expiration date. Such request shall be in writing and shall be submitted to the Commissioner at least thirty (30) days prior to the license expiration. Such request shall describe the work done to date, what work still needs to be completed, and the reason for such extension. The Commissioner may extend the expiration date of this license for a period of up to one year, in order for the Licensee to complete the authorized activities. It shall be at the Commissioner's sole discretion to grant or deny such request. No more than three (3) one-year extensions will be granted under this license.

**17. Compliance Certification.** Not later than 90 days after completion of the authorized work, the Licensee shall prepare and submit to the Commissioner the attached Compliance Certification Form. Such Compliance Certification shall be completed, signed, and sealed by the Licensee and a Connecticut Licensed Design Professional. If non-compliance is indicated on the form, or the Commissioner has reason to believe the activities and/or structures were conducted in non-compliance with the license, the Commissioner may require the Licensee to submit as-built plans as a condition of this license.

**18. Maintenance.** The Licensee shall maintain all authorized structures or work in optimal condition or shall remove such structures or facility and restore the affected waters to their pre-work condition. Any such maintenance or removal activity shall be conducted in accordance with applicable law and any additional approvals required by law.

**19. No Work After License Expiration.** Work conducted after the license expiration date is a violation of the license and may subject the licensee to enforcement action, including penalties, as provided by law.

**20. License Transfer.** The license is not transferable without prior written authorization of the Commissioner. A request to transfer a license shall be submitted in writing and shall describe the proposed transfer and the reason for such transfer. The Licensee's obligations under the license shall not be affected by the passage of title to the license site to any other person or municipality until such time as a transfer is approved by the Commissioner.

**21. Document Submission.** Any document required to be submitted to the Commissioner under the license or any contact required to be made with the Commissioner shall, unless otherwise specified in writing by the Commissioner, be directed to:

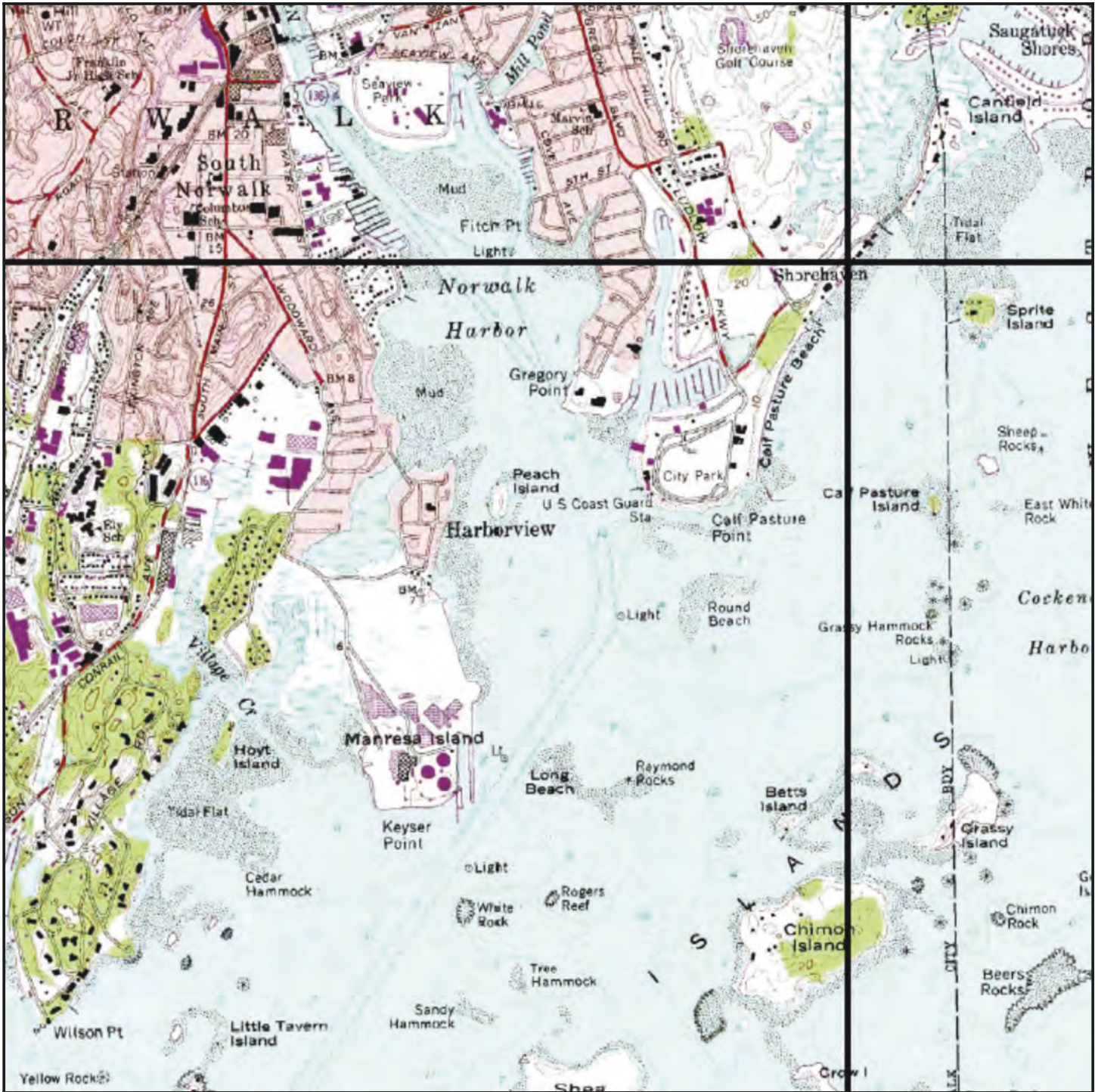
Regulatory Section  
Land & Water Resources Division  
Department of Energy and Environmental Protection  
79 Elm Street  
Hartford, Connecticut 06106-5127  
860-424-3019

