

TOWN OF FAIRFIELD
HARBOR MANAGEMENT COMMISSION
MEETING MINUTES OF JULY 19, 2022

A Meeting of the Harbor Management Commission (HMC) of the Town of Fairfield was held on Tuesday, July 19, 2022 at 4:30 p.m. in the First Floor Conference Room of Town Hall, 611 Old Post Road, Fairfield, CT, and via teleconference.

MEMBERS PRESENT: Kim Taylor, Chairwoman, Jacob Herschler; Sam Cargill, Jeff Warren, and Don Hyman. **ABSENT:** Bill Perugini, Doug Metchick, and Eric Sundman. **ALSO PRESENT:** Geoff Steadman, HMC Consultant; Jeff Engborg, Pequot Yacht Club (PYC) Manager; Bryan LeClerc, Harbor Master.

CALL TO ORDER: The meeting was called to order at 4:30 p.m. by Chairwoman Taylor. Jeff Warren was appointed to sit as a full member.

SALUTE TO THE FLAG

APPROVAL OF MINUTES: May 17, 2022: Jeff Warren *moved* and Jac Herschler *seconded* to approve the May 17, 2022 minutes as presented. *Motion passed unanimously.* June 21, 2022: Don Hyman *moved* and Jeff Warren *seconded* to approve the June 21, 2022 minutes as presented. *Motion passed unanimously*

CHAIRWOMAN'S REPORT: Chairwoman Taylor reported the following communications:

1. June 22, 2022 email to Josh Labella transmitting link to Southport Harbor Annual Report.
2. June 23, 2022 meeting with Joe Salvatore of the Connecticut Port Authority and Geoff Steadman at the Lower Wharf – *Discussed in greater detail later in the meeting.*
3. June 29, 2022 meeting with the Town's Engineering Department about the Town's plans to replace the Perry Green bulkhead attended by Commissioner Herschler and Mr. Steadman - *Discussed in greater detail later in the meeting.*
4. July 6, 2022 meeting with Colin Clark and Sue Bailey of DEEP, John Short, Chair of the Shellfish Commission, Mr. Steadman, representatives of the 1133 -1155 Sasco Hill Road development team, and RACE at Kensie Point to view the site of the proposed dock - *Discussed in greater detail later in the meeting.*
5. July 8 and July 12, 2022 email exchange with Merry Mao, Fairfield Webmaster, and Dave Kelley, Fairfield IT Director, in connection with tracking web traffic to links in the Southport Annual Report - *Chairwoman Taylor noted that she had been advised by Merry Mau that there was no record of anyone reviewing the pdfs linked to the Southport Harbor annual report on the Town website – this will be investigated further since there were individuals who had reported they had been reviewing this document on the website.*

6. July 7, 2022 email from Steve Sternberg of RACE with updated costs for Lower Wharf project – *Mr. Steadman received updated estimates for the Lower Wharf project – discussed in greater detail later in the meeting.*

Sam Cargill announced that he was now present at the meeting via teleconference; Jeff Warren sat as an Alternate for the remainder of the meeting.

HARBOR MASTER REPORT: Mr. LeClerc: Harbor Master LeClerc noted that the harbor has been very active; there are two open mooring locations which have been offered and verbally accepted – awaiting submittal of paperwork.

A new property owner and resident has put his name on the waiting list and has claimed riparian rights.

Harbor Master LeClerc has requested the commercial fishing log book and catch reports required by the DEEP and the HMC's Rules and Procedures from the individual who had received a priority mooring because of his status as a commercial fisherman.

There was a minor accident/incident involving a PYC Ideal sailboat and a power boat. The owner and PYC are handling the matter.

NEW APPLICATIONS: No new applications.

