Draft Minutes for HMC meeting of July 20, 2022
Hybrid meeting at Town Hall (Mazza Room) and by Zoom

Members in Attendance:
Bernard Armstrong, Chairman
Mike Van Oss, Vice-Chairman
Lile Gibbons, Secretary
Ty Anderson (remote)
Beth Forbes
Fridolf Hanson (remote)
Bill Ingraham
Ed Keller
Skip Parker

Ex-Officio Members in Attendance:
Susie Baker, Shellfish Commission (remote)
Joe Benoit, RTM
Scott Johnson, Board of Parks and Recreation
Janet McGuigan, BOS

Others in Attendance:
Aamina Ahman, Town of Greenwich Attorney
Geoff Steadman, Consultant to the HMC

1. Chairman Armstrong called the meeting to order at 6:00 p.m.

2. Attorney Ahman spoke to the Commission about the new rules enacted by the Legislature this year on public notices for meetings and handed out documents. (Summary sheet attached.)

A brief synopsis of these rules is as follows:
Meetings-regular and special meetings
a. Meetings can be fully remote, fully in person, hybrid
   - 48 hours notice of meeting must be posted, with instructions for electronic participation, if hybrid or fully remote.
   -24 hrs. ahead, the agenda must be posted with instructions for electronic participation, if hybrid or fully remote.
b. Rules for agenda for a regular meeting different from those for a special meeting
   -For a reg. meeting, can change the agenda at the meeting with a 2/3 vote
   -For a special meeting, cannot add to the agenda
   -Can add an extra meeting if it’s scheduled 30 days ahead of meeting date
c. Any vote taken at a meeting where any member participates remotely must be taken by roll call unless the vote is unanimous
d. The minutes must record who attended in person and who electronically
   Q. How long must the town keep recorded minutes? Town hasn’t come up with a policy yet. Recorded minutes still available.
e. Draft minutes to be posted 7 days after meeting held.

Committee meetings, working groups
a. If a group has been assigned a special task to report back to the commission, that meeting to be posted.
b. A conversation between members is not a special meeting.

3. Approval of the minutes of June 15, 2022. Beth Forbes asked to have Sections 9-b through h deleted as they were redundant from the previous month’s meeting. On Section 9-a, she said the minutes should read, “Rec’d DEEP notice of tentative determination to approve the application submitted for Tod’s Driftway at Greenwich Point Park. Written comments due to DEEP by June 16, 2022.” Motion to approve as revised by Beth Forbes. Mike van Oss seconded. Unanimous.

4. Chairman’s report
a. $2 million in Town’s CIP line. BET Budget committee voted to carry over to 2023.
b. Harbormaster Sean Jordan resigned in late June for personal reasons.
c. Boat accident in the Riverside marina last week. “A hit and run” damaged a vessel in the marina. Police contacted.

5. Harbor Inspection report.
   Chairman Armstrong and Bill Ingraham took a tour of the Greenwich Harbor. Noted that if Grass island were to be dredged, there would be room for additional moorings. Also visited Captain’s Island (to observe exact location of the six speed buoys) and the Byram River area. Went up the Mianus River to 77 Club Road for a site visit on a dock application and reported the channel is very narrow and would be narrower if the dock and tie-up were approved.
6. Financial report: Finished our fiscal year in June. Net budget surplus of $7,000 (some bills perhaps not yet paid) Forecast modest deficit for next year. $53,000 collected in mooring revenue which translates to approximately 700 paid moorings. Issue of abandoned moorings, or moorings that were not paid for. Suggestion: in 2023 budget, discuss increase in the mooring fee.

7. Application Review report
   a. 29 Grimes Road. Original plans showed the proposed dock extended into the littoral property lines of the neighbor. Scott Johnson says applicant does not mind moving out of the littoral lines. Which means crossing pristine wetlands. DEEP will not approve dock over the littoral lines. DEEP suggesting applicant get a letter from neighbor saying no objection to the dock siting. (It was suggested this would not be possible). Discussion ensued that the plans as directed is not consistent with the HM plans. Beth suggested this be tabled until September meeting.
   b. 6 Lighthouse Lane. Discussions still ongoing.
   c. 32 Indian Point Road. Town is responsible for the drainage requirements to be addressed. HMC needs to ensure water run-off does not have contaminants. HMC will send a letter saying we want more information with regard to the comments made by the Conservation Commission.
   d. 99 River Road. Geoff spoke with DEEP on this property. Replace an old floating dock with new. In 1984 there was approval for a dock structure. If built, was not maintained. Current dock not consistent with original dimensions. DEEP asking when dock was constructed and what is the current use.
   e. 33 Byram Shore Road. HMC received a letter saying the dock is non-compliant. We don’t know when the dock was constructed. If the owner is fined, the monies could go into a special fund or to the Town of Greenwich. Q. Amount of the fine?
   f. 31 Vista Drive. The dock as shown on the plan is outside the converging point of the littoral lines. Applicant says the extension of the dock does not impact the boating rights of the neighbors. To be consistent, HMC will comment to DEEP the dock as presented is inconsistent with our plan as the dock is outside the boundaries of the littoral lines.
   g. 17-23 Smith Road. We have concerns about granting a waiver that will impact the Harbor with increased water run-off. HMC has no basis to recommend a waiver. The run-off should have a higher threshold than that of a one-year storm and should prove that the water going into the sound would not be deleterious to Greenwich waters. Write a letter to P&Z.

