



HARBOR MANAGEMENT COMMISSION

Office of the First Selectman
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Phone: 203-622-7713

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

HMC minutes of October 18, 2023-DRAFT

Commissioners Present

Bernard Armstrong, Chairman
Mike Van Oss, vice-Chairman
Lile Gibbons, Secretary
Beth Forbes
Jason Halio
Chris Lagano
Skip Parker
Ty Anderson
Ed Keller

Others Present

Janet McGuigan, BOS
Geoff Steadman, HMC consultant
Brian Kerzner, Parks and Recreation

1. The Chairman called the meeting to order at 6:01 p.m.
2. The minutes of September 20, 2023 were approved unanimously.
3. Chairman's report
Thank you to Geoff Steadman for his article in the press on the ongoing discussion with DEEP.
Lobster Barge hearing. Rescheduled for Dec. 8.
4. Mooring Committee Report (see attached for revenue and mooring stats to date)
 - Only 45 outstanding moorings and only 9 that haven't paid
 - LynxLog continues to be an issue. (No phone contact.) We don't have a contract and can terminate at will. Suggest we use Onlinemooring.com. (HMC left Online Mooring five years ago due to problems with the software which has since been redone.) Price identical to Lynxlog. Discussion on how to switch vendors. No need for town approval as contract is below \$5,000. Southport and Norwalk using Online mooring and pleased with the service. MOTION: Skip Parker moved the hiring of Online Mooring to run in tandem with Lynxlog for two months. Mike van Oss seconded. Unanimous.
 - Jenny Larkin asked the commission to discuss storage of old records and permit applications. Seeking legal opinion as to how long and how to keep them.
5. Harbor master report (see attached)
Discussion on Harbor Master's request to the state for funds to purchase a state owned vessel to be shared by five harbormasters for use in retrieving abandoned moorings.

Questions: Who would own the vessel (the state). Who would maintain (the state). Where would it be moored. (Most likely in Greenwich until another partner wants to use it. Keep the sharing “local” so boat can be transported between towns by water.—Harbormaster has the authority to issue a mooring permit for a state owned vessel). No town responsibility for the vessel since the Harbormaster is indemnified by the state. Where to store abandoned mooring tackle (there is an area at Tod’s Point that is fenced in for temporary storage). Norwalk Harbormaster has already removed abandoned moorings.
Harbormaster vessel is to be pulled 11/15.

7. Finance Committee

Ty Anderson and Jason Halio presented the 2024-25 budget to the BOS along with a request to increase the mooring fees from \$75 to \$100 beginning with the 2024 season. Mooring fees have not been increased for 10 years and expenses have increased. (professional services, boat maintenance, costs associated with pulling abandoned moorings). At \$75/mooring, revenue does not cover all the expenses. BOS will have second reading of the HMC budget October 27, and will vote. December, 2023, RTM has a first read of the requested fee increase. January, 2024, RTM votes on the proposed mooring fee increase.

8. Applications Review. (see attached)

9. Old Business

Mooring fees—reviewed above in Finance

Lobster barge hearing—as reported by Chairman for December 7 and 8

Status of Greenwich Harbor dredge

Janet McGuigan reported the USACE funds have been earmarked but not yet released. HMC to send in another form which is in the works.

Geoff Steadman reported when the USACE did its survey of the channel earlier this year, noted a dock which extends into the channel. DEEP has to determine if dock is properly permitted.

10. New Business—Brian Kerzner from Parks and Rec Department

ADA access project in the Byram marina. Plans for an 80’ gangway to make it ADA compliant. Will provide 5 ADA slips. Funding approved. Footprint to remain the same. Town has three years since January 1, 2023 to complete the project. Need to get the permits, go out to bid, then build. Not all public docks in town are ADA compliant. This regulation fairly new and town is starting with Byram dock. (Grass Island, Cos Cob Marina next on the list).

11. Public Comment—

Johann Thalheim commented the height of new docks as required by DEEP seems unnaturally high and unnecessary.

12. Adjournment: Lile Gibbons moved to adjourn at 7:50 p.m. Mike van Oss seconded. Unanimous.

Respectfully submitted,

Bernard Armstrong, Chairman

Lile Gibbons, Secretary



STATE OF CONNECTICUT HARBOR MASTER *OF* GREENWICH

Harbor Master Report for the October 18, 2023 Harbor Management Commission Meeting

- Winding down the season:
 - Assessing 2023 issues (like buoy placements) and making notes and arrangements to address pre-2024 season.
 - Monitoring safe and compliant vessel removal/hauling
 - Trying to spend “extra” time on the water; recognizing that less boaters are on the water to support each-other.

- I have completed 50% of my 100-Ton Master Captain's License course.

- Completed SEP application for a grant from DEEP for 80k+ for the purchase a utility vessel capable of removing delinquent moorings, repositioning buoys/markers, and other navigable hazards.