- 22. Date of Document Submission.** The date of submission to the Commissioner of any document required by the license shall be the date such document is received by the Commissioner. The date of any notice by the Commissioner under the license, 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 (3) days after it is mailed by the Commissioner, whichever is earlier. Except as otherwise specified in the license, the word “day” as used in the license means calendar day. Any document or action which is required by the license 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.
- 23. Certification of Documents.** Any document, including but not limited to any notice, which is required to be submitted to the Commissioner under the license shall be signed by the Licensee 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.”
- 24. Accuracy of Documentation.** In evaluating the application for the license, the Commissioner has relied on information and data provided by the Licensee and on the Licensee’s representations concerning site conditions, design specifications and the proposed work, including but not limited to representations concerning the commercial, public or private nature of the work or structures, 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, the license may be modified, suspended or revoked, and any unauthorized activities may be subject to enforcement action.
- 25. Limits of Liability.** In granting the license, the Commissioner has relied on all representations of the Licensee, including information and data provided in support of the Licensee’s application. Neither the Licensee’s representations nor the issuance of the license shall constitute an assurance by the Commissioner as to the structural integrity, the engineering feasibility or the efficacy of such design.
- 26. Reporting of Violations.** In the event that the Licensee becomes aware that they did not or may not comply, or did not or may not comply on time, with any provision of this license or of any document incorporated into the license, the Licensee shall immediately notify the agency contact specified within the license 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 agency contact, the Licensee shall provide, for the agency’s review and written approval, a report including the following information:
- a. the provision(s) of the license that has been violated;
  - b. the date and time the violation(s) was first observed and by whom;

- c. the cause of the violation(s), if known;
- d. if the violation(s) has ceased, the duration of the violation(s) and the exact date(s) and times(s) it was corrected;
- e. if the violation(s) has not ceased, the anticipated date when it will be corrected;
- f. steps taken and steps planned to prevent a reoccurrence of the violation(s) and the date(s) such steps were implemented or will be implemented; and
- g. the signatures of the Licensee and of the individual(s) responsible for actually preparing such report.

If the violation occurs outside of normal business hours, the Licensee shall contact the Department of Energy and Environmental Protection Emergency Dispatch at 860-424-3333. The Licensee shall comply with any dates which may be approved in writing by the Commissioner.

- 27. Revocation/Suspension/Modification.** The license may be revoked, suspended, or modified in accordance with applicable law.
- 28. Other Required Approvals.** License issuance does not relieve the Licensee of their obligations to obtain any other approvals required by applicable federal, state and local law.
- 29. Rights.** The license 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.
- 30. Condition Conflicts.** In the case where a project specific special condition listed on the license differs from, or conflicts with, one of the general conditions listed herein, the project specific special condition language shall prevail. It is the licensee's responsibility to contact the agency contact person listed on the license for clarification if needed prior to conducting any further regulated activities.



# VICINITY MAP

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

SCALE: 1:24000

PURPOSE: PRIVATE RECREATIONAL BOATING ACCESS  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN McNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED PIER, RAMP, FLOATING DOCK AND BOAT ELEVATOR IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 3/15/21 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 24NE BLOCK 77 PARCEL 13

PURPOSE: PRIVATE RECREATIONAL BOATING ACCESS  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED PIER, RAMP, FLOATING DOCK AND BOAT ELEVATOR IN COCKENOE  
 HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY : 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 3/15/21      SHEET 2 OF 5      REVISION NUMBER:      DATE:

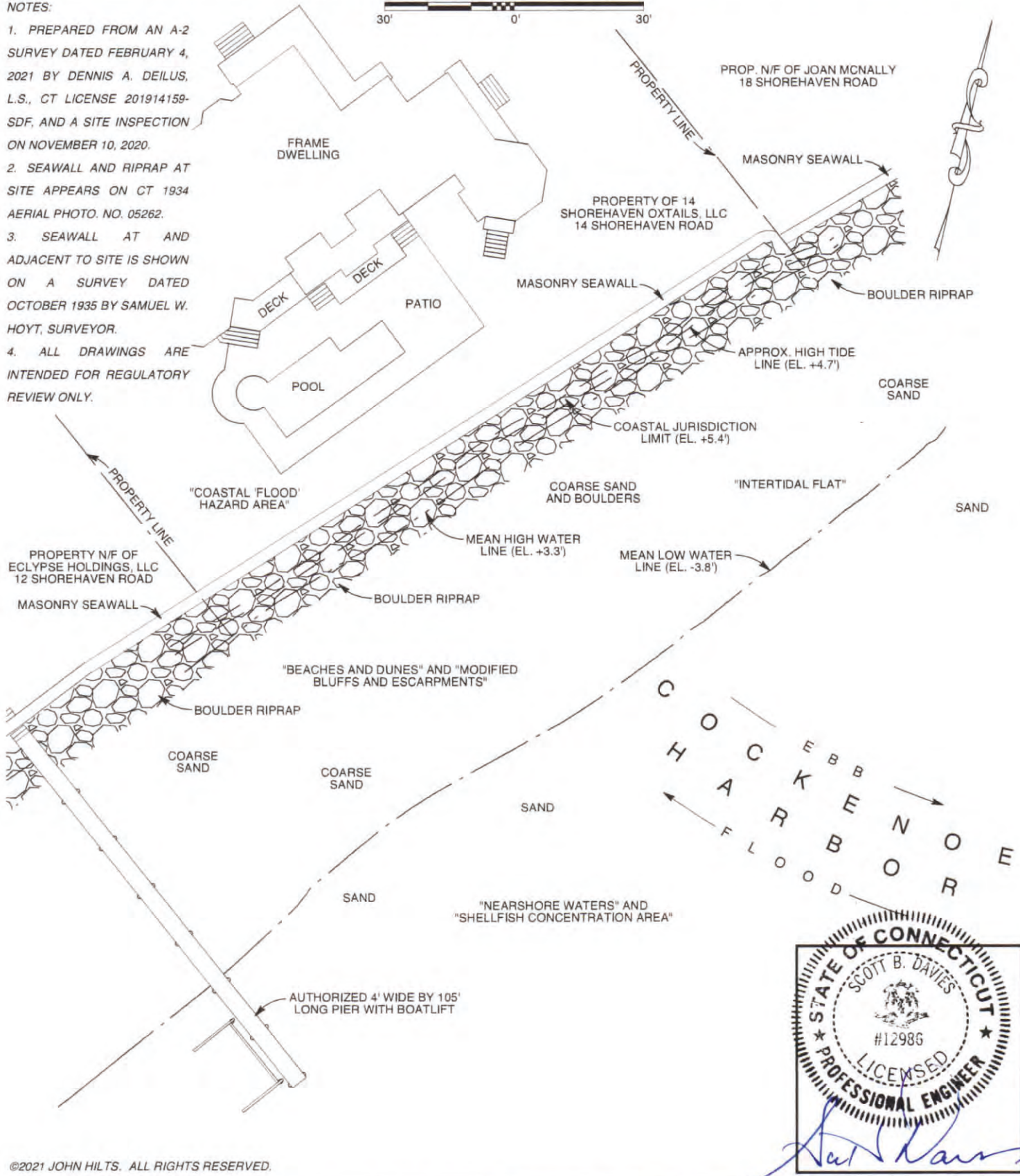
# EXISTING GENERAL PLAN VIEW

SCALE: 1" = 30'



**NOTES:**

1. PREPARED FROM AN A-2 SURVEY DATED FEBRUARY 4, 2021 BY DENNIS A. DEILUS, L.S., CT LICENSE 201914159-SDF, AND A SITE INSPECTION ON NOVEMBER 10, 2020.
2. SEAWALL AND RIPRAP AT SITE APPEARS ON CT 1934 AERIAL PHOTO. NO. 05262.
3. SEAWALL AT AND ADJACENT TO SITE IS SHOWN ON A SURVEY DATED OCTOBER 1935 BY SAMUEL W. HOYT, SURVEYOR.
4. ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

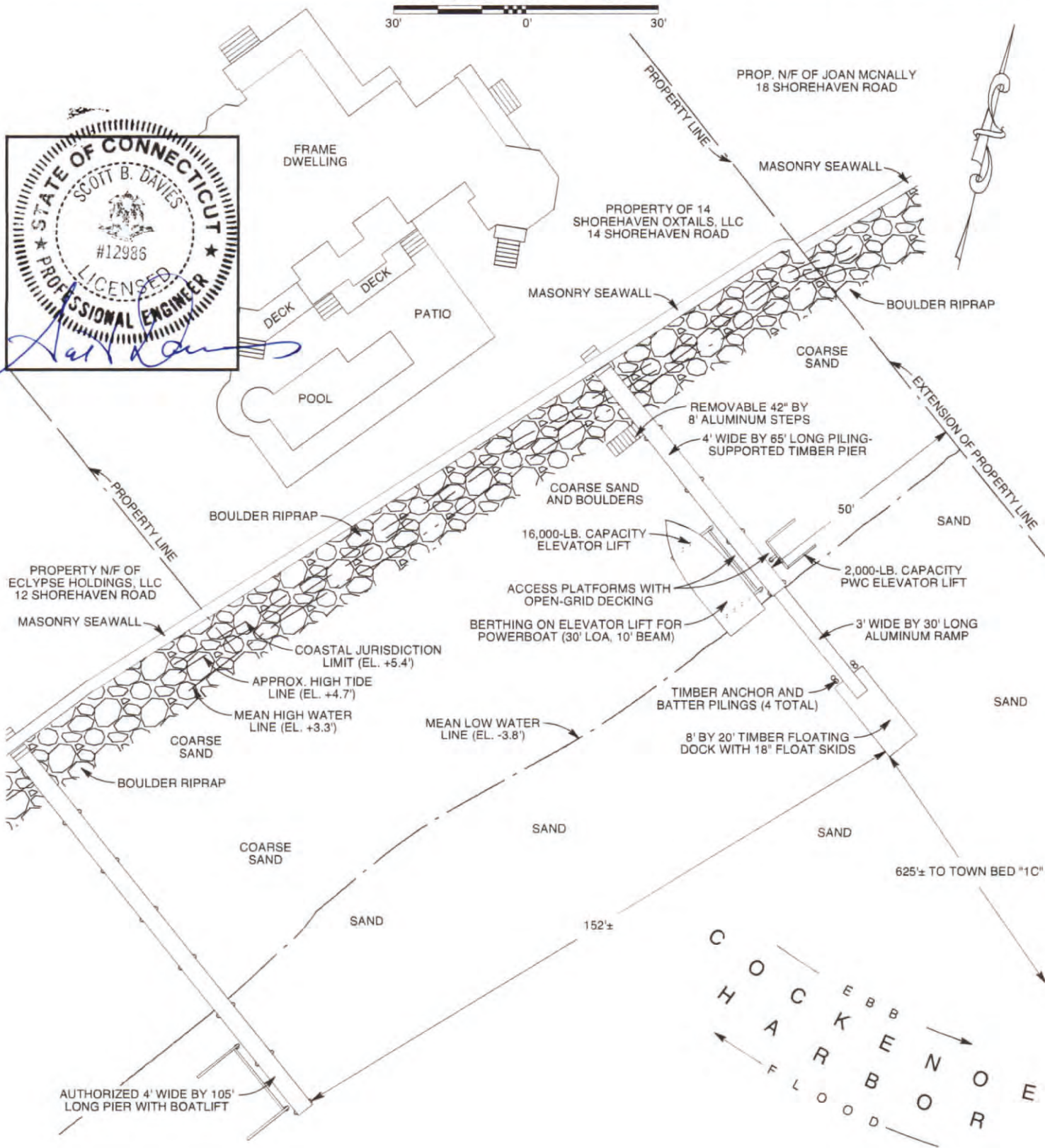


©2021 JOHN HILTS. ALL RIGHTS RESERVED.

