



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

MAY 27, 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: April 22, 2026
- V. **APPLICATION REVIEW COMMITTEE**
 - A. POCD Amendment Referral and Presentation - [Strategic Harbor Plan](#) cont.
 - B. CSPP Referral - [9 Shorehaven Rd](#) cont.
 - C. CSPP Referral - [22 Lowndes Ave](#)

D. Zoning Regulation Text Amendment Referral #2026-40R

E. Zoning Regulation Text Amendment Referral #2026-38R

F. Zoning Regulation Text Amendment Referral #2026-31R

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 - APRIL 22, 2026
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDEES: Jeff Mangels, Alan Kibbe, Chris MacDonnell, Kelly Bloom, Matt Gifford, Danielle Kurkjian, Jon Wilkins (6:30).

STAFF: Amelia Williams, Steve Kleppin.

OTHERS: Alix Pauchet, Shay Thorvaldsen, Erman Eruz.

I. CALL TO ORDER

Mr. Mangels called the April 22, 2026, Harbor Management Commission meeting to order at 6:01 p.m.

II. ROLL CALL

Mr. Mangels conducted roll call. Present were Mr. Mangels, Mr. Kibbe, Mr. MacDonnell, Ms. Bloom, Mr. Gifford, and Ms. Kurkjian. A quorum was present with six commissioners.

III. PUBLIC PARTICIPATION

Ms. Diane Lauricella, of Gregory Boulevard, addressed the Commission. She expressed concern that the Strategic Harbor Plan was not ready to forward to the Council and recommended either keeping it within the Harbor Management Commission, holding it, or voting no and requesting revisions. Ms. Lauricella highlighted the importance of land use bordering the harbor, polluted runoff, and marine-based activities. She questioned the absence of certain sites and businesses in the plan.

Ms. Lynnelle Jones, of 10 Point Road, addressed the Commission regarding the Indigo River Strategic Harbor Plan POCD amendment referral. She stated that the report was not consistent with the current approved Harbor Management Plan. She specifically addressed the use of mooring fees to fund title searches and expressed her disapproval of using “harbor area,” and proposed “strategic zones” in lieu of specifying the inner and outer harbor. Ms. Jones also questioned the engagement with the Mayor’s Water Quality Committee and the accuracy of cell phone data used in the report.

IV. ACCEPTANCE OF MINUTES

****MR. KIBBE MOVED THAT THE MEETING MINUTES FROM MARCH 25, 2026, BE ACCEPTED.**

****MR. GIFFORD SECONDED THE MOTION.**

****THE MOTION PASSED. ABSTENTIONS – MS. BLOOM AND MS. KURKJIAN (NOT PRESENT AT THE LAST MEETING). THE MINUTES WERE APPROVED AS PRESENTED.**

V. APPLICATION REVIEW

A. POCD Amendment Referral and Presentation – Strategic Harbor Plan

Mr. Mangels introduced the POCD Amendment Referral and Presentation of the Strategic Harbor Plan. Ms. Pauchet, Mr. Thorvaldsen, and Mr. Eruz of Indigo River and HR&A were present. Mr. Eruz began the presentation by reviewing existing conditions and demographic and industrial economic analysis findings, including jobs within the harbor area. Ms. Pauchet provided an overview of environmental conditions, including navigation constraints. Mr. Eruz continued with additional details and presented the SWOT analysis focused on the industrial economic side. Mr. Thorvaldsen provided the mooring analysis portion of the presentation. Commissioners asked questions and discussion ensued. The Commission agreed to table this item and discussed scheduling a special meeting for further review.

B. CSPR Referral – 9 Shorehaven Rd

The applicant was not present and Commissioners had outstanding questions. The Commission agreed to ~~table~~ ~~able~~ this item.

VI. REPORTS

A. Chairperson

Mr. Mangels reported that he, ~~Deputy Harbor Master Mr.~~ Lee, a Boy Scout, and the Scout's father visited Grassy Island to clean up for an Eagle Scout project. He described the condition of the island, particularly Campsite 3, with widespread trash and other debris that had not washed ashore but appeared left by boaters or campers. Mr. Mangels stated he had contacted Recreation and Parks and that Robert Stowers, Ken ~~Hughes~~, and Eric Montgomery would visit the island in a couple of weeks using the Harbormaster boat.

