



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

APRIL 22, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Amelia Williams at amelia.williams@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: March 25, 2026**
- V. **APPLICATION REVIEW**
 - A. **POCD Amendment Referral and Presentation - [Strategic Harbor Plan](#)**
 - B. **CSPR Referral - [9 Shorehaven Rd](#)**
- VI. **REPORTS**

A. Chairperson

B. Shellfish Commission

C. Staff

1. Harbor Master

D. Committee

1. Mooring and Harbor Safety

2. Finance

3. Plans and Recommendations

4. Newsletter/Website

5. Water Quality

VII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING MINUTES - MARCH 25, 2026
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDEES: Jeff Mangels, Alan Kibbe, Chris MacDonnell, Jon Wilkins, Matt Gifford.

STAFF: Amelia Williams, Steve Kleppin.

OTHERS: Harbor Master Bruce Lovallo, Deputy Harbor Master Owen Lee.

I. CALL TO ORDER

Mr. Mangels called the meeting to order.

II. ROLL CALL

Mr. Mangels conducted roll call. A quorum of five was established.

III. PUBLIC PARTICIPATION

No public comment occurred.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: February 25, 2026

****MR. MACDONNELL MOVED TO APPROVE THE MINUTES OF THE FEBRUARY 25, 2026, REGULAR MEETING.**

****MR. KIBBE SECONDED THE MOTION.**

****THE MOTION PASSED. THE MINUTES WERE APPROVED AS PRESENTED.**

V. APPLICATION REVIEW

A. Zoning Regulations Text Amendment Referral - #2026-02 Accessory Dwelling Units

B. Zoning Regulations Text Amendment Referral - #2026-03 Various

Mr. Mangels stated that both zoning regulation text amendment referrals had been reviewed. The amendments appeared to clean up to the text. Mr. MacDonnell agreed the changes were minimal.

****MR. KIBBE MOVED THAT BOTH APPLICATION #2026-02 AND #2026-03 ARE CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

****MR. MACDONNELL SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

C. CSPR Referral - 20 Old Wharf Rd

Mr. Tom Ryder explained the proposal to extend the riprap in the same width and height for approximately 30 feet to reach the end of the seawall. The work would be completed by barge during high tide windows, with boulders placed over the course of three high tides. The Commissioners and Harbor Masters asked questions which Mr. Ryder answered. **Mr. Ryder stated that the contractor will not have the barge resting on the bottom.**

****MR. MACDONNELL MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

****MR. KIBBE SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

VI. DISCUSS AND VOTE ON ALLOCATING FUNDS TO STREET ENDS TITLE SEARCHES

Mr. Mangels introduced the item and invited Mr. Kleppin to provide background. Mr. Kleppin explained that the commission had previously received a grant through the Connecticut Port Authority to examine street ends throughout the city. He noted that this effort was combined with the Strategic Harbor Plan Study, which identified five priority street ends for immediate further review. Mr. Kleppin stated that Corporation Counsel recommended performing title searches first to confirm city ownership, as these were historically paper streets that may or may not have been formally deeded to the city or transferred over time. He indicated that the title searches would be more complex than standard ones due to the need to research old subdivision maps and records, with an estimated cost of up to \$5,000 per site, and suggested starting with one location to test the process before expanding to the others. Discussion ensued. Mr. MacDonnell and Mr. Gifford recommended prioritizing First Street. It was agreed that allocating \$10,000 would allow for one or possibly two title searches initially, with any remaining funds available to proceed to additional sites once the first results were reviewed.

****MR. MACDONNELL MOVED TO ALLOCATE \$10,000 TO PERFORM TITLE SEARCHES ON ONE OR TWO STREET ENDS.**

****MR. KIBBE SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

VII. REPORTS

A. Chairperson

Mr. Mangels reported that he had sent an email requesting volunteers for commission roles and committees. Mr. Wilkins accepted the Mooring and Harbor Safety Committee position and had already met with the Harbor Master and Dockwa representatives. **He also reported that Commissioner Kibbe will head the Plans and Recommendations committee with Commissioner MacDonnell, and Commissioner MacDonnell will continue to head Finance committee.**

B. Shellfish Commission

No representative from the Shellfish Commission was present and no report was given.