8. Executive Session—moved to the end of the meeting.
9. Old Business
   a. No Wake Zone Buoys. Bill Ingraham reported that Justin Columbo checked the state coordinates of the buoys. Buoys put in with proper
coordinates. Need two more speed buoys as they can only be 300 feet apart.

b. Janet McGuigan reported she has made contact with USACE. Suggests HMC make a proposal to the ACE. Some uncertainties as to how they enforce the 408 policy. Meeting next week to discuss.

c. Water Hazards—Skip Parker
Further reason to remove the docks under the Mianus River is they are unlit at night. Status quo as the bid from the vender who was interested in removing the docks came in substantially more than budgeted.

10. New Business—nothing

11. Public comment—nothing

8. Returning to #8, Executive Session, for the purpose of bringing commissioner members up to date on the Harbormaster search. Ed Keller moved to go into ES at 8:45 p.m. Seconded by Mike van Oss. All Commissioners present except Bill Ingraham. No votes taken. Ed Keller moved to return to regular session at 9:05 p.m. Skip Parker seconded. Returned to regular meeting at 9:05.

12. Mike van Oss moved to adjourn at 9:06 p.m. Skip Parker seconded. Unanimous.
Harbor Management Commission
Selectmen’s Office
101 Field Point Road
Greenwich, CT 06836-2540
203-622-7713

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

Meeting Notice
Harbor Management Commission
July 20, 2022 Agenda
6:00 P.M.
Mazza Room and by ZOOM

Here’s the Zoom link:
https://greenwichct.zoom.us/j/84205004136?pwd=dy8wZFVsYlBKNUhUM25YZ2Z5VStVQT09
877 853 5257 or 888 475 4499
Webinar ID: 842 0500 4136
Password: 2186181

1) Call to Order
2) Public Notice Guidelines for commissions, sub committees Aamina Ahmad
3) Approval of Minutes for the June 15th regular Meeting
4) Chairman’s Report
5) Harbor Inspection Report Armstrong & Ingraham
6) Finance Committee Report (Anderson)
7) Applications Review Committee Report (Forbes, Anderson, Hanson)
   33 Byram Shore Road Beth Forbes
8) Executive Session (commissioners only)
   Harbor Master Search Committee- Lile Gibbons
9) Old Business
   a. Captain Harbor No Wake Zone Buoys Mike Van Oss
   b. Grass Island Committee Report Janet McGuigan
   c. Water hazards Skip Parker
10) New Business
11) Public Comment
12) Adjournment

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.
<table>
<thead>
<tr>
<th>Type</th>
<th>Notice</th>
<th>Agenda/Notice Contents</th>
<th>Adding to Agenda/Notice</th>
<th>Filing Record of Votes</th>
<th>Filing Minutes</th>
</tr>
</thead>
<tbody>
<tr>
<td>Regular</td>
<td>File yearly schedule w/Town Clerk by Jan. 31st, 30-day moratorium.</td>
<td>Agenda available at least 24 hrs. before meeting – with Town Clerk and agency’s office.</td>
<td>Agenda items may be added by 2/3 vote of those members present and voting.</td>
<td>Within 48 hrs. after meeting (if minutes not available within 48 hours).</td>
<td>Within 7 calendar days after meeting.</td>
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<tr>
<td>Special</td>
<td>At least 24 hrs. before meeting, file with Town Clerk and on website.</td>
<td>At least 24 hrs. before meeting. Time, place and business must be included in notice.</td>
<td>Not permitted.</td>
<td>Within 48 hrs. after meeting (if minutes not available within 48 hours).</td>
<td>Within 7 business days after meeting.</td>
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<tr>
<td>Emergency</td>
<td>None required if emergency is justified.</td>
<td>None required if emergency is justified.</td>
<td>Only emergency matters may be considered.</td>
<td>Within 48 hrs. after meeting (if minutes not available within 48 hours).</td>
<td>Within 72 hrs. after meeting. Must state reason for emergency.</td>
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Application Review Committee Report
7/20/22 - HMC Meeting
Beth Forbes, Chairman
Ty Anderson, Fridolf Hanson