- With DEEP support, I have begun a new SEP application to fund a brand-new State of Connecticut Harbor Master Association. The purpose:
 - Create a resource for Connecticut Harbor Masters to utilizes each-others acquired and institutional knowledge.
 - Create a platform that can speak for all Harbor Masters when legislative changes may be needed.

- Continue to work on the Lobster Barge
 - Working with DEEP
 - Working with owner(s)
 - Working with Bernie, TOG Attorney, and Mr. Geoff Steadman



Paul Cappiali
Greenwich Harbormaster

HMC – Applications Committee – 10/18/2023- Beth Forbes

Update on Completed Items:

HMC Letters Sent:

1. **33 River Road, Greenwich, CT** – General Permit Registration for Coastal Maintenance (**Marina Reconfiguration Boundary**) - Letter sent with comments and no objection – 10/07/2023
2. **130 Field Point Circle, Greenwich, CT** – Pre-application Consultation to install a private pier, ramp, and floating dock - Letter sent requesting additional information to complete pre-application review – 10/07/2023
3. **184 South Water Street, Greenwich, CT** – Certificate of Permission to repair existing, deteriorated steel bulkhead - Letter sent with comments and no objection – 10/16/2023

CT DEEP Licenses Issued:

4. **14 Marlow Court, Cos Cob, CT - (31 Indian Point Lane, Riverside, CT)** - DEEP License # 202304837-COP 10/15/2023 (Certificate of Permission)
5. **32 Indian Point Lane, Riverside, CT** – DEEP License # 202212260-SDF – 10/11/2023 (Structures, Dredging and Fill Permit) - Modify existing seawall (Tidal Pond of LIS)

Update on Open Items & Discuss New Applications / Topics:

Open Items:

1. **2 Lighthouse Lane, Old Greenwich, CT – Multiple Neighbor Comments**
 - a. **Previously reviewed Pre-Application Consultation for a Private Dock.** Letter sent with preliminary comments and no objection to applicant proceeding with application to DEEP for regulatory review with conditions – 4/18/2023
 - b. Neighbor Concerns/Complaints:
 - i. Krysten Ericson (concern) – 203-550-7919;
 - ii. Alison Leigh (concern) – 203-667-7832; alisonfarnleigh@gmail.com
 - iii. Ledge Road Beach Association (concern) - anonymous
 - c. Engineer called as to why on agenda - Azure Dee Sleicher – RACE Engineer – 203-395-6351
 - d. DEEP has heard from neighbors who have expressed concern; DEEP is not aware of the specific concerns and has not received a permit application.
 - e. DEEP Engineer submitted application on Friday, 10/13 and will attend the 10/18 HMC meeting. Interested neighbors are also expected to be in attendance
2. **MRBYC - 98 Strickland** – Dredging – See 9/20/2023 Notes above – HMC Commission, Application Committee and/or Consultant Never Reviewed Application. Applicant indicates receipt of HMC pre-application letter of no objection; DEEP has not received a permit application and has no letter from HMC. BA indicated that he signed off on this application electronically.

New Items:

3. **35 Chapel Lane, Riverside, CT - 09/19/2023** – Pre-Application Consultation for Private Dock
 - a. Preliminary review and discussion with DEEP indicates no apparent issues
 - b. **HMC Action – Further review required.**

4. **207 Byram Shore Road, Greenwich, CT - 09/21/2023** – Pre-Application Consultation for Private Dock
 - a. Preliminary review and discussion with DEEP indicates no apparent issues
 - b. **HMC Action – Further review required.**

5. **270 South Water Street, Greenwich, CT - 10/11/2023** – Coastal General Permit Registration for 4/40 Docks and Access Stairs (Dock in the Byram River). Preliminary review indicates:
 - a. Boat would be right next to the federal channel (apparent 2-ft set-back);
 - b. Port Chester Harbor Federal Navigation Project is the responsibility of the NY District of the Corps of Engineers and regulatory authority over proposals from the Greenwich side is with the New England District and DEEP.
 - c. Previously issued dock General Permit approval in 2009; dock was not built; current proposal is same as proposed in 2009.
 - d. DEEP agrees on need for proper set-back from federal channel and reports this was not considered when DEEP issued approval for dock in 2009. DEEP will direct applicant to contact Corps of Engineers and agrees that approval through General Permit may not be appropriate at this time.
 - e. **HMC Motion - HMC should express its concerns regarding lack of appropriate set-back and recommend to DEEP that no action be taken on this proposal at this time.**

6. **4 Little Cove Place, Old Greenwich, CT – 10/16/2023** – Coastal General Permit Registration for private 4/40 Docks and Access Stairs
 - a. Project - Steps, 4x16 pier, 3x28 ramp, 5x6 ramp float, 6x16 timber float dock – Registration received by HMC 10/16/2023
 - b. Preliminary review indicates no apparent issues
 - c. DEEP reports it has not received the registration form at this time.
 - d. **HMC Action – Further review required.**