



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

**MARCH 26, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING**

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



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



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



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

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: February 26, 2025**
- V. **APPLICATION REVIEW COMMITTEE**
 - A. **138 Water Street – Pre-submission Consultation: The applicant proposes to replace and reconfigure floating docks at a private boat club marina. Continued from last meeting.**

- B. **26 Shorefront Park – Pre-submission Consultation:** The applicant proposes to add a 3' x 20' float extension and eliminate a 2' x 30' section of the main dock.
- C. [Text Amendment Referral](#) - Allow "Car Clubs" in the SD-LI zone

VI. REPORTS

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

VII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
FEBRUARY 26, 2025**

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

ABSENT: Chris White

STAFF: Amelia Williams

OTHER: Bruce Lovallo, Harbor Master; Geoff Steadman, Consultant

CALL TO ORDER

Chair Kibbe called the meeting to order at 6:02 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

There was no Public Comment at this time.

ACCEPTANCE OF MINUTES

REGULAR MEETING: JANUARY 22, 2025

**** MR. REMSON MOVED TO APPROVE THE MINUTES OF JANUARY 22, 2025, AS SUBMITTED.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

ELECTION OF OFFICERS

This item was handled out of order.

Dr. Pinto read the slate of nominations for those present:

Chair: Alan Kibbe

Vice Chair: Jeff Mangels

Secretary: Laurie Jones

Dr. Pinto asked if there were any additional nominations from the floor three times per the bylaws. There were no nominations from the floor for additional candidates.

The votes for the officers were handled via secret email ballot with the email ballots submitted to Ms. Williams. This item was continued till later in the meeting.

APPLICATION REVIEW COMMITTEE

138 WATER STREET

PRE-SUBMISSION CONSULTATION: THE APPLICANT PROPOSES TO REPLACE AND RECONFIGURE FLOATING DOCKS AT ISCHODA YACHT CLUB, A PRIVATE BOAT CLUB MARINA.

Dr. Pinto presented the proposed general plan. Discussion followed utilizing the map materials provided by the applicant. Due to the absence of Mr. John Hilts, the representative of the applicant, to answer questions, it was decided to table the pre-submission application.

The suggestion was made that a representative of an applicant should be present as a requirement of the Harbor Management Commission to have questions answered or further information provided as necessary.

**** DR. PINTO MOVED TO TABLE THE APPLICATION UNTIL NEXT MONTH.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

5 OUTER ROAD

COASTAL SITE PLAN REFERRAL: THE APPLICANT PROPOSES TO DEMOLISH AN EXISTING HOUSE AND IN-GROUND POOL AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE.

Dr. Pinto provided an overview of what the applicant desired to do on the property. The plans were provided for review including a map of the site. Further discussion followed. It was commented that this was consistent with the plan due to the reduced vulnerability to flooding and decrease in impervious surface.

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

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

**** THE MOTION PASSED UNANIMOUSLY.**

REPORTS

CHAIRPERSON

Chair Kibbe came forward to deliver his report. He recognized Geoff Steadman's recommendation of memorializing past Harbor Management Commissioners but has concerns about associated upkeep costs. He will put this topic on the agenda for the next HMC meeting. The first meeting of the Strategic Harbor Plan Steering Committee has been held. The Street Ends project and moorings were on the list of items to address. Further discussion followed regarding the committee.

Chair Kibbe brought up the previously mentioned idea of an annual presentation to the Common Council. He discussed the ways in which the Harbor Management Commission could earn more respect and understanding of our expertise from the City, including fostering working relationships with staff in various City Departments. He referenced the productive working relationship Jeff Mangels has developed with the Recs and Parks Department and the opportunity Don Remson has to be our representative liaison with the DPW. He encouraged the Commissioners to reach out to the Seaport Association, Maritime Aquarium and the various waterfront commercial and recreational businesses and clubs.

Dr. Pinto expressed disappointment that the City doesn't understand the value of the HMC. Further discussion followed regarding this issue.

SHELLFISH COMMISSION

There was no report at this time.

STAFF

HARBOR MASTER

Mr. Lovallo came forward to deliver his report. There have been 89 mooring renewals and 31 people who still have not renewed. He reviewed the status of Harbormaster Boat maintenance. He noted that there were fuel issues with water getting into the fuel. All Seasons Marine is working on the boat now. The Marine Unit recently received an email regarding a report that a tug had gone up the river causing issues with the ice. However, due to the Marine Unit drone, they were able to prove that the ice moved due to normal tidal flow and heaving. Discussion followed regarding the incident and the proper procedures for ice on the harbor.

CONSULTANT

Mr. Steadman came forward to deliver his report. He said they had discussed the proposed memorial and potential renaming of the marina. Chair Kibbe said this would be on the agenda next month and to wait until then.

Mr. Steadman provided an update on the SHIPP grant for Veteran's Park improvements and said they were hoping it would be on the Bond Commission agenda for April. There is also a bill that will make private projects eligible for SHIPP grants.

He reported that he attended the annual gathering of Shellfish Commissions. He also talked about displays he's putting together on the history of shellfishing in Norwalk using the murals in City Hall.

He provided an update on Bill 69-14 and its efforts to amend the Harbor Management Act. There was a recent public hearing on the bill which he recapped. Further discussion followed regarding the status of the bill.

He attended the Norwalk River Watershed meeting. They have received a grant to update their Watershed Plan.

He feels that the HMC should be proactively involved in the plans for Manresa Island including remediation and public access. He thinks the HMC should make a statement regarding such.

He brought up the letter that DEEP had sent back to the Harbor Commission and Shellfish Commission in response to the concerns regarding the Eversource Public Hearing. He reviewed the contents of the letter for those present. He wondered whether there should be a response from the HMC on it. Further discussion followed.

He said that in order to begin a federal dredging project in Norwalk Harbor, the HMC needs to "make a case" for the need. He went on to report on the Southport CT dredging project and his work on the celebration of the 250th anniversary of the Army Corps of Engineers.

COMMITTEE

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to provide his report. The DOCKWA renewal has been signed by the City and he reviewed the amount of funds gained from the renewal. They will be pulling and inspecting transient moorings in the upcoming months. He provided an update on harbor safety and island safety as well as island clean-up projects with the Boy Scouts. There are no boating safety issues. They will provide the Harbor Master boat with a tune-up. The new drone is expected to arrive on the 28th. Further discussion followed regarding the details of the drone.

FINANCE

Mr. MacDonnell came forward to provide his report. He recently sent the monthly flow sheet report to the HMC Commissioners. He went through the report for those present. Further review of the sheet followed. We are running well under budget. Mr. Steadman has recently submitted his invoice for all of 2024 for \$15,000. Going forward, Mr. Steadman will bill on a quarterly basis.

**** MR. MACDONNELL MOVED TO APPROVE THE PAYMENT OF THE INVOICE FOR \$15,000.**

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

**** THERE WERE SEVEN VOTES FOR THE MOTION (MacDonnell, Gifford, Pinto, Mangels, Jones, Matthews, Remson) AND ONE AGAINST (Kibbe).**

PLANS AND RECOMMENDATIONS

Ms. Jones came forward to provide her report. She's been working on updating the Harbor Management Plan including adding information on resiliency. She said she needed to connect with Dr. Pinto and Mr. Steadman about dredging. She stated her belief that any future HMC Plans and Recommendations should be in sync with the City's Strategic Harbor Plan.