New Business / Agenda Topics – for 7/20 Meeting

1. **29 Grimes Road, Old Greenwich** – Rec’d Pre-Application Plans to construct a fixed pier and a floating dock structure. Engineer Lawrence Liebman, SE Minor. 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. 
   6/15/22: HMC Letter sent 6/13/2022; need additional information from applicant to complete HMC review.
   • Response received from Applicant’s Engineer, Lawrence Liebman on 7/14
   • HMC Discussion 7/20
   • Shellfish Sighting scheduled for 7/22
2. **6 Lighthouse Lane, Old Greenwich** – No Application submitted thus far. Applicant informed HMC that discussions are underway with 10 Lighthouse Lane regarding a joint Dock
   • HMC Update 7/20
3. **32 Indian Point Road, Riverside** – Pre-submission Consultation Form - Relocation of existing footing drain and modification / lowering of portion of existing seawall.
   • Conservation Commission Memo 7/19
   • HMC Discussion 7/20
   • Shellfish Sighted 7/20
4. **99 River Road, Cos Cob** - Pre-submission Consultation Form – 1) Shoreline Stabilization (Revetment and Modification of existing shoreline) and 2) Approval of existing floating dock system
   • HMC Discussion 7/20
5. **33 Byram Shore Road, Greenwich** – DEEP Notice of Non-Compliance – Unauthorized Dock
   • HMC Discussion 7/20
6. **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. Engineer Azure Dee Sleicher at RACE.
   6/15/22: HMC Letter sent 6/13/2022; need additional information from applicant to complete HMC review.
   • Response received from Applicant’s Engineer, Azure Dee on 7/19
   • HMC Discussion 7/20
   • DEEP email 7/20
7. **17-23 Smith Road** - Coastal Sight Plan Review – increased impervious coverage and stormwater runoff impacts
   • P&Z
   • HMC Discussion 7/20
   • DEEP email
Old Business – Updates for 7/20 Meeting Underlined below

1. Tod’s Drift Way at Greenwich Point Park. The HMC no objections to this application at its 6/16/21 meeting. Letter sent 7/14/21. 4/29/22 DEEP Approval with 60 day comment period – HMC Letter drafted and to be sent 7/21/22 to indicate HMC identifies this park as a focal point and central facility for public water access, encourages and supports timely and environmentally sound repair and maintenance, supports preservation of fish and wildlife habitat, and applicant should employ appropriate Best Practices Management

8. 10 Lighthouse Lane, 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 Mtg. 6/15/22: HMC Letter sent No objection moving forward to application, recommends communication with adjoining property owner (i.e., 6 Lighthouse Lane). See related 7/20 update regarding joint dock discussions with 6 Lighthouse Lane under new business

9. 25 Indian Chase, Greenwich – 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. Engineer Mark Jackson at Coastline Consulting. No objection at 4/20 HMC Mtg 6/15/22: HMC Letter sent 6/13/2022; No objection moving forward to application


11. 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 Docko’s. Tabled pending additional information from Docko’s. 6/15/22: Verbal conversation – Tabled – until further information/data is received from applicant

12. 619 Steamboat Road - 12/13/21 - Pre-Submission Consultation Form to construct a 4’x4’ wooden landing and an 8’x12.5’ float at 619 Steamboat Rd, Greenwich, CT. Engineer Tom Ryder at Land Tech, Westport Rec’d Pre-Submission Consultation Form from Shellfish for 619 Steamboat Rd. Greenwich, stating will “not adversely impact shellfish”. Conservation cited many issues of concern that will need to be addressed.

13. 613 Steamboat Road - 11/26/21 - Pre-Submission Consultation form to construct a 36” x 3” ramp and a 8x12 Float at 613 Steamboat Road, Greenwich. Engineer Land Tech, Westport. Rec’d Pre-Submission Consultation Form from Shellfish for 613 Steamboat Road stating that this will “not adversely impact shellfish.”

14. 10 Lighthouse Lane, Old Greenwich - Rec’d COP Application for Sea Wall repair. Engineer Race Coastal. 1/14/22