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 provided the Harbor Master report. He described moving several private moorings and spreading transit moorings in the East Basin and near Bug Light to address congestion concerns raised in Yelp reviews. ~~Harbor Master Mr.~~ Lovallo reported progress on the new transient dock being built by Edwards Marine, with installation hoped for by Memorial Day weekend. He noted that 94 mooring holders had signed up and that notices had been sent regarding payment deadlines of May 1st, after which unpaid moorings would be subject to removal at the owner's cost.

Deputy Harbor Master ~~Mr.~~ Lee reported on the Munson Marine 23-foot Harbormaster vessel, noting that schematics had been received and the boat was expected to be built within the next two to three months, with delivery likely before the original October date.

D. Committee

1. Mooring and Harbor Safety

Mr. Wilkins reported that the first Dockwa stay was accepted and that a six-week stay had been accepted. He stated that he had begun discussions with Deputy Harbor Master ~~Mr.~~ Lee on updating the master customer list for Harbor Management Commission purposes.

2. Finance

Mr. MacDonnell reported no updates on finance but commented that approximately one-third to one-quarter of the operating budget comes from city grants. He stated that street end improvements and harbor access projects would be a proper use of funds. Mr. Mangels agreed.

3. Plans and Recommendations

Mr. Kibbe reported that he was continuing to work with the health department to clarify the automatic withdrawal of funds for water quality interns and the lack of recent reporting on how the funds were being used. Mr. Kibbe requested that all commissioners reach out to him in the next couple of weeks with any project ideas and listed his ideas. Mr. Kibbe indicated he would compile a list of all projects to serve as a guide for commission priorities.

4. Newsletter/Website

Mr. Mangels reported that Commissioner Chris White is not seeking reappointment and encouraged anyone knowing of a potential new commissioner to notify the Mayor's office.

5. Water Quality

Mr. Mangels reported that the Commission was waiting for the Mayor to restart the water quality program. Ms. Kurkjian inquired about the responsibility for water quality and expressed interest based on her background. Ms. Bloom volunteered to serve as the Commission's representative to the Shellfish Commission.

VII. ADJOURNMENT

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

****MS. KURKJIAN SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:11 PM.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

May 13, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
Chapin Bryce, Chair, Planning & Zoning Commission
Connecticut Department of Energy and Environmental Protection (DEEP)
Norwalk Harbor Management Commission
Town of Darien
Town of Westport
Town of Wilton
WestCOG

From: Michelle Andrzejewski, Senior Planner

Re: #2026-40 R – Shangri-La CT, LLC – Zoning Regulation Text Amendment to Article 4 regarding the hours of operation for Cannabis Dispensary Facility, Cannabis Hybrid Retailer, and Cannabis Retailer.

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk’s Zoning Regulations. A public hearing has tentatively been scheduled for July 1, 2026.

Proposed text is indicated in **red text**, deleted text is indicated as ~~struck through~~, existing text is indicated in black text. (Applicable for Article. 4.3.9.G.4.0.(20), Article. 4.3.9.G.4.q.(20) and Article. 4.3.9.G.4.v.(20) of the zoning regulations)

“Dispensary Facilities, Hybrid Retailers, and Retailers shall operate only between the hours of Monday through Saturday **8:00AM to 10:00PM** ~~9:00 AM to 8:00 PM~~, and on Sundays from **10:00AM to 6:00PM.** ~~9:00 AM to 6:00PM.~~”

Application materials can be found here: <https://www.norwalkct.gov/3821/Zoning-Regulations-Amendment---Cannabis->

Norwalk Zoning Regulations Article 4:

<https://www.norwalkct.gov/DocumentCenter/View/34797/Norwalk-Building-Regulations-ART4-Bldg-Lot-Building-Site-Standards?bidId=>

May 11, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
 Chapin Bryce, Chair, Planning & Zoning Commission
 Connecticut Department of Energy and Environmental Protection (DEEP)
 Norwalk Harbor Management Commission
 Five Mile River Commission
 Town of Darien
 Town of New Canaan
 Town of Westport
 Town of Wilton
 WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for “Parking Needs Assessment”

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk’s Zoning Regulations. A public hearing has tentatively been scheduled for June 17, 2026.