<p>PURPOSE: PRIVATE RECREATIONAL BOATING ACCESS          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED PIER, RAMP, FLOATING DOCK AND BOAT ELEVATOR IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 3/15/21 SHEET 3 OF 5 REVISION NUMBER: 1 DATE: 5/10/21</p>
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# PROPOSED GENERAL PLAN VIEW

SCALE: 1" = 30'



NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

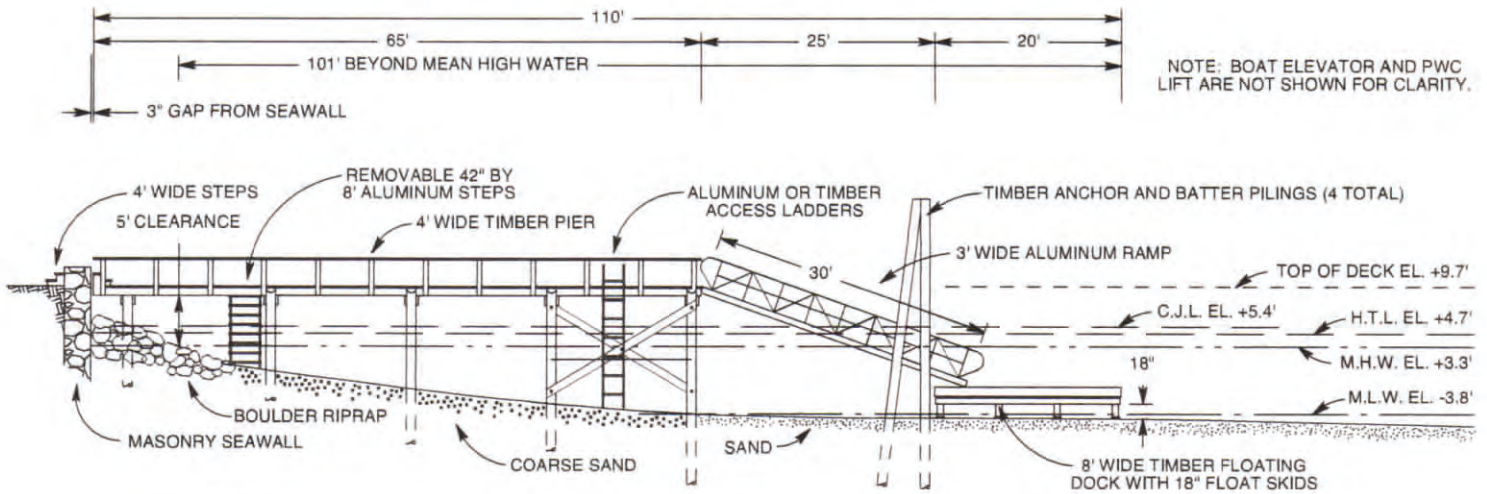
©2021 JOHN HILTS. ALL RIGHTS RESERVED.

PURPOSE: PRIVATE RECREATIONAL BOATING ACCESS  
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988  
 ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY  
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED PIER, RAMP, FLOATING DOCK AND BOAT ELEVATOR IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT  
 APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC  
 DATE: 3/15/21 SHEET 4 OF 5 REVISION NUMBER: 1 DATE: 3/24/21

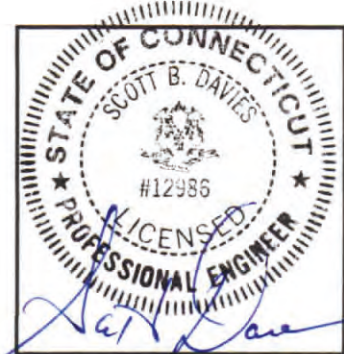
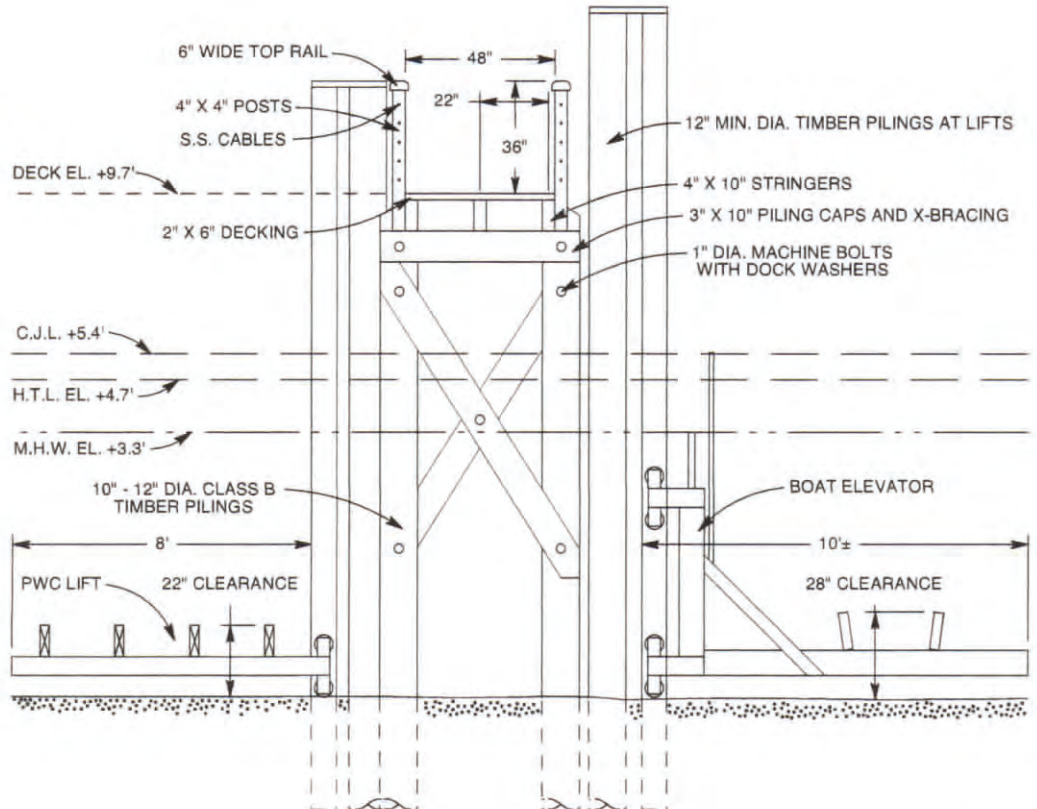
# PROPOSED ELEVATION

