

FINAL 4/21/21 MINUTES
Town of Greenwich
Harbor Management Commission Meeting
Via Zoom Conference

Members in attendance:

Mike Van Oss, Chairman
Bernard Armstrong, Secretary
Lile Gibbons, Vice Chairman
Casey McKee
Skip Parker
Beth Forbes

Alternates:

Ty Anderson seated
Fridolf Hanson

Ex-Officio Members in Attendance:

Brian Kerzner, Parks and Recreation
Joseph Benoit
Sue Baker
Jill Oberlander
Roger Bowgen

Absent:

Katie DeLuca P & Z
Rick Loh, Board of Parks & Rec
Bill Ingraham
Jim Bonney
Sara Cocco, Conversation
Sean Jordan, Harbormaster

Others in Attendance:

Geoffrey Steadman
Laura Estevez
Valerie Stauffer

1. Meeting called to order at 6:05 P.M. by Chairman Mike Van Oss

Ty Anderson was seated in place of Bill Ingraham.

2. Election of Officers

Bernard Armstrong nominated Mike Van Oss for chairman, Lile Gibbons seconded. Vote unanimous
Lile Gibbons nominated Bernard Armstrong for Secretary Beth Forbes seconded. Vote Unanimous.
Chairman Van Oss nominated Lile Gibbons as Vice-Chairman, Skip Parker seconded. Vote Unanimous.
Chairman Van Oss welcomed the new officers.

3. Approval of Minutes for the March 17th HMC Meeting

Lile Gibbons motioned to approve the Minutes of March 17th meeting. Beth Forbes seconded. Vote unanimous.

4. Chairman's Report

Chairman Van Oss reported on how the various appointment meetings went, stated that there were concerns raised by these committees, Chairman Van Oss invited everyone with concerns to attend any HMC meeting. He then welcome Fridolf, Hanson, Beth Forbes and Ty Anderson. He also stated that he would invite Frank Mazza to the May meeting and have a little thank you reception for al of his efforts over the years.

4. Mooring Committee Report

No report. Joel Labuzetta mentioned that IHYC had 140 moorings with 111 in its outer field and that the size has remained constant Casey Mc Keed asked about BHC. Chairman Van Oss responded that he has not ye spoken with the BHC.

6. Harbormaster Report

The Harbor Master report was not available but will be included with the minutes

7. Finance Committee. No report.

8. Applications Review Committee Report (Chairman Armstrong & McKee and Forbes). Report attached.

Mr. Armstrong reported that only one dock item was on the docket for review,11 Eggleston Lane, Old Greenwich. Bernie and Beth reviewed the charts via ZOOM share. This is a simple seawall repair with the original one built prior to 1939. Shellfish and Conservation expressed no concerns. Lile Gibbons mentioned that a dock application may be forthcoming. Bernard Armstrong motioned that the HMC have no objections, and that a letter be sent to DEEP so stating. Beth Forbes seconded. Vote unanimous.

8. Old Business

- a. Captain Island No Wake zone buoys. Chairman Van Oss reported that while approved they still need to be sited, Geoff Steadman stated that they must be 300 ft apart.
- b. Captain Harbor Dredge is still ON HOLD pending a town policy change on the “equal to all” issue. No report. Geoff Steadman stated that the USACOE has stopped planning dredge projects in Greenwich until it revises its policies. Mike Van Oss how he could get on the next BOS Agenda to discuss. Jill Oberender asked Mike Van Oss what are you hoping the BOS can do? Geoff Steadman estimated that it would cost \$10 million to dredge Grass Island because the spoils are unsuited local dumping
- c. Greenwich Cove dredge- Brian Kerzner, No report.
- d. Unpermitted lobster docks. Letter to Brian Thompson is in process. Jeff Parker suggested that we request a complete inspection of the ground tackle. Mike Van Oss asked Jill Oberender to comment but she abstained. Lile Gibbons asked Skip Parker to contact Dolly Powers for her perspective. Mike Van Oss asked Skip Parker to contact both owners concerning the safety issues. Report on this at next HMC meeting.

