



HARBOR MANAGEMENT COMMISSION
Selectmen's Office
101 Field Point Road
Greenwich, CT 06836-2540
203-622-7710

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

Approved Minutes

June 15, 2022
In person at Town Hall

Members in attendance:

Bernard Armstrong, Chairman
Mike Van Oss, Vice-chair
Ed Keller seated for Lile Gibbons
Beth Forbes
Ty Anderson
Fridolf Hansen
Bill Ingraham
Skip Parker

Ex-Officio Members in Attendance:

Janet McGuigan, BOS

Absent:

Lile Gibbons

Others in Attendance:

Joe Benoit

- 1) Chairman Armstrong called the meeting to order at 6:02 p.m.
- 2) Executive Session. Chairman Armstrong moved to go into Executive Session at 6:03 p.m. for the purpose of receiving an update from the Town's legal counsel on the appeal of Cohen vs. Deep in the Appellate Court. Vote

unanimous. Eight HMC members were present (absent: Lile Gibbons), Aamina Ahmad and Jeff Steadman. No votes were taken. The Commission moved to return to regular session at 6:35 p.m.

- 3) Approval of Minutes for May, 18, 2022 meeting. Unanimous.
- 4) Chairman's Report:
 - Cohen vs Deep case now in review by Appellate Court.
 - The BET agreed to allow the earmark of \$2 million in the town's CIP budget for potential dredging of Greenwich Harbor and the Grass Island Marina to remain into next year's capital budget. The real issue is resolving the access policy to Grass Island.
- 5) No action on legislative discussion from Executive Session
- 6) Harbormaster Report (Harbormaster Sean Jordan): No report, Sean Jordan absent.
- 7) Finance Committee Report (Anderson): No new finance news
- 8) Mooring Committee Report (Ingraham, Van Oss) Town Party went well with no issues. Mooring permits are being issued.
- 9) Applications Review Committee
 - a. 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.

OPEN ITEMS:

- a. 10 Lighthouse Lane in Old Greenwich - Rec'd Pre-Submission Consultation form on 3/11/22 for a proposed 78' pier/dock. Engineer Jill Peitropaolo at Race Coastal. (Note: tied to sea wall repair application of 1/14/22 (in old business)). After 4/20 HMC Mtg, HMC requested littoral property lines and distances be shown. Applicant submitted revised plans reviewed at 5/18 HMC.
- b. 25 Indian Chase, Greenwich, CT – Rec'd a Pre-submission Consultation form on 03/31/22 to retain an existing stone wall (pre-dates the HMP) and construct a new residential dock.
- c. 3 Eggleston Lane, Old Greenwich – Rec'd COP Submission form for Seawall Repair and a General Permit for a 4/40 dock (5/9/22) with access stairs.
- d. 31 Vista Drive, Old Greenwich – Rec'd Pre-Submission Consultation form on 4/22/22 for a dock relocation and extension of an existing pier.

e. 29 Grimes Road, Old Greenwich – Rec'd Pre-Application Plans to construct a fixed pier and a floating dock structure. Need add'l info including: extended littoral property lines, distance and both existing & proposed structures. Appears to encroach into extended littoral area of adjoining property and restrict in-water access.

f. 77 Club Road, Riverside, CT – Rec'd Pre-submission Consultation form on 1/12/22 for new pier, dock and boat lift. CT Engineer Christina Lopes Dockos. Pending additional information from Dockos.

10) Old Business

Water Hazards Committee Report (Skip parker)

- a. Water skiing in OG has become an issue. Ty Anderson recommended that tickets be issued.
- b. Speed Buoys permits being drafted. JS will follow up. MVO to follow up with Brian for installation.

11) New Business

- a. 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. HMC has no objection.

12) Public Comment: None.

13) Adjournment: 7:40.

Lile Gibbons, Secretary

These minutes were prepared by Laura Estevez

Bernard Armstrong, Chairman



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**Meeting Notice
Harbor Management Commission
June 15, 2022 Agenda
6:00 P.M.**

Mazza Room only and will not be available via ZOOM

- 1) Call to Order
- 2) Executive Session (9 commissioners only)
Discuss pending litigation Cohen vs DEEP with Aamina Ahmad
- 3) Approval of Minutes for the May 18th regular Meeting
- 4) Chairman's Report
- 5) Discussion and subsequent vote on legislative action if necessary
- 6) Harbormaster Report (Harbormaster Sean Jordan)
- 7) Finance Committee Report (Anderson)
- 8) Applications Review Committee Report (Forbes, Anderson, Hanson)
 - a. 77 Club Road. Pre-submission Consultation form for new pier, dock and boat lift for **77 Club Road**, Riverside, CT Engineer Christina Lopes Docko's. Tabled pending new survey from applicant.
 - ~~b. Pre-Submission Form for a proposed 78' pier/dock at 10 Lighthouse Lane in Old Greenwich. HMC is waiting for updated drawings showing extended litorial property lines~~
 - ~~c. Pre-submission Consultation Form for a dock relocation and extension of an existing pier at 31 Vista Drive in Old Greenwich~~
 - d. COP Submission Form for a 4/40 dock with access stairs for 3 Eggleston Lane, Old Greenwich
- 9) Old Business
 - a. Placement of Captain Harbor No Wake Zone Buoys--Mike Van Oss

b. Grass Island “Open to all Policy”--Janet McGuigan & Bernie Armstrong

- 10) New Business
- 11) Public Comment
- 12) Adjournment

Special Notes

The Executive Session will be open only to the 9 commissioners plus Geoff Steadman. All others will be asked to remain outside in the hallway until the executive session is exited.

While this meeting will not offer a ZOOM option Jenny Larkin will still attend to facilitate necessary logistics.

·Bernard Armstrong, 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 .Alan Barry was replaced by Demetria Nelson demetria.nelson@greenwichct.org. The phone number remains the same.