NEWSLETTER/WEBSITE

There was no report at this time.

WATER QUALITY

There was no report at this time. Chair Kibbe asked for an overview of how the water quality committee worked. Dr. Pinto provided an overview of how the committee worked for those present.

ELECTION OF OFFICERS (CONTINUED)

Ms. Williams provided the results of the votes. Mr. Kibbe was elected to the Chair position. Mr. Mangels was elected to the Vice-Chair position. Ms. Jones was elected to the Secretary position.

ADJOURNMENT

**** MR. GIFFORD MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:56 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services



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

LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

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

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

Part I: To be completed by APPLICANT

1. Applicant/Registrant Information

Name: Ischoda Yacht Club

Mailing Address: 138 Water Street

City/Town: Norwalk

State: CT

Zip Code: 06854

Business Phone: _____

Ext.: _____

Contact Person: Mr. Robert Jones

Title: _____

Business Phone: _____

Ext.: _____

E-mail: clamup64@yahoo.com

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

Name: John Hilts

Title: Application Preparer

Mailing Address: Post Office Box 47

City/Town: Rowayton

State: CT

Zip Code: 06853-0047

Business Phone: 475-441-1244

Ext.: _____

Contact Person: _____

Title: _____

Business Phone: _____

Ext.: _____

E-mail: mrhilts@erols.com

Service Provided: Preparation of permit applications

3. Site Location:

Name of Site : Ischoda Yacht Club Dock Reconfiguration

Street Address: 138 Water Street

City/Town: Norwalk

State: CT

Zip Code: 06854

Tax Assessor's Reference: Map 16NE

Block 84

Lot 9

Name of Waterbody: Norwalk Harbor

4. ☒ Confirm location map and site plans are attached.

Date of plans: 1/13/25, 1/17/25

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

Replace and reconfigure timber floating docks and timber float anchor pilings in a dredged berthing basin for improved berthing of recreational watercraft at a private boat club marina.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

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

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

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

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

Signature of Commission Representative

Date

Print Name of Commission Representative

Title



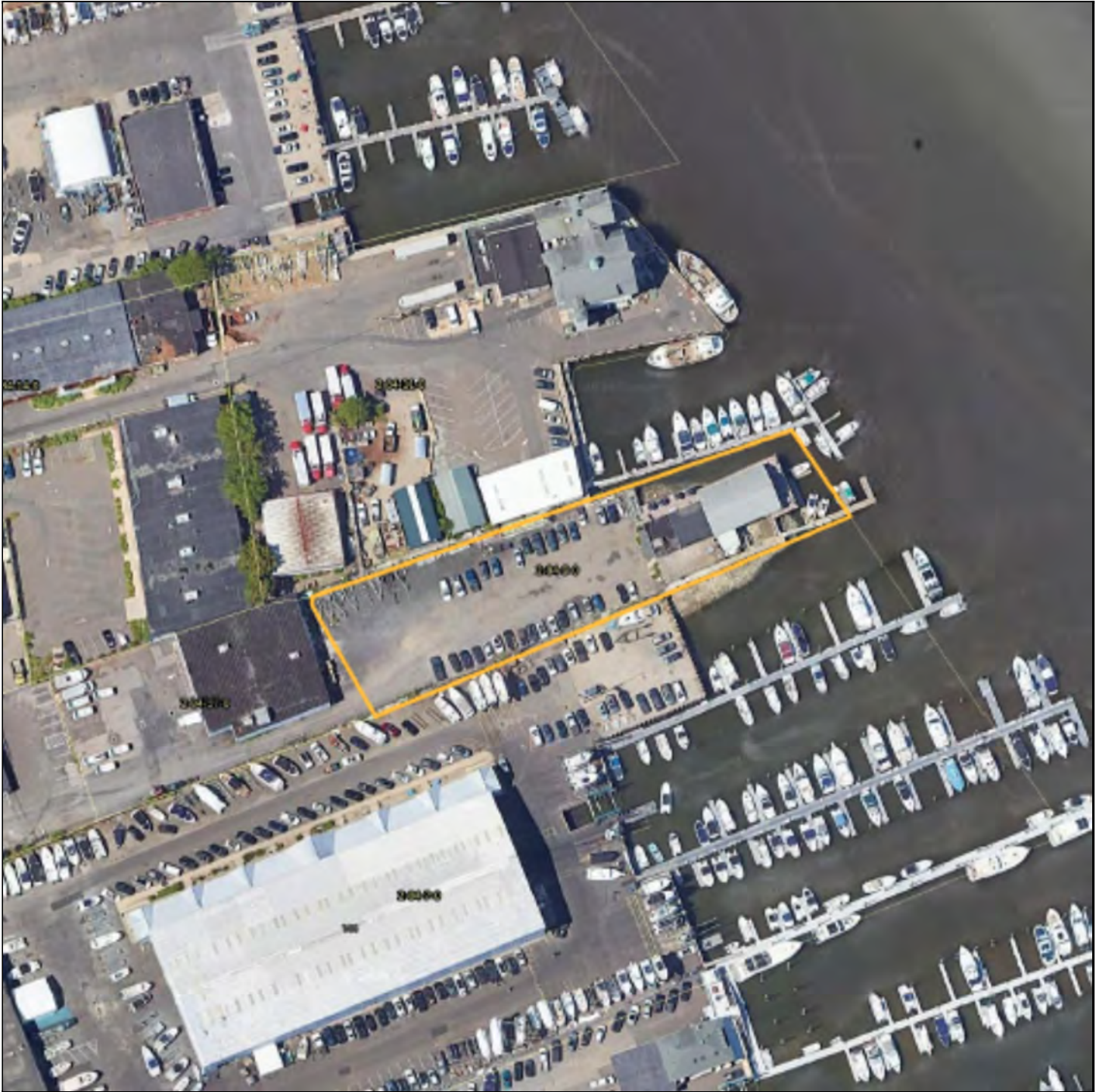
VICINITY MAP

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

SCALE: 1:24000

PURPOSE: MODIFICATION TO BERTHING ARRANGEMENT
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNERS: 132 WATER STREET LLC, REX REALTY LLC
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED RECONFIGURATION OF PILING-ANCHORED FLOATING DOCKS IN
 NORWALK HARBOR AT 138 WATER STREET, NORWALK, FAIRFIELD COUNTY, CT
 APPLICATION BY: ISCHODA YACHT CLUB
 DATE: 1/13/25 SHEET 1 OF 5 REVISION NUMBER: DATE:



ASSESSOR'S MAP

FROM NORWALK G.I.S.