Proposed text is indicated in **red text**, deleted text is indicated as ~~struck through~~, existing text is indicated in black text.

Dwelling(s) includes Accessory Dwelling Units; Arist Live/Work; Automobile Trailer Parks; Congregate Housing; Elderly Housing Units; Large Multifamily Buildings; Small Multifamily Buildings; Residential Portion of Flex Building Type, Live/Work Building Type, Mid-Rise Building Type and Mixed-Use Building Type; Single-Family Detached Dwellings; Two-Family Detached Dwellings; and Townhouses.

Table 4.3.12.B-1 Vehicular Parking Requirements	
Principal Use	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Residential Uses Category	
Dwelling(s) with 16 Dwelling Units or less	Not Regulated except for within the <i>(non-exempt area title here)</i> which shall be the lesser of the following options: <ol style="list-style-type: none"> 1. One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or 2. 1.3 per Dwelling Unit; or 3. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Dwelling(s) with more than 16 Dwelling Units	The lesser of the following options: <ol style="list-style-type: none"> 1. One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or

	<ol style="list-style-type: none"> 2. 1.3 per Dwelling Unit; or 3. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have 16 Dwelling Units or less and more than 50% of the Floor Area is dedicated to Residential Use(s)	Not Regulated except for within the (<i>non-exempt area title here</i>) which shall require the number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have more than 16 Dwelling Units or where more than 50% of the Floor Area is dedicated to Commercial Use(s)	<p>The lesser of the following options:</p> <ol style="list-style-type: none"> 1. The number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B; or 2. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Community Residences	2 per Community Residence + 1 per staff member Not Regulated
Congregate Housing	1 per 4 Dwelling Units
Dormitory	<p>When located in the CD-4 Zone, the lesser of the following options:</p> <ol style="list-style-type: none"> 1. 0.5 per Dormitory Room; or 2. The total number indicated within a Parking Needs Assessment submitted by the Applicant <p>When located in the Civic District: Not Regulated</p> <p>When located in any other District: 0.5 per Dormitory Room</p>
Group Home	2 per Group Home + 1 per each counselor
Halfway House	1 per bedroom + 1 per staff member

Map of the (*non-exempt parking area title*) to be inserted at the end of Table 4.3.12.B-1, can be viewed here: <https://arcg.is/1qrbX82>

Article 9: Definitions

Parking Needs Assessment: a study which may be submitted in all Zoning Districts in-lieu of meeting the minimum parking requirements as indicated in Table 4.3.12.B-1 for any Residential Development or any Use as further indicated within Table 4.3.12.B-1. The Parking Needs Assessment shall demonstrate that off-street parking demand will be met and/or effectively managed by, at a minimum, analyzing the following:

1. A summary of the proposed Development, including Use(s), Floor Area, parking required as otherwise required in Table 4.3.12.B-1 and anticipated parking generation using accepted sources such as ITE or ULI which may be further analyzed based on local conditions;
2. Available existing Municipal Public Parking which may be used by the tenants, customers, employees and/or residents of the Development;
3. Public transportation options that the tenants, customers, employees and/or residents of the Development may use that mitigate the need for off-street parking;
4. Projected future needs for off-street parking for the proposed Development **and consideration of fee-in-lieu of parking as applicable with Section 4.3.12.B.6;**
5. Use of transportation demand management (TDM) measures such as transit passes, car-sharing or bicycle facilities;
6. Any difference in the projected vehicle miles traveled between the proposed number of parking spaces and the number of spaces that would otherwise be required per Table 4.3.12.B-1;
7. Any relevant local traffic, parking or safety studies;

The Parking Needs Assessment may be referred to the Transportation, Mobility and Parking Department for review and recommendation.