9. New Business

- a. Legislative matters

Chairman Van Oss reported that the actual wording in the CT Harbor Management may be unclear which may be undermining the Greenwich Harbor Management Plan as well as others in the state. Geoff Steadman is working with the CT Harbor Management Association as this may impact other CT Harbor Plans as well. He also stated that the intent of the act passed in 1984 was to give each local authority responsibility to manage its harbors. Think of it as Home Rule. Chairman Van Oss stated that we have to work on correcting the language of the law and that he had been speaking with Steve Meskers who is

very supportive of this effort. He also said that he was going to invite Bruce Angiolillo back to help with this process. Lile Gibbons suggested that Mr. Angiolillo write a 1-page brief on the matter for us.

b. Funding sources. Mike Van Oss stated that a local marina has requested to expand to add more slips. HE then requested that Jill Oberender discuss this matter at the next BOS meeting

10. Public Comment. None

Adjournment. Bernard Armstrong motioned to adjourn. Skip Parker seconded. Vote unanimous.

Meeting adjourned at 8:03 pm

Michael Van Oss, Chairman

Bernard Armstrong, Secretary

Application Review Committee Report

4/21/21 HMC Meeting

Bernard Armstrong, Chairman

Casey Mc Kee, Beth Forbes

Finished business

1 new item

General Coastal Plan for a 4/40 dock at 675 Steamboat Rd, Greenwich. New drawing required showing extended property lines into Smith Cove (requested 3/8/21). 4/14/2. License # 202100277-LISGP issued for residential dock at 675 Steamboat Rd.

24 open Items (pending DEEP action)

Rec'd COP Application for Removal of Invasive Phragmites in Bruce Park, Greenwich. Coastal resources in Bruce Park are Greenwich Creek, tidal ponds and associated tidal marshes. Approved by HMC 12/19/18.

Sent signed Pre-application approval letter to Jill Pietropaolo at Race along with the signed Deep Permit Consultation Form (file **17 Byron Dock**).

5/21/19 rec'd Certificate of Permission Application Form for **8 Eggleston Lane** to rebuild a stone seawall. Engineer Jim Bajek. See Dock application now permitted. 2 separate Permission Applications.

Rec'd DEEP Notice of Tentative Determination to approve the application submitted by River Road Development LLC for proposed activity that includes modifying a marina and rowing club. Written comments due to DEEP by June 16, 2020.

9/23/19 General Permit Registration Form for 152 Indian Head Rd for waterfront improvements to replace broken timbers and gangway and ramp. HMC voted in favor at 10/16/19 meeting

Rec'd the Public Notice from the USACOE regarding the kelp farm North of Payea Reach. File NAE-2019-00271 The ACOE is seeking comments regarding this plan. N.B the HMC approved a similar request in 2017,

1/3/2020 Rec'd LWRD License Application for 228 Byram Shore to retain and maintain a 3'x40' aluminum ramp and a 10' by 42" timber floating dock in the Byram Riven in Greenwich. Engineer John Hilts. 1/21/20 Sent HMC position letter to Susan Jacobson.

LWRD License Application for Additional floating docks, replacement of deteriorated bulkheads, seawalls and ramp landings, and reinstallation of and/or modifications to ramps at a commercial recreational boating marina for **112 Water Street**, Greenwich. Engineer John Hilts. There was no objection to this application and letter sent to DEEP on

LWRD License Application for 207 Byram Shore Road to build a 4/40 dock. John Hilts Engineer. The HMC reviewed this project on April 15th and sent is notification out on 4/20/20.

Certificate of Permission Application for dock modifications for 31 Indian Point Lane, Riverside. Engineer is Christina Lopes with Dockos in Mystic, CT. The HMC had no objection to this at its 6/17 meeting.

Pre-submission Consultation Form for Greenwich Point Park to dredge 2.4 acres in Greenwich Cove. This area is part of the 147acre Greenwich Point Park with significant residential development in the area. Sponsor is Brian Kerzner. Engineering by Steve Sternberg, Race Coastal. The HMC had no objection to this at its 6/17/20 meeting.

Pre-Submission Consultation Form for 7 Meadow Place, Old Greenwich., to extend the 50 ft pier, add gangway and timber floating dock. Engineer, Jill Pietropaolo, Race Coastal. Rec'd Shellfish signoff for same.

Revised Pre-Submission Consultation Form for 7 Meadow Place, Old Greenwich. 7/21/20 sent signed Pre-Submission application and letter to Race Coastal,

Pre-Submission Consultation Form to repair a 190 'stone seawall and build a new 110'x4 'pier and gangway at 54 Byram Drive, Greenwich. RACE is the engineer. The commission had great concerns about the non-compliant size of the proposed dock (155 ft) considering there are no other docks in the area and the extreme low tidal conditions mostly mud flats. Armstrong to contact Shellfish to request its inspection. Inspection planned for 9/29/20. Reviewed by HMC on 9/16 & 10/21/20. Unable to provide favorable recommendation.