SITE: ASSESSOR'S MAP 16NE BLOCK 84 PARCEL 9

PURPOSE: MODIFICATION TO BERTHING ARRANGEMENT
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APPLICATION BY: ISCHODA YACHT CLUB
DATE: 1/13/25 SHEET 2 OF 5 REVISION NUMBER: DATE:

EXISTING GENERAL PLAN VIEW

ELEVATION CONVERSION:

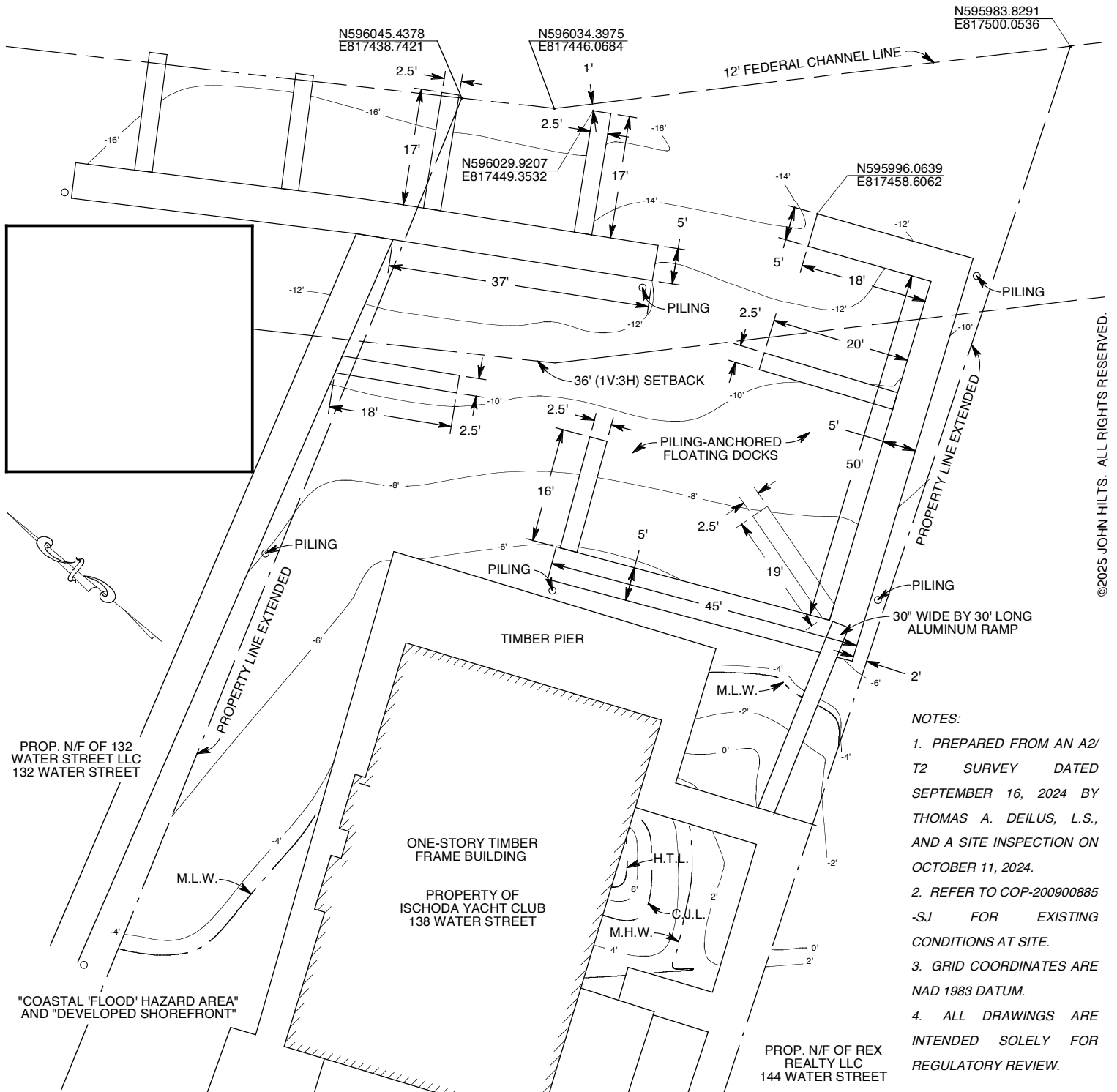
M.L.L.W. = 0.00' M.L.L.W. = -3.98' NAVD88
 M.L.W. = 0.28' M.L.L.W. = -3.7' NAVD88
 M.H.W. = 7.28' M.L.L.W. = +3.3' NAVD88
 C.J.L. = 9.38' M.L.L.W. = +5.4' NAVD88
 H.T.L. = 10.48' M.L.L.W. = +6.5' NAVD88

SCALE: 1" = 20'

"SHELLFISH
CONCENTRATION
AREA"

"ESTUARINE
EMBAYMENT"

NORWALK HARBOR



NOTES:

1. PREPARED FROM AN A2/T2 SURVEY DATED SEPTEMBER 16, 2024 BY THOMAS A. DEILUS, L.S., AND A SITE INSPECTION ON OCTOBER 11, 2024.
2. REFER TO COP-200900885 -SJ FOR EXISTING CONDITIONS AT SITE.
3. GRID COORDINATES ARE NAD 1983 DATUM.
4. ALL DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

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 APPLICATION BY: ISCHODA YACHT CLUB
 DATE: 1/13/25 SHEET 3 OF 5 REVISION NUMBER: DATE:

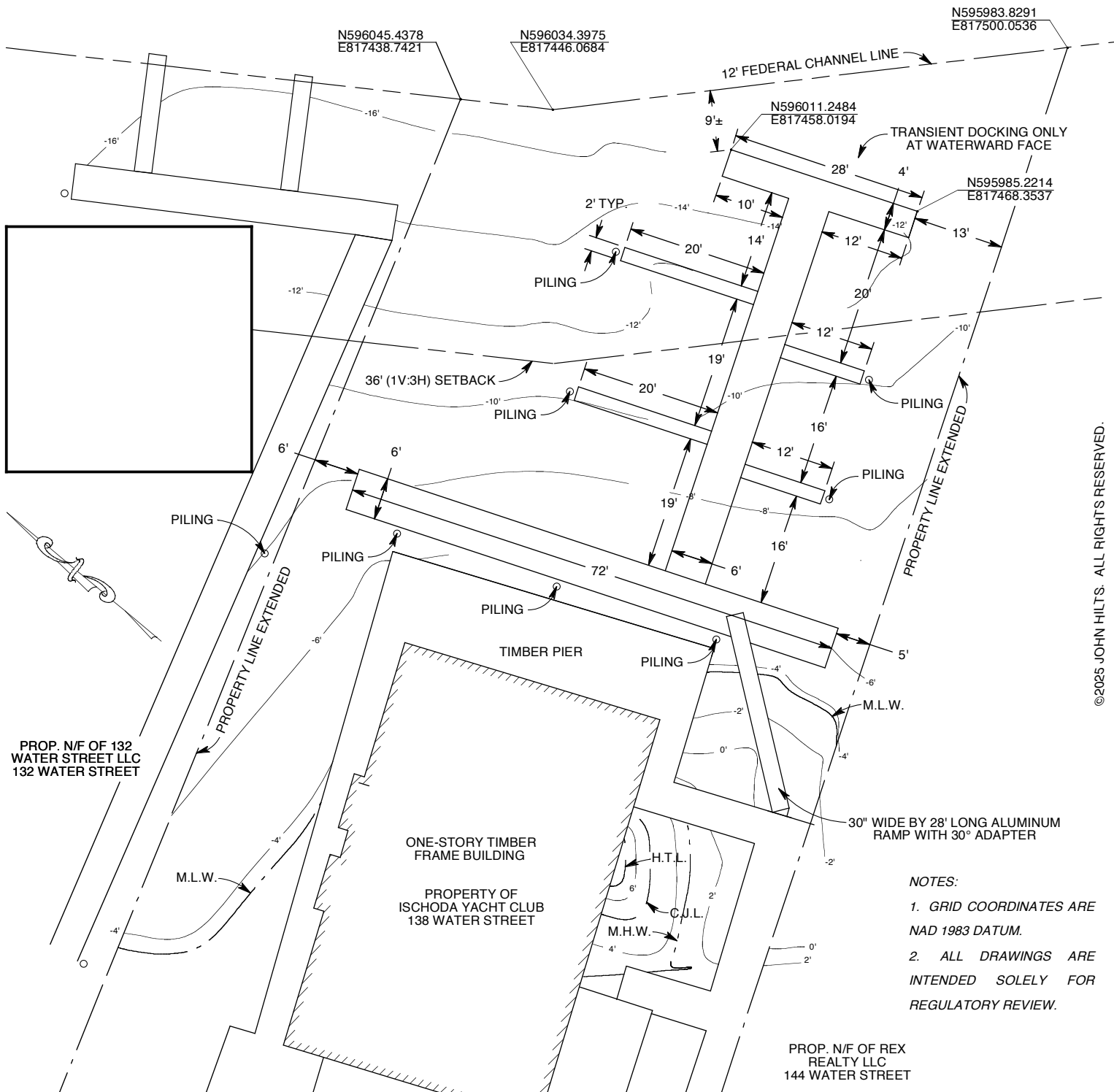
PROPOSED GENERAL PLAN VIEW

ELEVATION CONVERSION:

M.L.L.W. = 0.00' M.L.L.W. = -3.98' NAVD88
M.L.W. = 0.28' M.L.L.W. = -3.7' NAVD88
M.H.W. = 7.28' M.L.L.W. = +3.3' NAVD88
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H.T.L. = 10.48' M.L.L.W. = +6.5' NAVD88

SCALE: 1" = 20'

NORWALK HARBOR



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NOTES:

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2. ALL DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

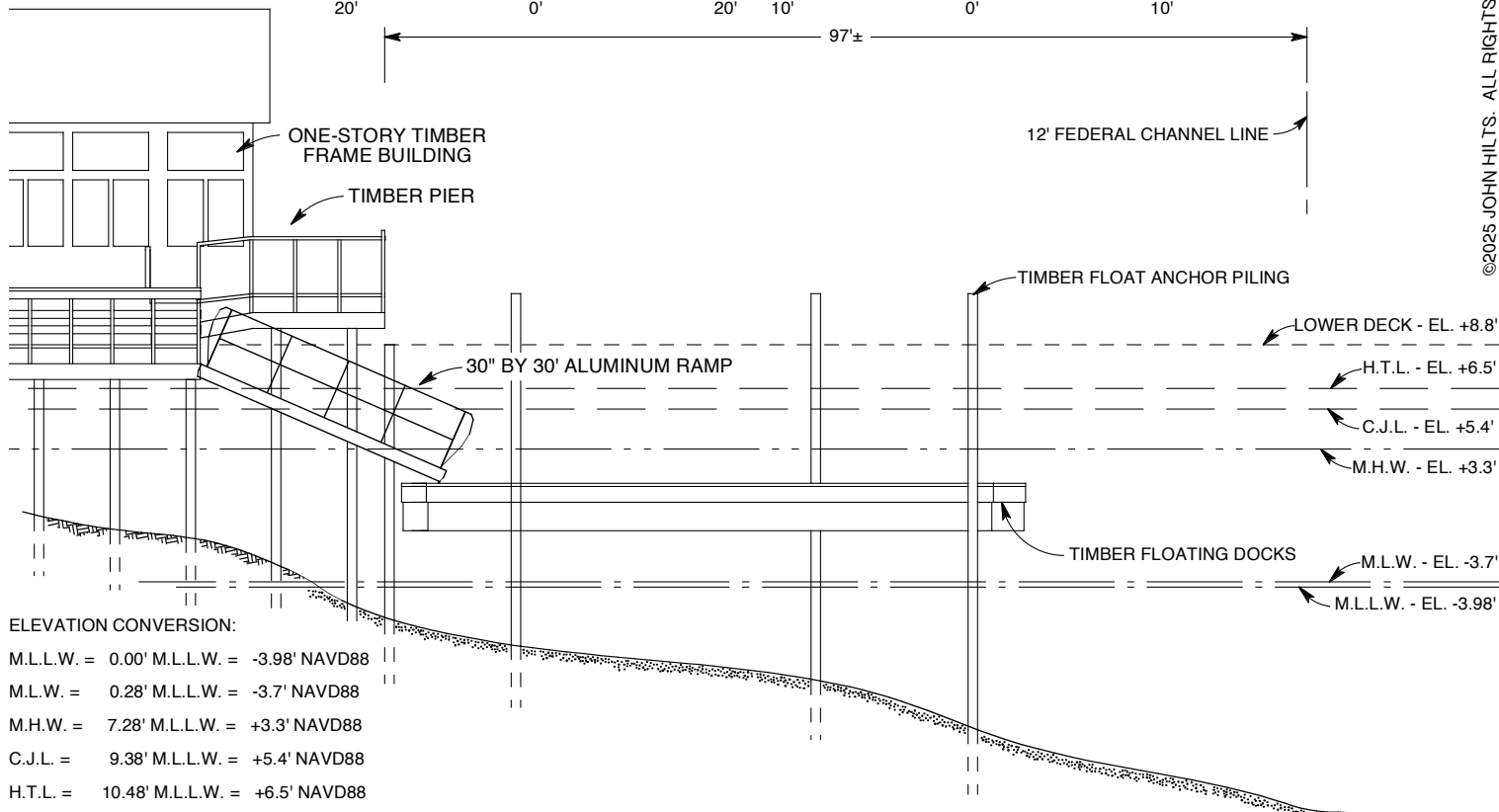
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APPLICATION BY: ISCHODA YACHT CLUB
DATE: 1/13/25 SHEET 4 OF 5 REVISION NUMBER: 1 DATE: 1/17/25

EXISTING SOUTH ELEVATION

HORIZONTAL SCALE: 1" = 20'
VERTICAL SCALE: 1" = 10'

20' 0' 20' 10' 0' 10'



ELEVATION CONVERSION:

M.L.L.W. = 0.00' M.L.L.W. = -3.98' NAVD88

M.L.W. = 0.28' M.L.L.W. = -3.7' NAVD88

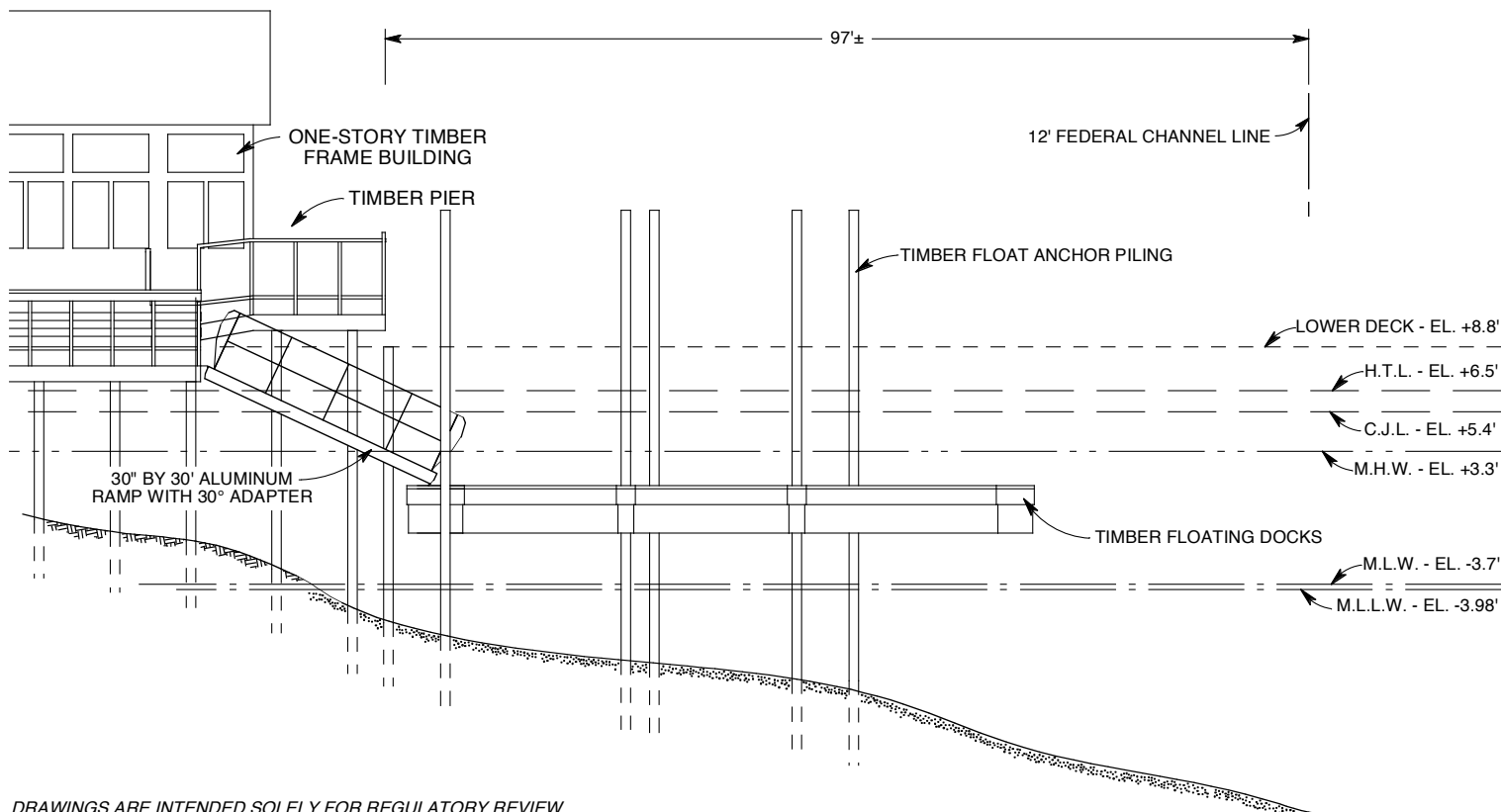
M.H.W. = 7.28' M.L.L.W. = +3.3' NAVD88

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H.T.L. = 10.48' M.L.L.W. = +6.5' NAVD88

PROPOSED SOUTH ELEVATION

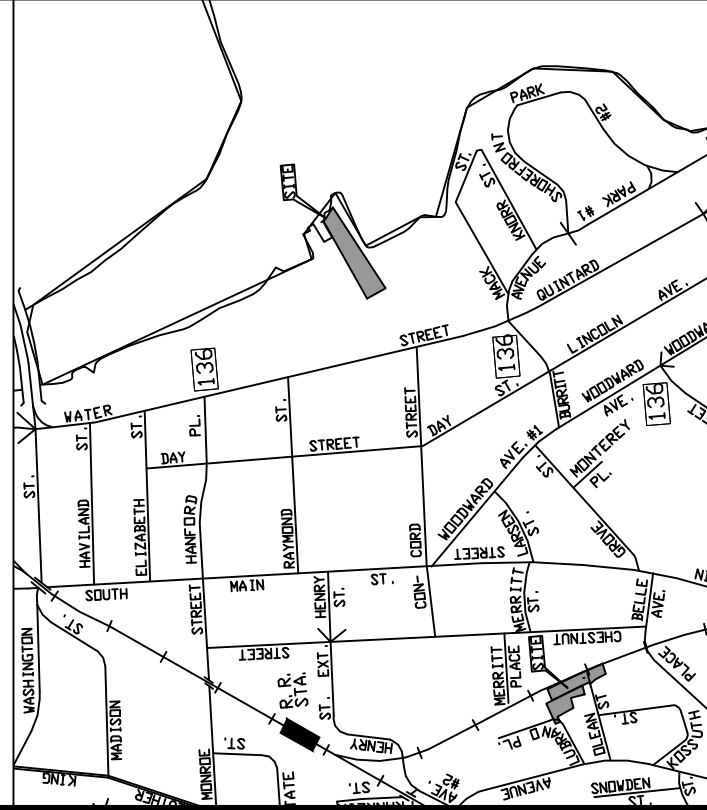
HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'



DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

PURPOSE: MODIFICATION TO BERTHING ARRANGEMENT
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NORWALK HARBOR AT 138 WATER STREET, NORWALK, FAIRFIELD COUNTY, CT
APPLICATION BY: ISCHODA YACHT CLUB
DATE: 1/13/25 SHEET 5 OF 5 REVISION NUMBER: 1 DATE: 1/17/25



E: 1" = 1000'

PROPERTY INFORMATION:

OWNER: ISCHODA YACHT CLUB
ADDRESS: 138 WATER STREET

NORWALK, CT

LOT AREA: 33,123± SF, 0.760± AC

SD-MC (MARINE COM)
BK. 634 PG. 621

MAP: 2
BLOCK: 84

15

09/16/2024	CORRECTED PROPERTY LINES ROTATION
REVISION DATE	ISSUE

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

ISCHODA YACHT CLUB INC.

PROJECT LOCATION

138 WATER STREET
NORWALK, CT

DRAWING TITLE:

BATHYMETRIC SURVEY

PROJECT No.	24165-01
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DATE:	DRAWN BY:
06/07/2004	J. A. M.