SCALE: 1" = 20'



## PROPOSED PIER SECTION

SCALE: 1" = 5'



NOTE: ALL DRAWINGS ARE INTENDED FOR REGULATORY REVIEW ONLY.

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<p>PURPOSE: PRIVATE RECREATIONAL BOATING ACCESS          DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988          ADJACENT PROPERTY OWNERS: ECLYPSE HOLDINGS, LLC; JOAN MCNALLY          APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853</p>	<p>PROPOSED PIER, RAMP, FLOATING DOCK AND BOAT ELEVATOR IN COCKENOE HARBOR AT 14 SHOREHAVEN ROAD, NORWALK, FAIRFIELD COUNTY, CT          APPLICATION BY: 14 SHOREHAVEN OXTAILS, LLC          DATE: 3/15/21 SHEET 5 OF 5 REVISION NUMBER: 2 DATE: 5/10/21</p>
---	--



Connecticut Department of  
ENERGY &  
ENVIRONMENTAL  
PROTECTION

R/F JOHN HILTS  
P.O. BOX 47  
ROWAYTON, CT  
06853

Bureau of Water Protection & Land Reuse  
Land & Water Resources Division

79 Elm Street • Hartford, CT 06106-5127

portal.ct.gov/DEEP

Affirmative Action/Equal Opportunity Employer

**Land Record Filing\***

**To:** City of Norwalk Clerk

**Signature and Date:**

*Eneida Luciano* 5/4/22

**Subject:** 14 Shorehaven Road, Norwalk  
License # 202108900-SDF

Pursuant to Section 22a-363g of the Connecticut General Statutes, the Commissioner of Energy and Environmental Protection gives notice that a license has been issued to 14 Shorehaven Oxtails, LLC, 355 Food Center Drive, Building G, Bronx, NY 10474 to:

1. Construction of new residential pier, ramp, float with aluminum steps to beach grade and two boat lifts.

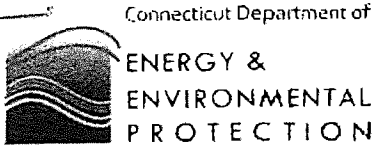
If you have any questions pertaining to this matter, please contact the Land & Water Resources Division at 860-424-3019.

Return to:

Land & Water Resources Division  
State of Connecticut  
Department of Energy & Environmental Protection  
79 Elm Street  
Hartford, CT 06106-5127

INST # 2022005711 VOL 9470 PG 290 RECD 05/18/2022 2:24:27 PM  
RICHARD A. MCQUAID TOWN CLERK NORWALK CT

\*The Licensee shall file the Land Record Filing on the land records of the municipality in which the subject property is located not later than thirty (30) days after license issuance pursuant to Connecticut General Statutes (CGS) Section 22a-363g. A copy of the Notice with a stamp or other such proof of filing with the municipality shall be submitted to the Commissioner no later than sixty (60) days after license issuance.



**LWRD Work Commencement Form**

To: Regulatory Section  
Department of Energy and Environmental Protection  
Land & Water Resources Division  
79 Elm Street  
Hartford, CT 06106-5127

Licensee Name: 14 Shorehaven Oxtails, LLC  
Municipality in which the project is occurring: Norwalk  
DEEP License No(s): 202108900-SDF

**CONTRACTOR(s):**

# 1 Name: GIC MARINE SERVICES, INC.  
Address: 163 WALFORD AVE NORWALK, CT  
Telephone: 203-923-9220  
E-mail: garywmore@yahoo.com

# 2 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

# 3 Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_  
E-mail: \_\_\_\_\_

Date Contractor(s) received a copy of the license and approved plans: 7/1/22

EXPECTED DATE OF COMMENCEMENT OF WORK: 9/12/22

EXPECTED DATE OF COMPLETION OF WORK: 10/7/22

LICENSEE: [Signature] 9/8/22  
(Signature) 14 Shorehaven Oxtails LLC (Date)

## Compliance Certification Form

The following certification must be signed by the licensee working in consultation with a Connecticut-licensed design professional and must be submitted to the address indicated at the end of this form within ninety (90) days of completion of the authorized work.