OLD BUSINESS:

LOWER WHARF PROJECT: Mr. Steadman: Mr. Steadman reported that he and Chairwoman Taylor had met with Joe Salvatore of the CT Port Authority at the Lower Wharf to discuss the wall and pier repair projects. Mr. Salvatore suggested that the HMC apply for additional SHIPP grant funds, as the existing funding originally awarded for dredging and to be re-purposed for the Lower Wharf work may not be sufficient for the wall and pier work. Also discussed was the Port Authority requirement for a local cost-share in the amount of 20% for any new grant award. This was discussed at length as the Town had already expended a significant amount of money in furtherance of the initial boat ramp portions of the overall project. Since the Town has already spent significant funds as required by the original SHIPP grant and the money from the original SHIPP grant would be repurposed to start work on the wall and/or piers, the HMC discussed whether some or all of the original Town cost-share can be applied to the work at the Lower Wharf as now planned. This will be discussed with the Port Authority. The HMC discussed the updated cost estimates as provided by RACE for the pier and wall work. The previously provided SHIPP dredging funds to be re-purposed are not sufficient for accomplishing all the desired work at the Lower Wharf. It was the consensus of the HMC to pursue repair of the wall at this time with the available funds and pursue additional SHIPP funds next year to complete the remainder of the project.

SAND MANAGEMENT PROJECT: Mr. Steadman: Mr. Steadman reported that he spoke with Milan Bull of CT Audubon; a report to the ACOE will be drafted with an assessment of the piping plover habitat at the dredging site (sand spit). Mr. Bull has visited the site many times over a number of years and has told Mr. Steadman that he did not find any piping plover nests and that the location is not a valuable habitat for these birds. The issue regarding ownership of the dredging site is still being reviewed by the ACOE real estate division. It was noted that the ACOE wishes to move this matter forward as quickly as possible.

MOORING COMMITTEE: Jac Herschler: Commissioner Herschler advised the HMC that the Mooring Committee had last met on July 12th. In addition to the information provided in the Harbor Master's report, Commissioner Herschler indicated that the Harbor Master is actively pursuing the required information about vessels at private docks. Mr. Herschler spoke with Marina Manager Justin Cathcart regarding the 9 moorings at Perry Green – it is possible that it may be feasible to transfer the administration of these moorings to the HMC. This will be reviewed further. Based on the review of the Deed conveying the property to the Town of Fairfield, it appears that such a transfer of administration may be consistent with the deed restrictions. The HMC discussed whether the location of moorings tied to Perry Green presents any ACOE permitting issues.

KENSIE POINT – Meeting with DEEP and 133-1155 Sasco Hill Rd Development Team- Mr. Steadman: Mr. Steadman reported that he, along with Chairwoman Taylor and Shellfish Commission Chairman John Short met with Devin Santa of RACE, representatives of the development team, and representatives of DEEP on site to discuss the proposed dock construction project. At the meeting, Chairman Short discussed the significant volunteer efforts to stock the nearby shellfish beds and continue development of the Town shellfish program, including relays. Mr. Short further advised the DEEP representatives that alteration of the shoreline at this location could adversely impact the shellfish beds. There was also discussion of the possibility that other, future property owners will wish to construct docks in this location. Mr. Steadman provided the HMC with an informative and historical presentation with regard to Kensie (aka Kenzie's) Point: In addition to the discussion found on the audio recording below, the powerpoint presentation can be reviewed here: [PowerPoint Presentation \(fairfieldct.org\)](https://www.fairfieldct.org/PowerPointPresentation)

It was noted that the application to DEEP has not yet been formally submitted, and meetings have been held with the various stakeholders. Chairwoman Taylor noted that it is her understanding that DEEP will review all of the information gathered/submitted to date and will take the same into consideration once an application has been formally filed.

LOWER WHARF MEMORIAL BENCHES: Mr. Cargill & Mr. Sundman: No update provided this evening; this will be reviewed at the August meeting.

DEPUTY HARBOR MASTER SEARCH: Mr. Perugini: No update provided this evening; this will be reviewed at the August meeting.

NEW BUSINESS:

1. Perry Green wall replacement project: Mr. Herschler: Commissioner Herschler attended the meeting in Chairwoman Taylor's absence. Mr. Steadman was also in attendance. The presentation was hosted by the Town Engineering Department and led by RACE. The presentation was to preliminarily discuss how to approach this project. A history of the site was provided. Soil borings have been taken. The Historic District Commission, Sasquanaug Association, and other stakeholders are involved. The project will be coordinated with the PYC (the PYC's bulkhead is connected to the Perry Green bulkhead) and construction will take place in the winter months.

ADJOURNMENT: There being no further business to come before the Commission, Don Hyman *moved*, and Jac Herschler *seconded* to adjourn at 5:35 p.m. *Motion passed unanimously*.

The audio recording can be found here: [Harbor Management Commission 07/19/22 - YouTube](#)

Respectfully submitted,
Betty Gabriel