C. Staff

1. Harbor Master

Harbor Master ~~Mr.~~ Lovallo reported that Terry Marine would need a barge for work at the city docks and that a few moorings may need to be temporarily shifted by approximately 20 feet. He planned to meet with Norm Edwards and Terry Marine on Friday and would notify the affected mooring holders. Discussion occurred regarding delays in opening the city docks, Harbor Master ~~Mr.~~ Lovallo stated that the City plans on prorating ~~confirmed that the contractor would prorate~~ annual dock charges.

D. Committee

1. Mooring and Harbor Safety

Mr. Wilkins reported on his meeting with Harbor Master Lovallo to organize seasonal and transient mooring fields. Harbor Master ~~Mr.~~ Lovallo and Mr. Lee noted a loose mooring from Peach Island had been located and would be recovered on Friday.

2. Finance

Mr. MacDonnell reported nothing to report this month.

3. Plans and Recommendations

Mr. Kibbe stated he would reach out to all commissioners for ideas on longer-term projects such as street ends improvements and island campsites. He requested that any project suggestions be sent to him so the commission could develop a prioritized list of manageable initiatives.

4. Newsletter/Website

No volunteer had been assigned. Mr. Mangels noted that Chris White had not yet reached out to the mayor's office for reappointment.

5. Water Quality

Mr. Mangels reported that the mayor planned to restart the Water Quality Committee and that the commission would have representation once appointments were made.

VIII. ADJOURNMENT

****MR. WILKINS MOVED TO ADJOURN THE MEETING.**

****MR. KIBBE SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 6:50 PM.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary



125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM

March 18, 2026

TO: Department of Energy & Environmental Protection, Katie Dykes, Commissioner
Norwalk City Council, Joshua Goldstein, President
WestCOG, Francis Pickering, Executive Director
Norwalk Harbor Management Commission, Jeffrey Mangels, Chairman

FROM: Steve Kleppin, AICP, Planning & Zoning Director *SK*

SUBJECT: #2026-24 POCD – Amendment to the POCD Incorporating the Strategic Harbor Plan

The City of Norwalk undertook a planning study to evaluate and potentially optimize operations of the Harbor. The study consisted of four components:

1. Understanding of baseline economic conditions for the broader harbor area
2. Evaluations and recommendations of mooring fields and water taxi potential
3. Evaluation of management and operations of the harbor
4. Study of Street Ends.

More specifically, the study seeks to maximize mooring fields, increase boating activities and increase visitation and economic opportunities within the harbor. The study also evaluates and outlines pros and cons of different management structures for the harbor, which are longer-term considerations. As an adjunct to the study, street ends were studied to determine areas where public access could potentially be provided and identify obstacles that are preventing their use and access today.

In order to codify the plan, we are recommending amending the Plan of Conservation and Development (Citywide Plan) to incorporate the 2016 Norwalk Strategic Harbor Plan. The proposed amendment to the Citywide Plan is outlined below. In accordance with CGS§ 8-23(h) and CGS§ 22a-104(e), we are referring the amendment for your consideration. The Planning and Zoning Commission has tentatively scheduled a hearing on the amendment for June 3, 2026.

Actions	When	Who	Resources
i. As part of the zoning rewrite, establish zoning and urban design standards for areas with water dependent uses that enhance compatibility with adjacent uses. Review zoning, adjacent uses, screening and site practices, and transportation.	2019-2022	Planning and Zoning; Redevelopment Agency; NHMC	Staff time; consultant
ii. Preserve the locations for water dependent uses on the waterfront. SoNo and East Norwalk near the Walk Bridge, and the Water Street marine businesses cluster are particularly important locations for preservation of water dependent uses.	2019 and ongoing	Planning and Zoning; Redevelopment Agency; NHMC	Staff time
iii. Explore expansion of water dependent economic development opportunities.	2019 and ongoing	Economic and Community Development; NHMC; Shellfish Commission	Staff time; possible consultant

Proposed Amendment: *Implement Recommendations of the 2026 City of Norwalk Strategic Harbor Plan*

When: 2026-2031

Who: Harbor Management Commission, Economic & Community Development Department, Public Works, Harbor Master

Resources: Staff Time; Grants, City Resources

The draft Strategic Harbor Plan can be viewed at:

https://www.norwalkct.gov/DocumentCenter/View/38634/Compiled-Strategic-Harbor-Plan---2025-12-04_rev_02_26

The Citywide Plan can be viewed at:

<https://www.norwalkct.gov/DocumentCenter/View/36676/Norwalk-Citywide-Plan-2025-amend-signed>