<p>1. Licensee Name: <u>14 Shorehaven Oxtails, LLC</u></p> <p>DEEP License Number(s): <u>202108900-SDF</u></p> <p>Municipality in which project is occurring: <u>Norwalk</u></p>	
<p>2. Check one:</p> <p>(a) <input checked="" type="checkbox"/> "I certify that the final site conditions and / or structures are in general conformance with the approved site plans". Identify and describe any deviations and attach to this form.</p> <p>(b) <input type="checkbox"/> "The final site conditions and / or structures are not in general conformance with the approved site plans. The enclosed "as-built" plans note the modifications".</p>	
<p>3. "I understand that any false statement in this certification is punishable as a criminal offence under section 53a-157b of the General Statutes and under any other applicable law."</p>	
<p> _____ Signature of Licensee</p> <p>Mr. Richard Romanoff for 14 Shorehaven Oxtails, LLC _____ Name of Licensee (print or type)</p>	<p><u>12/21/22</u> _____ Date</p>
<p> _____ Signature of CT-Licensed Design Professional</p> <p><u>SCOTT DAVIES</u> _____ Name of CT-Licensed Design Professional (print or type)</p> <p><u>CT #12,986</u> _____ Professional License Number (if applicable)</p>	<p><u>12-22-2022</u> _____ Date</p> <div style="text-align: center;"> <p>Affix Stamp Here</p>  </div>
<ul style="list-style-type: none"> <li>• As-built plans shall include: elevations or tidal datums, as applicable, and structures, including any proposed elevation views and cross sections included in the approved license plans. Such as-built plans shall be the original ones and be signed and sealed by an engineer, surveyor or architect, as applicable, who is licensed in the State of Connecticut.</li> <li>• The Licensee will be notified by staff of the Land and Water Resources Division (LWRD) if further compliance review is necessary. Lack of response by LWRD staff does not imply compliance.</li> </ul> <p>Submit this completed form to :</p> <p><b>Regulatory Section</b> <b>Department of Energy and Environmental Protection</b> <b>Land &amp; Water Resources Division</b> <b>79 Elm Street</b> <b>Hartford, CT 06106-5127</b></p>	



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

## LWRD License Application Transmittal Form

CPPU USE ONLY	
App #s:	_____
	_____
	_____ -DIV
	_____ -FM/E
Doc #:	_____
Check #:	_____

The Land & Water Resources Division (LWRD) License Application\* consists of this Transmittal Form and the program-specific form. All application forms can be found on the Department of Energy & Environmental Protection (DEEP) website at [www.ct.gov/deep/lwrddpermitapps](http://www.ct.gov/deep/lwrddpermitapps). Submit application forms per instructions provided in Part VII of this transmittal form.

### Part I: License Type and Fee Information

The table below lists various License types issued by DEEP LWRD. If more than one license is necessary for a project, complete only one Transmittal Form. Complete as many Program Forms as applicable for the project. Check the boxes below that correspond with the LWRD license(s) being requested.

Type of License	Program Form	Fee
<b>Licenses for Activities in Aquifer Protection Areas</b>		
<input type="checkbox"/> <b>Aquifer Protection Area Registration</b> Check one: <input type="checkbox"/> New <input type="checkbox"/> Modification <sup>1</sup> of # _____ (no fee) <input type="checkbox"/> Renewal of # _____	A	\$625
<input type="checkbox"/> <b>Aquifer Protection Area Permit</b> Check one: <input type="checkbox"/> New <input type="checkbox"/> Modification <sup>1</sup> of # _____ (no fee) <input type="checkbox"/> Renewal of # _____	B	\$1,250
<sup>1</sup> Note that if you are seeking a <i>modification</i> , you should consult the Aquifer Protection Program at 860-424-3019 prior to application submittal to determine whether a registration form is necessary.		
<b>Licenses for Activities in Tidal Waters</b>		
<input type="checkbox"/> <b>Structures, Dredging &amp; Fill<sup>2</sup></b>	C	\$660
<input type="checkbox"/> <b>Structures, Dredging &amp; Fill<sup>2</sup> and Tidal Wetlands (TW)</b>	C	\$660
<input type="checkbox"/> <b>Structures, Dredging &amp; Fill<sup>2</sup> and Section 401 Water Quality Certificate (WQC)<sup>3</sup></b>	C	\$660
<input type="checkbox"/> <b>Structures, Dredging &amp; Fill<sup>2</sup>; TW; and Section 401 WQC<sup>3</sup></b>	C	\$660
<input checked="" type="checkbox"/> <b>Certificate of Permission (if applicable, WQC will be included)</b> <sup>2</sup> For projects larger than 825 square feet, provide Attachment A with an additional fee. Refer to the <a href="#">instructions</a> (page 4) for fee calculations. <sup>3</sup> For activities requiring a Sec.404 Permit from United States Army Corps of Engineers (USACE).	D	\$375
<b>General Permit Registration for Coastal Maintenance</b>		
<input type="checkbox"/> <b>Marina and Mooring Field Reconfiguration</b>	E	\$700
<input type="checkbox"/> <b>Remedial Activities Required by Order</b>	F	\$700
<input type="checkbox"/> <b>Residential Modification to FEMA Standards</b>	G	\$100
<input type="checkbox"/> <b>Reconstruction of Permitted Structures</b>	H	\$300
<b>General Permit Registration for Minor Coastal Structures</b>		
<input type="checkbox"/> <b>4/40 Docks/Access Stairs</b>	I	\$700
<input type="checkbox"/> <b>Non-Harbor Moorings</b>	J	\$250
<b>General Permit Registration for Dolphin Cove</b>		
<input type="checkbox"/> <b>Structures, Fill, Obstructions, or Encroachments in Dolphin Cove Lagoon, Stamford</b>	K	\$100