08/07/2024 L.A.M.
SCALE: 1" = 10'

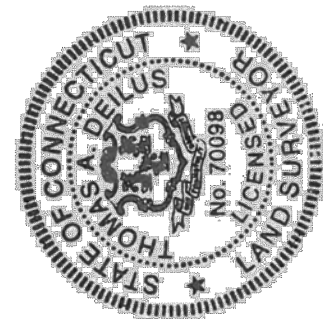
IN FEET

Food Type	Number of people
Vegetables	15
Fruits	20
Grains	10
Meat	25
Dairy	18

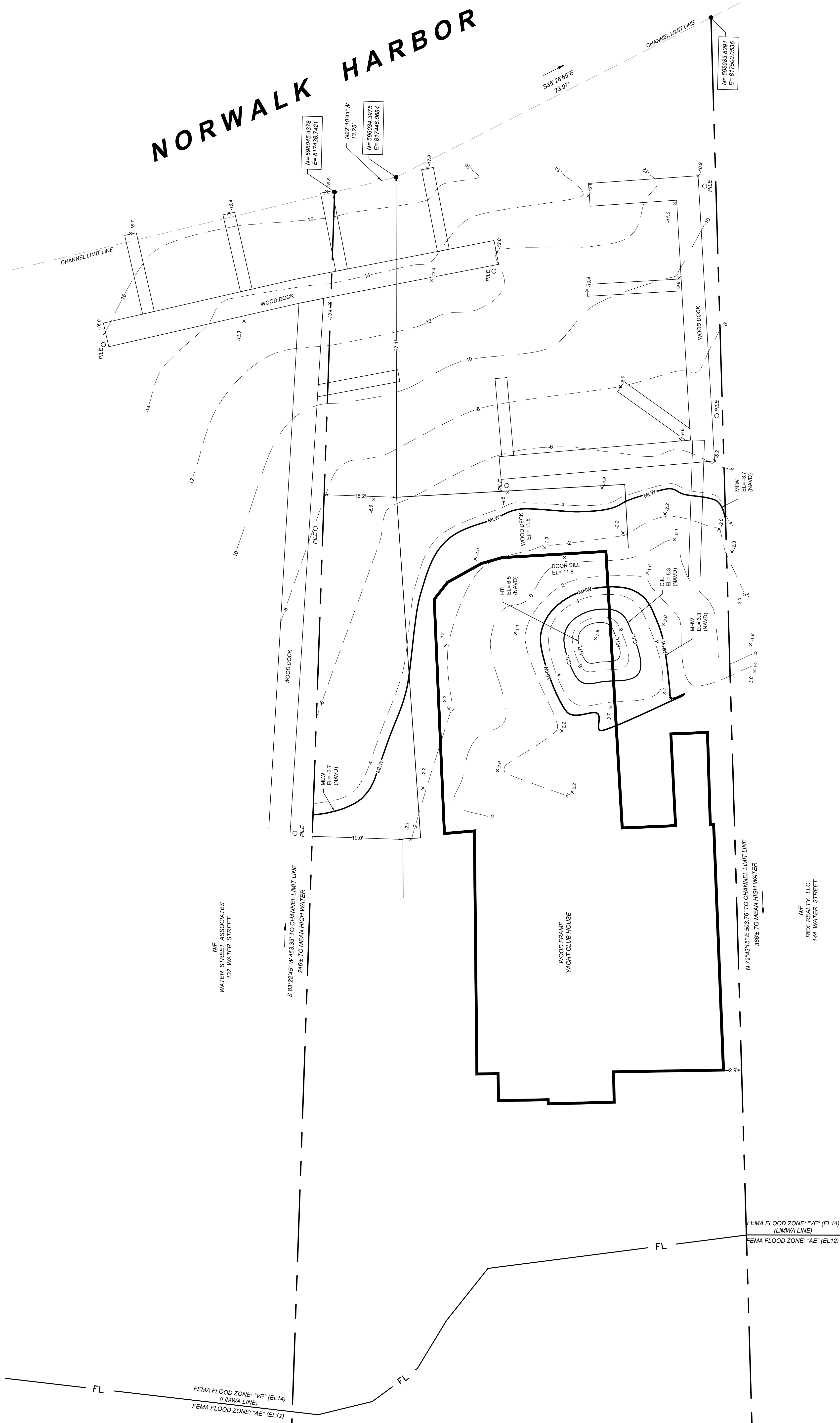
TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON

THOMAS A. DEILUS, LAND SURVEYOR

CT. REGISTRATION NO. 70098



SV-1.0



SURVEY NOTES:

1. THIS SURVEY AND MAP WERE PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300D-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 OCTOBER 26, 2013.
2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY OF THE SUBJECT PROPERTY SHOWN BY A RED LINE. HORIZONTAL AND VERTICAL ACCURACY CLASS "2" AND VERTICAL ACCURACY CLASS "1" WAS INTENDED TO DEFECT OR CORRECT THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.
3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT FOR WHICH IT WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDER'S THE PREPARERS DECLARATION NULL AND VOID.
4. UNDOCUMENTED IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN.
5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDER'S ANY DECLARATION SHOWN HEREON NULL AND VOID.
6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.
7. REFER TO MAP NO. 4547.5318.0292 & 0131. IN NORMAL K&M RECORDS.
8. VERTICAL DATUM: NAVD 88
9. ENTIRE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL+2) & "VE" (EL+14) AS SHOWN ON FEMA FIRM PANEL NO. 69001C 0303G, EFFECTIVE JULY 8, 2013.



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

LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

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

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

Part I: *To be completed by APPLICANT*

1. Applicant/Registrant Information

Name: Maxine Vigneault

Mailing Address: 26 Shorefront Park

City/Town: Norwalk

State: CT

Zip Code: 06854

Business Phone: 203-984-2054

Ext.: _____

Contact Person: Andrew Vigneault

Title: son

Business Phone: 203-984-9856

Ext.: _____

E-mail: andrew.vigneault@gmail.com

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

Name: James J. Bajek, LLC

Title: Agent

Mailing Address: 4570 Bowen Bayou Road

City/Town: Sanibel

State: FL

Zip Code: 33957

Business Phone: 603-930-4549

Ext.: _____

Contact Person: Jim Bajek

Title: Environmental consultant

Business Phone: _____

Ext.: _____

E-mail: jjbajek@comcast.net

Service Provided: Permit Application Preparation & Coordination

3. Site Location:

Name of Site : Vigneault property

Street Address: 26 Shorefront Park

City/Town: Norwalk

State: CT

Zip Code: 06854

Tax Assessor's Reference: Map 16NE

Block 85

Lot 29

Name of Waterbody: Norwalk Harbor

4. ☒ Confirm location map and site plans are attached.

Date of plans: October 4, 2024 w/sheet 5 revised 2-24-2025

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

The original application was to conduct dredging at the owners dock and accessway. Dredging was proposed to provide the owner with deeper water for berthing their boat safely at their dock. After consulting with several agencies and having an onsite meeting with representatives with the CT DEEP we decided it would be in the best interest for our client to propose a non-dredge solution for berthing the owner's boat in deeper water. This led to further consultation with DEEP regarding lengthening one of the existing finger floats that runs parallel to the shore without going into the littoral rights of the neighbors or extending any farther into the harbor. DEEP indicated that this would be a preferred option by that agency; therefore, we prepared revised plans (dated October 4, 2024) to add a 3' x 20' float extension and to move 1 exiting piling and add another piling to secure the extended float in place.

After reviewing the proposed float extension plans CT DEEP requested that we propose eliminating an equal area of dock to compensate for the requested additional finger float area. We responded by proposing to eliminate a 2' x 30' section of the main dock and to readjust the position of float anchor pilings to accommodate the removed area. Sheet 5 of the plans was revised to show that proposed change.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

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

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

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

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

Signature of Commission Representative

Date

Print Name of Commission Representative

Title

THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS AMENDED ON OCTOBER 26, 2018.