Article 4: Fee-in-lieu of Parking

(Delete all 4.3.12.B.6 and replace with the following:)

4.3.12.B.6. Within the CD-4 and CD-4W zones, the Commission may allow for Residential and/or Mixed Use Developments with more than 16 Dwelling Units, as part of a Parking Needs Assessment, to pay a fee-in-lieu of the minimum number of Parking Spaces required for said Development, per Section 8-2c of the Connecticut General Statutes. Said fee-in-lieu of parking shall be determined by subtracting the difference between the lesser of 1.3 spaces per unit or one space per studio or one-bedroom Dwelling Unit and two spaces per two or more bedrooms Dwelling Unit and the total number proposed within the Parking Needs Assessment and then multiplying by \$20,000.00. Additionally, the following provisions shall apply:

1. Funds collected from such payments shall be deposited and used solely in accordance with the provisions of Section 8-2c of the Connecticut General Statutes, as amended;
2. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee;
3. Properties may not obtain a variance for the number of parking spaces from the Zoning Board of Appeals;
4. One hundred percent (100%) of the payment due for each designated Property choosing to utilize this regulation shall be made to the City of Norwalk prior to the issuance of a Zoning Permit to the applicant;
5. Funds paid to the City of Norwalk as a fee-in-lieu of parking shall not be refundable for any reason;
6. Nothing herein shall be deemed to require the city to undertake the acquisition, construction, expansion, or development of any particular off-street public parking facility;
7. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee.

Norwalk Planning & Zoning Commission
125 East Avenue
Norwalk, Connecticut

May 7, 2026

Memorandum

To: Barbara Smyth, Mayor
Chapin Bryce, Chairman, Planning & Zoning Commission
Connecticut Department of Energy and Environmental Protection (DEEP)
Connecticut Department of Public Health
Norwalk Harbor Management Commission, Five Mile River Commission
Town of Darien, Town of New Canaan, Town of Westport, Town of Wilton
WestCOG

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

Re: #2026-31 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, and 9 relating to fee-in-lieu-of Public Realm, Screening of Parking and the definition of Dwelling Unit

Please accept this letter as the statutorily required referral for amendments to the City of Norwalk’s Zoning Regulations. The Norwalk Planning & Zoning Commission will be holding a public hearing on the following zoning regulations amendments at a meeting that is tentatively scheduled for June 17, 2026.

The existing Zoning Regulations can be found here: <https://www.norwalkct.gov/3445/Zoning-Regulations-Map>

New/Proposed text is indicated in **red text**, while deleted text is indicated as ~~struck through text~~.

4.3.19 Public Realm Requirements. A. Exemptions.

Existing Text

Within CD-4, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-3C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.

Proposed Text

1. **Within the CD-3C zone, Lots or Building Sites less than 50,000 SF in Lot Area may pay a fee in-lieu of such requirement(s).**
2. **Within the CD-4 zone, Lots or Building may pay a fee in-lieu of such requirement(s); provided that:**
 - a. **The Lot or Building Site contains a historic structure(s) listed on a federal, state or local inventory; or**

- b. The Lot or Building Site Area is less than 10,000 SF in Lot Area, is within 500 feet of a Park and located on a Downtown Street as defined in the Norwalk Complete Streets Design Guide.

Payments in lieu of the required Public Realm shall be paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

CD-4 Zone, Table 4.3.1-H, Vehicle Parking Requirements.

Proposed Text:

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

Garage Design	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space. If attached Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	P In any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard, regardless if shared or not, unless a traffic analysis and/or swept path analysis (turning template) for the design vehicle indicates a need for a greater width, to be reviewed by TMP. Refer to the Complete Streets Design Guide for design considerations relating to driveway width.
Parking Structures	P , if Screened from Frontage by Liner Buildings *
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

* "if Screened from Frontage by a Liner Building, **except that Corner Lot(s) with a Lot or Building Site Width less than 85 feet may Screen the Parking Structure(s) with a wall screen consistent with the Building Facade, along the Secondary Frontage(s) provided that said Secondary Frontage is not a Main Street, Urban Corridor, or Neighborhood Connector street typology per the City of Norwalk Complete Streets Design Guide, as amended.**"

Article 9: DEFINITIONS

Modify Section 9.3 Defined Terms to include the following amendment:

Dwelling Unit Definition

1. **Dwelling Unit:** any room or group of rooms designed or used exclusively as Residential quarters for one Family which includes **a Kitchen**, sleeping, ~~Kitchen~~, eating, and sanitation facilities, and occupied for a monthly or longer basis. The term shall include Dormitory room(s) and Extended Stay Hotel room(s) with or without separate sleeping, Kitchen, eating, and/or sanitation facilities.

END