**Part I: License Type and Fee Information (continued)**

Type of License	Program Form	Fee
<b>For Federal Agency Activities Only:</b>		
<input type="checkbox"/> Section 401 Water Quality Certificate (Tidal)	C	None
<b>Licenses for Activities in Non-Tidal Waters</b>		
<input type="checkbox"/> Section 401 Water Quality Certificate (Individual) <sup>3</sup>	L	None
<input type="checkbox"/> Pre-Construction Notification, USACE General Permits for CT <sup>3</sup>	L	None
<input type="checkbox"/> Inland Wetlands and Watercourses <sup>4</sup>	L	None
<input type="checkbox"/> Inland Wetlands and Watercourses <sup>4</sup> and WQC <sup>3</sup>	L	None
<sup>3</sup> For activities requiring a Sec.404 Permit from USACE.		
<sup>4</sup> For State Agency Activities OR Activities Conducted on State Owned/Controlled Lands.		
<b>For State Agency Activity Conducted on State Owned/Controlled Lands Only: General Permit Registration for Water Resources Construction Activities</b>		
<input type="checkbox"/> Activities 1-4: Maintenance Plans	M	\$2,500
<input type="checkbox"/> Activities 5-7: Infrastructure and Public Works Projects	N	\$2,500
<input type="checkbox"/> Activity 8: Activities Authorized Under a Corps General Permit (Must be submitted after receiving PCN approvals and Flood Management, if applicable.)	O	\$1,250
<input type="checkbox"/> Activity 9: Conservation Activities	O	\$1,250
<b>Additional Licenses for Activities</b> <b>These licenses may be combined with Tidal or Non-Tidal Waters licenses.</b>		
<b>Water Diversion – Non-consumptive</b>		
<input type="checkbox"/> Watershed < 0.5 sq. mi.	L	\$2,050
<input type="checkbox"/> Watershed ≥ 0.5 sq. mi and < 2.0 sq. mi.	L	\$4,000
<input type="checkbox"/> Watershed ≥ 2.0 sq. mi.	L	\$6,250
<b>For State Agency Activity/Activities Receiving Funding Through a State Agency:</b>		
<input type="checkbox"/> Flood Management Certification	P	None
<input type="checkbox"/> Flood Management Certification with Exemption Request	P	None
Fee from Attachment A, if applicable		
<b>Total</b>		

\*For processing purposes, the terms Application and Applicant are synonymous with the terms Registration and Registrant.

<p>In addition to applicable boxes above, check here if your application is:</p> <p><input type="checkbox"/> eligible for a municipal 50% discount;</p> <p><input type="checkbox"/> for work in tidal waters and being submitted pursuant to CGS section 22a-361(a)(2)(d) to address a violation; or</p> <p><input type="checkbox"/> receiving state funding including federal funding administered by the state (to help determine need for Flood Management Certification).</p>
---

## Part II: Project and Site Information

### 1. Site Name and Location

Name of Site: 14 Shorehaven Road Boat Lift

Address of Site: 14 Shorehaven Road City/Town: Norwalk State: CT Zip Code: 06855

Parcel Location/Tax Assessor's Reference: Map 24NE Block 77 Lot 13

GPS Coordinates/Latitude and Longitude: Provide the exact location of proposed activity, in degrees/minutes/seconds or in decimal degrees: Latitude: 41.091455° N Longitude: 73.387300° W

Parcel/Easement size: If the project is located on a parcel, indicate parcel acreage: 0.711 acres

If the project is located on a utility/transportation right-of-way or easement, indicate dimensions or acres: \_\_\_\_\_

### 2. Project: Provide a brief description of project/activity/work: Replace authorized boat elevator with piling-supported boat lift.

## Part III: Applicant Information

- If an applicant is a corporation, limited liability company, limited partnership, limited liability partnership, or a statutory trust, they must be registered with the Secretary of State. If applicable, the applicant's name shall be stated **exactly** as it is registered with the Secretary of State. Please note, for those entities registered with the Secretary of State, the registered name will be the name used by DEEP. This information can be accessed at the Secretary of State's database (CONCORD) at [portal.ct.gov/SOTS](http://portal.ct.gov/SOTS).
- If an applicant is an individual, provide the legal name (include suffix) in the following format: First Name; Middle Initial; Last Name; Suffix (Jr, Sr., II, III, etc.).
- Once an authorization has been received, if there are any changes or corrections to your company/facility or individual mailing or billing address or contact information, please complete and submit the [Request to Change Company/Individual Information](#) to the address indicated on the form.

### 1. Applicant/Registrant\* Information

Name: 14 Shorehaven Oxtails, LLC

Mailing Address: 355 Food Center Drive Building G

City/Town: Bronx State: NY Zip Code: 10474

Business Phone: 718-842-0700 Ext.: 221

Contact Person: Mr. Richard Romanoff Phone: \_\_\_\_\_ Ext: \_\_\_\_\_

E-mail Address<sup>†</sup>: rr@nebraskaland.com

<sup>†</sup>Email is Required. By providing this e-mail address you are agreeing to receive official correspondence from DEEP, at this electronic address, concerning the subject application. Please remember to check your security settings to be sure you can receive e-mails from "ct.gov" addresses. Also, please notify DEEP if your e-mail address changes.

If co-applicant(s), check this box and attach co-applicant information as Attachment B following this form.

#### a) Applicant Type (check one):

individual  federal agency  state agency  municipality  tribal

business entity (if a business entity, complete i through iii below):

i) business type:  corporation  limited liability company  limited partnership  
 limited liability partnership  statutory trust  Other: \_\_\_\_\_

ii) provide Secretary of the State business ID #: \_\_\_\_\_  
This information can be accessed at database (CONCORD): [portal.ct.gov/SOTS](http://portal.ct.gov/SOTS)

iii)  check here if your business is **NOT** registered with the Secretary of State's Office.

\*For processing purposes, the terms Application and Applicant are synonymous with the terms Registration and Registrant.