IT IS AN IMPROVEMENT LOCATION SURVEY THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS 'A - 2' AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENTS WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

SPOT ELEVATIONS NOTED HEREON CONFORM TO VERTICAL ACCURACY CLASS 'V - 3'.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP RENDERS THE PREPARER'S DECLARATION NULL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON.

PROPERTY IS LOCATED IN A 'B - RESIDENCE' ZONE.

REFER TO LOT "D" MAP 12713 OF THE NORWALK LAND RECORDS.

REFER TO A WARRANTY DEED RECORDED IN BK. 8515, PG. 17 OF THE NORWALK LAND RECORDS.

THE TIE LINE IS A RANDOM SURVEY LINE USED FOR TECHNICAL PURPOSES AND IS NOT TO BE CONSTRUED AS A PROPERTY LINE.

INLAND WETLANDS, IF ANY, ARE NOT DEPICTED HEREON. THERE ARE NO WETLANDS ON THIS PROPERTY AS NOTED ON THE CITY OF NORWALK INLAND WETLAND AND WATERCOURSE MAP EFFECTIVE FEBRUARY 1, 2010.

THE 1% ANNUAL CHANCE FLOOD ZONE BOUNDARY DEPICTED HEREON HAS BEEN GRAPHICALLY TRANSCRIBED FROM THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP 09001C0533G REVISED ON JULY 8, 2013. THIS INFORMATION IS PROVIDED FOR REFERENCE PURPOSES ONLY AND DOES NOT NECESSARILY REPRESENT THE ACTUAL POTENTIAL FOR FLOOD DAMAGE TO ANY EXISTING OR PROPOSED STRUCTURES OR IMPROVEMENTS LOCATED ON THIS PROPERTY.

PROPERTY LIES WITHIN THE COASTAL AREA MANAGEMENT BOUNDARY.

THESE PLANS WERE PREPARED FOR CONNECTICUT DEPARTMENT OF ENERGY & ENVIRONMENTAL PROTECTION AND ARMY CORPS OF ENGINEERS PERMITTING PURPOSES ONLY. THEY ARE NOT INTENDED TO BE CONSTRUCTION PLANS NOR PLANS FOR LOCAL PERMITTING IF REQUIRED.

DECLARATION AND NOTES FOR
IMPROVEMENT LOCATION SURVEY
26 SHOREFRONT PARK
PREPARED FOR
MAXINE VIGNEAULT
NORWALK, CONNECTICUT
OCTOBER 4, 2024

S E Y M O U R S U R V E Y I N G
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©



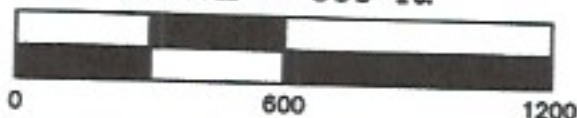
LOCATION MAP

TAX ASSESSORS MAP 16NE, DISTRICT 2, BLOCK 85, LOT 29 – "B" RESIDENCE ZONE

PERMITTING AGENT

JAMES J. BAJEK, LLC
4570 BOWEN BAYOU ROAD
SANIBEL, FL 33957
PHONE 603-930-4549
JJBAJEK@COMCAST.NET

1 inch = 600 ft.



SHEET 2 OF 5

LOCUS MAP
26 SHOREFRONT PARK
PREPARED FOR

MAXINE VIGNEAULT

DARIEN, CONNECTICUT

SCALE: 1" = 600 FT.

OCTOBER 4, 2024

SEYMOUR SURVEYING

LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS

199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

17-14074 10-04-24

SHOREFRONT PARK
(PRIVATE ROAD)

N / P
ANDREW W. PICKERING
JILL ALISON PICKERING
88 SHOREFRONT PARK
ASSESSORS LOT 30

N / P
MAXINE VIGNEAULT
88 SHOREFRONT PARK
ASSESSORS LOT 75

N

KAD 83

KNORR STREET

SEA WALL

N / P
SOUTH NORWALK BOAT CLUB
16 MACE STREET
ASSESSORS LOT 66

APPARENT LIMIT OF
RIPARIAN/LITTORAL RIGHTS
(EXTENSION OF NORTHERLY
PROPERTY LINE)

PROPOSED
3'x20' FLOAT
EXTENSION

HARBOR
← EBB

NORWALK
FLOOD →

N: 595149.315
E: 818083.964

N: 595179.529
E: 818064.327

250' ±

MLW

MLW

PROXIMITY MAP
26 SHOREFRONT PARK
PREPARED FOR

MAXINE VIGNEAULT

NORWALK, CONNECTICUT

SCALE: 1" = 80 FT.

OCTOBER 4, 2024

SEYMOUR SURVEYING
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN.

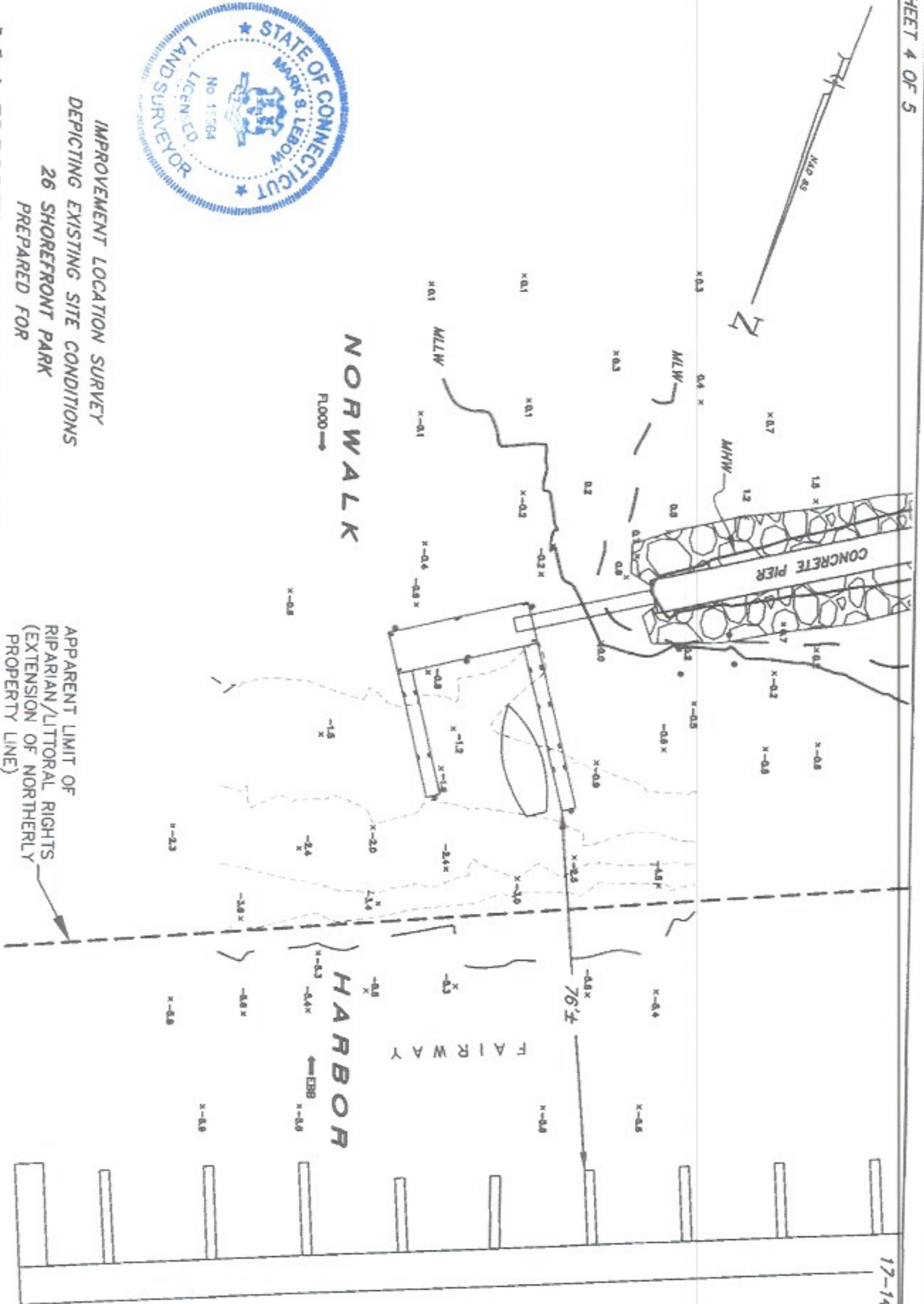
1 inch = 80 ft.