Certificate of Permission Application to retain and repair the pre-1995 gangway and floating dock structure as well as maintain the existing stone masonry retaining wall and existing stone revetment. Site is 7 Byram Road, Old Greenwich. Jill P is engineer at RACE. 10/2/20 sent to committee for comment. Reviewed by HMC 10/21/20.

Pre-Submission Consultation Form for 200 Shore Road in Old Greenwich to construct a 4 x 88 dock and boat lift and retain a pr-95 stone revetment. Engineer David Provencher at Coastline Consulting. HMC letter sent 2/2/21

Updated Pre-Submission form for an 81' dock, 25' gangway and 10x10 float at 3 Perkely Lane, Riverside. Chris Eggers of RACE is the engineer. The dock location would be at the head of Longmeadow Creek. HMC letter sent 11/11/20 requesting additional information. 12/29/20

Rec'd response from Chris Eggers (RACE) in response to HMC letter. HMC second OK letter sent 2/2/21

Pre-Submission Consultation Form for the footbridge at Greenwich Point Park. Engineer; Race Coastal. Sent to committee. Rec'd Shellfish Pre-submission Consultation Form signed by Roger Bowgen. HMC ok letter sent 2/6/21

Pre-Submission Consultation Form for a 4x34 residential dock, ramp & float at 10 South Crossway, Old Greenwich. Engineer, James Bajek. HMC OK letter sent 2/2/21

Certificate of Permission Application for 708 Steamboat Rd, Greenwich to rebuild and repair substantial damage to an unauthorized seawall in Greenwich Harbor.

Coastal General Permit Registration for a 4/40 dock and stairs at 15 Northway, Old Greenwich.

Rec'd Certificate of Permission Application for 18 Chimney Corner Lane, Greenwich for seawall improvements and a 10% increase in elevation. The commission had no objections. HMC letter sent.

Pre-Submission Consultation form for 12 Indian Lane, Old Greenwich to repair an existing 77" dock, gangway, float, and seawall. The HMC had no objections to this application.

9 Oak Lane Pre-application plans to rebuild a dock extension at 9 Oak Lane, Old Greenwich. The applicant made the requested changes regarding the littoral property rights and the HMC then had no objections to this application. Sent HMC letter and signed Pre submission form for 9 Oak Lane, Old Greenwich on 3/29/21.

The HMC voted unanimous to send an official letter at its 3/17 meeting, to Brian Thompson (DEEP) requesting that the state take whatever action to enforce removal of these lobster pot storage docks from the Mianus River. Letter in process.

New Business

1 new Business Item for review at the 4/21/21 HMC Meeting

3/23/21 Rec'd COP Application for 11 Eggleston Lane, Old Greenwich, for seawall reconstruction. Engineer, Steve Sternberg Race Coastal. No dock in plan

USACOE had no posted action in the GHA for past month.



**Harbor Management Commission
Selectmen's Office
101 Field Point Road
Greenwich, CT 06836-2540
203-622-7713**

Mike Van Oss, Chairman
Lile Gibbons, Vice Chairman
Bernie Armstrong, Secretary

**Meeting Notice
Harbor Management Commission
April 21st Meeting agenda
6:00 P.M.
Via Zoom Conference**

Join Zoom Meeting

<https://greenwichct.zoom.us/j/89805678463?pwd=YXdTQkVRS0d1cXFvUVFGMVZhcDhKQT09>

Meeting ID: 898 0567 8463

Passcode: 5479487

- 1) Call to Order
- 2) Approval of Minutes for March 17th Regular meeting
- 3) Election of Officers
- 4) Chairman's Report
- 5) Mooring Committee Report(Ingraham)
- 6) Harbormaster Report(Harbormaster Sean Jordan)
- 7) Applications Review Committee Report(Armstrong)
 - a. 11 Eggleston Lane
- 8) Old Business
 - a. Captain's Island No Wake Zone Bouys
 - b. Greenwich Harbor Dredge/Grass Island
 - c. Legislative Measures related to recent court decision
 - d. Unpermitted Lobster Pot storage on Mianus River Removal
- 9) New Business
 - a. Discussion of "open to all under equal terms" and how it impacts dredge projects/funding
 - b. Funding sources for Greenwich Harbor in current structure
 - c. TOG Riparian Rights in Byram River- Ebb Tide

10) Public Comment

11) Adjournment

Mike Van Oss, Chairman

The Town complies with all applicable federal and state laws regarding non-discrimination, equal opportunity, affirmative action, and providing reasonable accommodations for persons with disabilities. If you require an accommodation to participate, please contact the Commissioner of Human Services at 203-622-3800 or alan.barry@greenwichct.org as soon as possible in advance of the event.