**Part III: Applicant Information (continued)**

b) Applicant's interest in property at which the proposed activity is located:

- site owner       option holder       lessee       facility owner  
 easement holder       operator       other (specify): \_\_\_\_\_

**2. List billing contact, if different than the applicant:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**3. Primary contact for departmental correspondence and inquiries if different than applicant:**

Name: Mr. John Hilts  
Mailing Address: Post Office Box 47  
City/Town: Rowayton State: CT Zip Code: 06853-0047  
Business Phone: 475-441-1244 Ext.: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: mrhilts@erols.com

**4. Site/Property Owner\*, if different than applicant:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**\*If the applicant is not the owner, submit written permission from the owner as Attachment C**

**5. Facility Owner, if different than applicant:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: \_\_\_\_\_

**6. Facility Operator, if different than applicant:**

Name: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_  
City/Town: \_\_\_\_\_ State: \_\_\_\_\_ Zip Code: \_\_\_\_\_  
Business Phone: \_\_\_\_\_ Ext.: \_\_\_\_\_  
Contact Person: \_\_\_\_\_ Title: \_\_\_\_\_  
E-mail: \_\_\_\_\_

### Part III: Applicant Information (continued)

#### 7. Attorney or other representative, if applicable.

Firm Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_

Ext.: \_\_\_\_\_

Attorney: \_\_\_\_\_

Title: \_\_\_\_\_

E-mail: \_\_\_\_\_

#### 8. Engineer(s), surveyor(s) and/or other consultant(s) employed or retained to assist in preparing the application and designing or constructing the activity.

Name: \_\_\_\_\_

Mailing Address: \_\_\_\_\_

City/Town: \_\_\_\_\_

State: \_\_\_\_\_ Zip Code: \_\_\_\_\_

Business Phone: \_\_\_\_\_

Ext.: \_\_\_\_\_

Contact Person: \_\_\_\_\_

Title: \_\_\_\_\_

E-mail: \_\_\_\_\_

Service Provided: \_\_\_\_\_

### Part IV: Pre-Application Coordination

If pre-application coordination occurred, provide DEEP LWRD staff contact information:

Staff Name: \_\_\_\_\_

Date: \_\_\_\_\_

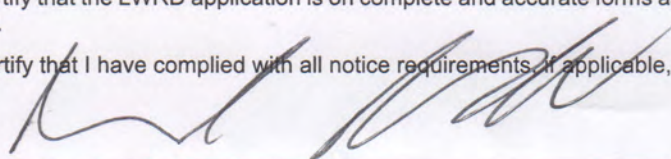
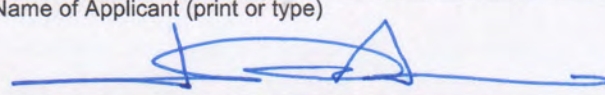
### Part V: Supporting Documents

As applicable, check the box by the attachments listed to indicate that they have been submitted. When submitting any supporting documents, please label the documents as indicated in this part (e.g., Attachment A, etc.) and be sure to include the applicant's name as indicated on this application form. Attach the materials below following this transmittal form.

- Attachment A Structures, Dredging and Fill fee calculation worksheet (if applicable)
- Attachment B Co-applicant information sheet (if applicable)
- Attachment C Written permission from land owner (if applicant is not the owner)
- Attachment D Additional signature sheet (if applicable)

## Part VI: Applicant Certification

The applicant(s) *and* any individual(s) responsible for actually preparing the application must sign this section. An application will be considered insufficient unless *all* required signatures are provided.

<p>"I have personally examined and am familiar with the information submitted in the LWRD application and all attachments thereto, and I certify that based on reasonable investigation, including my inquiry of the individuals responsible for obtaining the information, the submitted information is true, accurate and complete to the best of my knowledge and belief.</p> <p>I understand that a false statement in the submitted information may be punishable as a criminal offense, in accordance with section 22a-6 of the General Statutes, pursuant to section 53a-157b of the General Statutes, and in accordance with any other applicable statute.</p> <p>I certify that the LWRD application is on complete and accurate forms as prescribed by the commissioner without alteration of the text.</p> <p>I certify that I have complied with all notice requirements, if applicable, as listed in Section 22a-6g of the General Statutes."</p>	
 <hr/> Signature of Applicant	<p style="text-align: right; font-size: 1.2em;">11/26/2025</p> <hr/> Date
Mr. Richard Romanoff for 14 Shorehaven Oxtails, LLC <hr/> Name of Applicant (print or type)	Manager/Applicant <hr/> Title (if applicable)
 <hr/> Signature of Preparer (if different than above)	<p style="text-align: right; font-size: 1.2em;">1 DECEMBER 2025</p> <hr/> Date
Mr. John Hilts <hr/> Name of Preparer (print or type)	Application Preparer <hr/> Title (if applicable)
<input type="checkbox"/> Check here if additional signatures are required. If so, please reproduce this sheet and attach signed copies to this sheet as Attachment D. You must include signatures of any person preparing any report or parts thereof required in this application (i.e., professional engineers, surveyors, soil scientists, consultants, etc.).	

## Part VII: Application Submission

Instructions for submitting an application to DEEP LWRD:

1. Please submit a hardcopy of **only** this completed License Application Transmittal Form and fee, to:

**CENTRAL PERMIT PROCESSING UNIT  
 DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION  
 79 ELM STREET  
 HARTFORD, CT 06106-5127**

Applications will not be processed without the fee. Fee shall be non-refundable and shall be paid by check or money order to the Connecticut Department of Energy & Environmental Protection.

2. Upon receipt of the Transmittal Form and fee, the Central Permit Processing Unit (CPPU) will e-mail a confirmation receipt letter to you containing the DEEP assigned application number.
3. Upon receipt of the email from CPPU, electronically submit the full application package with the remaining required forms:
  - a. Send an empty/blank email to [DEEP.LWRDRRegulatorySubmittals@ct.gov](mailto:DEEP.LWRDRRegulatorySubmittals@ct.gov)
  - b. An automated email response will contain instructions for uploading this Transmittal Form and applicable Program Forms, management plans, or additional supporting documents of your application to the LWRD File Transfer Protocol (FTP) website.
  - c. Follow directions contained in the email for uploading the application sections.

**If you are not capable of submitting the application electronically or if you have other questions or concerns regarding application submittals, please contact LWRD staff at 860-424-3019.**