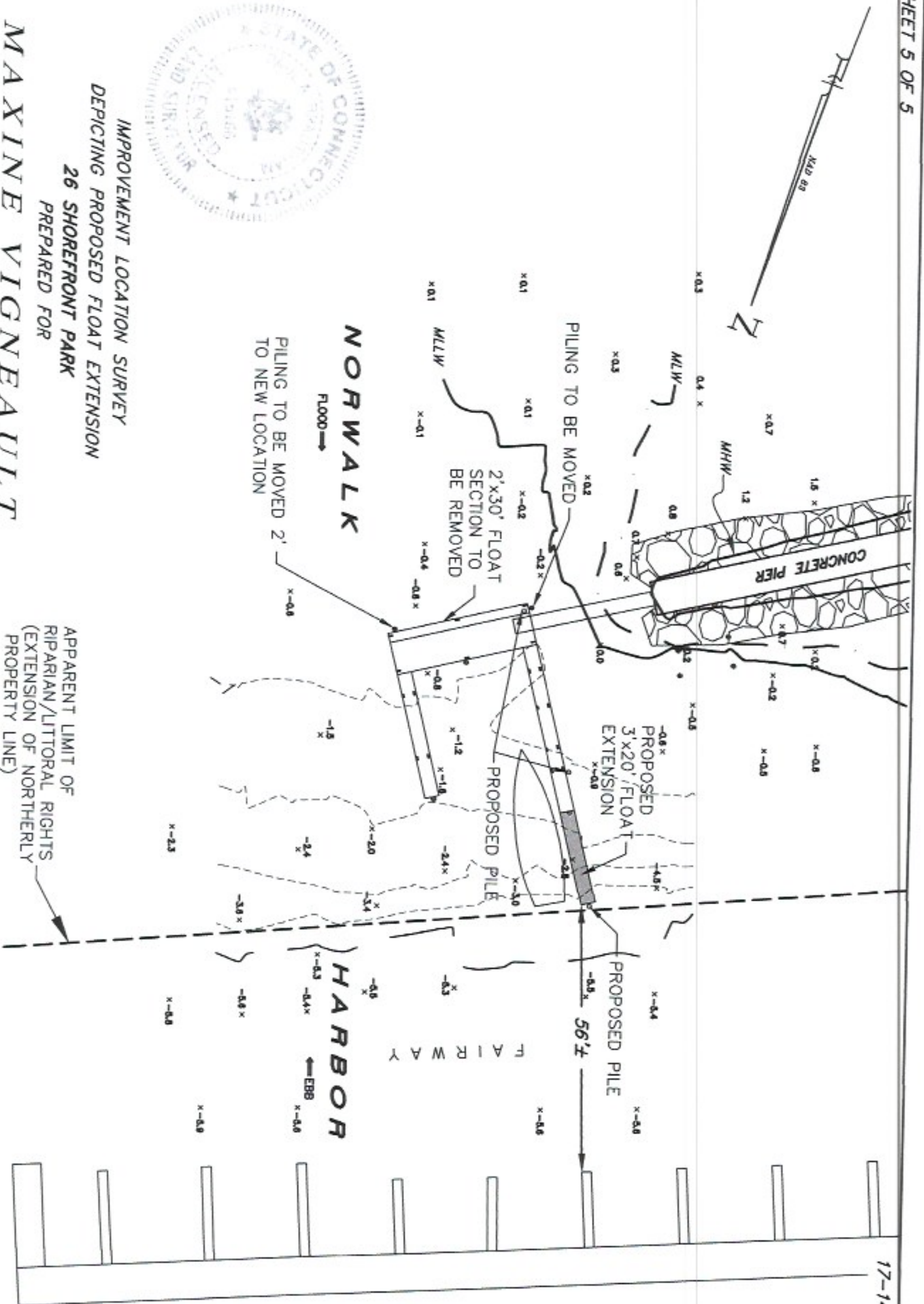


FEDERAL CHANNEL LIMIT LINE

VERTICAL DATUM: M.L.L.W.
HIGH TIDE LINE - ELEV. 9.4
COASTAL JURISDICTION LINE - ELEV. 9.4
MEAN HIGH WATER - ELEV. 7.3
MEAN LOW WATER - ELEV. 0.3
MEAN LOWER LOW WATER - ELEV. - 0.0
PLANS ARE FOR PERMITTING
PURPOSES ONLY, NOT TO BE
USED FOR CONSTRUCTION

PLANS ARE FOR PERMITTING PURPOSES ONLY, NOT TO BE USED FOR CONSTRUCTION





IMPROVEMENT LOCATION SURVEY
DEPICTING PROPOSED FLOAT EXTENSION
26 SHOREFRONT PARK
PREPARED FOR

MAXINE VIGNEAULT

NORWALK, CONNECTICUT

SCALE: 1" = 30 FT.

REVISED: FEBRUARY 24, 2025

OCTOBER 4, 2024
PROPOSED FEATURES UPDATED

SEYMOUR SURVEYING
LAND SURVEYORS ~ ZONING & LAND USE CONSULTANTS
199 WEST AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

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

Paul A. Braverman

CT US #5166

1 inch = 30 ft.



VERTICAL DATUM: M.L.L.W.
HIGH TIDE LINE - ELEV. 9.4
COASTAL JURISDICTION LINE - ELEV. 9.4
MEAN HIGH WATER - ELEV. 7.3
MEAN LOW WATER - ELEV. 0.3
MEAN LOWER LOW WATER - ELEV. -0.0
PLANS ARE FOR PERMITTING
PURPOSES ONLY, NOT TO BE
USED FOR CONSTRUCTION