

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
APRIL 23, 2025**

ATTENDANCE: Alan Kibbe, Chair; Jeff Mangels, Vice Chair; Laurie Jones, Secretary; Chris MacDonnell; Dr. John Pinto; Mike Matthews; Matt Gifford

ABSENT: Chris White, Don Remson

STAFF: Amelia Williams

OTHER: Bruce Lovallo, Harbor Master; Sgt. Justin Bisceglie, Marine PD

CALL TO ORDER

Chair Kibbe called the meeting to order at 6:02 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC PARTICIPATION

Ms. Diane Lauricella came forward for Public Participation regarding her concerns with proposed changes to the zoning regulations related to accessory dwelling units. She also expressed concern about permits for Manresa without review from a functioning Water Quality Committee. Mr. Kibbe stated that he is trying to get the Water Quality Committee going again but his understanding is that the Mayor doesn't plan to re-activate it during the rest of his term.

ACCEPTANCE OF MINUTES

REGULAR MEETING: MARCH 26, 2025

Ms. Jones reported that Dr. Pinto had made a few edits which were reflected in red in the latest draft emailed to the Commissioners.

**** MR. MANGELS MOVED TO ACCEPT THE MINUTES OF MARCH 26, 2025, AS AMENDED.**

**** DR. PINTO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

POCD AMENDMENT REFERRAL - AFFORDABLE HOUSING ACTION PLAN

Dr. Pinto said he had two comments regarding Table 1, Item 3 and Table 1, Item 7, both related to municipal parking. The document was provided for those present. He reviewed his proposed additions as follows in italics:

4-11/ page Table 1 Item 3:

This municipal surface parking lot is located along the Norwalk River and serves the surrounding retail shops. This site may be suitable for future redevelopment, particularly given its location in an active area. Future redevelopment would likely need to include municipal parking to meet existing parking needs *and sustainable site design that reduces impervious surfaces, incorporates stormwater management strategies, prevents pollutant discharge into the Norwalk River, and supports long-term climate adaptation.* In addition, this site is located in an area that experiences flooding. Potential flooding

4-12/ page Table 1 Item 7:

This large municipal surface parking lot is located near the Norwalk River and Irving Freese Park (pocket park) and serves the surrounding commercial area. The site has potential for future redevelopment. Future redevelopment would likely need to include municipal parking to meet existing parking needs of this active commercial area. In addition, future development would need to *incorporate modern drainage infrastructure and low-impact development techniques that will not only enhance environmental performance but also position the project as a model of ecologically responsible urban redevelopment in coastal and river-adjacent community.*

It was suggested to table this item for proper review. He was told this item was tentatively on the P&Z agenda for June.

CAM REFERRAL - 36 DOCK ROAD - DEMOLISH AN EXISTING HOUSE AND CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH ASSOCIATED SITE IMPROVEMENTS ADJACENT TO VILLAGE CREEK

There was no representative for this application. The plans for the lot were provided for those present. Dr. Pinto provided an overview of the proposed work. There have been no major comments from P&Z regarding the application other than tree replacement.

**** DR. PINTO MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN PROVIDED THAT THE APPLICANT MAINTAINS BEST MANAGEMENT PRACTICES DURING THE CONSTRUCTION AND MAKING SURE THAT THERE'S NO ADVERSE EFFECT ON ENVIRONMENTAL QUALITY OR INCLUDING WATER QUALITY AND THAT THE HMC DOES SUPPORT THE ASPECT OF REDUCING THE IMPACT OF STORM WATER RUNOFF ON THE HARBOR.**

**** MS. JONES SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

**TEXT AMENDMENT REFERRAL - ZONING REGULATION TEXT AMENDMENT
TO ARTICLES 4, 6, 8 AND 9**

Dr. Pinto provided the proposed Zoning Regulation text amendments and the revised language edits that are being recommended by the HMC Application Review Committee.

**** CHAIR KIBBE MOVED TO ACCEPT THE APPLICATION REVIEW
COMMITTEE'S WORK ON THE TEXT AMENDMENT REFERRAL.**

**** MS. JONES SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

REPORTS

CHAIRPERSON

Chair Kibbe came forward to deliver his report. He congratulated those who were involved in getting the grant funding resolved for building the East Basin docking facility. They still need to resolve how the facility supports the commercial mooring field.

The Harbor Master's agreement with the State comes up for renewal at the end of June. He asked the Commissioners to send him any feedback about reappointing Bruce Lovallo to the position.

SHELLFISH COMMISSION

Mr. Bartush's report was read for those present:

26 Shorefront Park - application was tabled.

163 Gregory Blvd – pending site visit for consultation completion.

The May Shellfish Committee meeting will likely be canceled..

STAFF

CONSULTANT

In the absence of Mr. Steadman, there was no report at this time.

COMMITTEES

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to deliver his report. He said no new reservations had come in on Dockwa. 52 online moorings are approved, 49 are under review. Edwards Marine will be inspecting the transient moorings. Mr. Mangels is researching floating docks with Gary Wetmore

for visitor use. All three managed fields have paid their first payment. The Harbor Master boat is ready for action. There were no safety issues to report currently. He reviewed the progress of Shea Island cleaning by the Boy Scouts.

HARBOR MASTER

This item was handled out of order. Mr. Lovallo came forward to deliver his report. He said Mr. Mangels had summarized the status of the Harbor for the most part. He has found some moorings that might be abandoned. He regularly fields calls from people desiring moorings.

Sgt. Bisceglie provided a short update on the status of the harbor master boat.

FINANCE

Mr. MacDonnell came forward to deliver his report. He said the grant from the City to the Harbor Management Commission had been rejected because of the perceived lack of need due to the HMC's strong net income. He provided more information regarding the financial status including the correction of online mooring deposits which resulted in restoring about \$8,000.00 to the budget income. The budget is in good shape. Mr. Kibbe questioned whether budgeting for abandoned vessels should be continued given that the City has funds to cover such emergencies.

PLANS AND RECOMMENDATIONS

Ms. Jones came forward to deliver her report. Work continues on the Harbor Management Plan. She provided information on the review status of the various chapters.

NEWSLETTER/WEBSITE

There was no report at this time.

WATER QUALITY

Chair Kibbe said he had tried to get the Mayor's office to engage in some action to get a chair appointed. It seems there is no intention to appoint a new chair before the election. Chair Kibbe said he did not know the reason why and would try to find out more.

ADJOURNMENT

**** MR. GIFFORD MOVED TO ADJOURN.**
**** MR. MANGELS SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:56 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services.