Good Day,

Please note the below written summary of activities:

For items included on previous months reports, **red text** indicates updated comments.

Moorings 2021 – We may need to double check the regs or permits. The historical process for establishing mooring should remain unchanged, it seems we only need to add the step of obtaining the Harbormaster signature.

Date	Activity
21 March 2021	Attend on board Mooring Vendor Justin Colombo's mooring tender vessel. Very informative experience and good to discuss the situation in Cove. Photos below
03 April 2021	Trip from Cos Cob Harbor to Cove and Greenwich Harbor with Mike on the Skipper II
11 April 2021	Meeting with IHYC dockmaster Joel with Bill and Mike. We discuss: <ul style="list-style-type: none"> - Moving guest mooring near channel - Clarifying and receiving written confirmation from IHYC maintain all boats carry sufficient insurance - IHYC request to have 1 guest mooring at Captains Island - IHYC request permission to have conditionally approved temporary mooring for S/V Ranger. Discussions will continue www.sy-ranger.com/index.html

Communications/Queries/Events from Public

Person/Business/Name	Description	Action (open/closed)
IHYC – Joel Labuzetta	S/V Ranger Mooring Request NW of Hens and Chickens Relocation of outer Guest Buoy 1 Mooring request for Great Captains Letter from Club to HMC	During meeting with Joe, Mike and Bill we discuss a few topics which include those in the description box. Outcomes SV Ranger Conditional approval for mooring subject due shell fish leasee position confirmation, confirmation of ground tackle and swing circle diagram. Yellow Guest buoy is agreed to be shifted further east away from channel Discussion commenced /resumed about 1 IHYC mooring at Great Captains IHYC will issued LOI releasing town and HMC of liability related to moorings under their care as well as confirming all boats have sufficient insurance. Letter to be received.
US Army Corp of Engineers – Alexandra Schafer	Confirmation of Greenwich CT Port Boundaries	Request for HM and HMC confirmation of port boundary currently waiting to reply.

Previous items

Person/Business/Name	Description	Action (open/closed)
Lobster storage floating docks made fast to I-95 in Mianus River	For a prolonged period of time these floating docks are not in compliance with local regs, state DEEP. Dock use has reportedly been in steep decline	<p>Please refer to previous month reports for summary till now.</p> <p>HMC in consultation with Geoff and town legal department will send/have sent a letter to DEEP urging and requesting enforcement action.</p>
Beth Forbes	Possible Live aboard at 600 Steamboat Road	<p>Mike has confirmed no live aboard are allowed according to town ordinance section 7-75 of the town code. Mike, Beth and all currently clarifying details.</p> <p>Greenwich PD Marine Section do not observe anyone living aboard. Also commented the local laws may be unclear on specifics for live aboards on private docks.</p> <p>Mike and I rode past the vessel 03 April where we did not see anyone but hatch was open in the fwd cabin.</p>
Various Mooring Application Comms	-	<p>We have had some communications related to mooring renewals. Some queries are from residents who either coordinated with Ian directly (without town knowledge) or have not maintained their equipment. All have been referred to the mooring committee and requested to keep the Harbor master email in CC. We are working to channel all request received through the correct process.</p> <p>Persons looking for Mooring committee comments –</p> <p>Dave White –Sailing director at Rocky point this summer</p> <p>Michelle Zagardo and Darrel Hoy</p> <p>James Weil</p> <p>Larry Motola</p>

Monthly Written Report
Sean Jordan

HMC Monthly Meeting
April 2021

Jonathan Wilkes (S/V Mystic Pearl)	Verbal report received via Grass Island Dock Master of a line in water between S/V Mystic Pearl and near by mooring buoy. After checking our mooring info data this vessel is not registered with the town and appears to be moored to a winter stick	I cannot find his email. I have sent a text with Bill and Mike included clarifying the town requirements.
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	Unsatisfactory eye which was replaced
	Satisfactory chain vs. Unsatisfactory chain

	Mushroom
	Satisfactory vs. Unsatisfactory Shackle