



## REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

JUNE 24, 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](https://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](mailto: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: May 27, 2026**
- V. **APPLICATION REVIEW COMMITTEE**
  - A. **CSPR Referral - [20 Harbor View Ave](#)**
  - B. **Zoning Regulation Text and Map Amendment Referral - [#2026-47R](#)**
- VI. **REPORTS**

**A. Chairperson**

1. Deputy Harbormaster Recommendations

**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 - MAY 27, 2026  
VIA ZOOM VIRTUAL MEETING**

**ATTENDANCE:** Jeff Mangels, Chair; Chris MacDonnell; Jon Wilkins Jr.; Kelly Bloom; Matt Gifford; Alan Kibbe; Danielle Kurkjian.

**STAFF:** Steve Kleppin

**OTHERS:** Bruce Lovallo, Harbor Master; Owen Lee, Deputy Harbor Master; Steve Bartush, Shellfish Commission.

**I. CALL TO ORDER**

Chair Mangels called the meeting to order at 6:00 p.m. There was a quorum present.

**II. ROLL CALL**

Chair Mangels conducted roll call and a quorum was present.

**III. PUBLIC PARTICIPATION**

Tracy Barclay, 61 Cove Avenue, spoke regarding the Strategic Harbor Plan and expressed concerns about public access at Seaside Place, which has been closed off by gates.

Diane Cece, 37 Olmstead Place, spoke regarding the Strategic Harbor Plan and public access at Seaside Place.

**IV. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: April 22, 2026**

**\*\*COMMISSIONER WILKINS MOVED TO ACCEPT THE MINUTES AS AMENDED.  
\*\*MOTION SECONDED BY COMMISSIONER BLOOM.  
\*\*MOTION PASSED UNANIMOUSLY.**

**V. APPLICATION REVIEW COMMITTEE**

**A. CSPR Referral – 9 Shorehaven Rd cont.**

**\*\*COMMISSIONER GIFFORD MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.  
\*\*MOTION SECONDED BY COMMISSIONER KIBBE.  
\*\*MOTION PASSED UNANIMOUSLY.**

**B. CSPR Referral – 22 Lowndes Ave**

**\*\*COMMISSIONER MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.  
\*\*MOTION SECONDED BY COMMISSIONER KIBBE**

**\*\*MOTION PASSED UNANIMOUSLY.**

**C. Zoning Regulation Text Amendment Referral #2026-40R**

**\*\*COMMISSIONER MANGELS MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**\*\*MOTION SECONDED BY COMMISSIONER GIFFORD.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**D. Zoning Regulation Text Amendment Referral #2026-38R**

**\*\*COMMISSIONER KIBBE MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**\*\*MOTION SECONDED BY COMMISSIONER MACDONNELL.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**E. Zoning Regulation Text Amendment Referral #2026-31R**

**\*\*COMMISSIONER MANGELS MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

**\*\*MOTION SECONDED BY COMMISSIONER MACDONNELL.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**F. POCD Amendment Referral and Presentation – Strategic Harbor Plan cont.**

**\*\*COMMISSIONER MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, CONTINGENT THAT THE AMENDMENT TO THE POCD BE NAMED THE “STRATEGIC HARBOR STUDY”.**

**\*\*MOTION SECONDED BY COMMISSIONER KIBBE.**

**\*\*MOTION PASSED UNANIMOUSLY.**

**VI. REPORTS**

**A. Chairperson**

Chairman Mangels provided remarks.

**B. Shellfish Commission**

Steve Bartush provided the Shellfish Commission report.

**C. Staff**

**1. Harbor Master**

Harbor Master Bruce Lovallo and Deputy Harbor Master Owen Lee provided the Harbor Master report.

**D. Committee**

**1. Mooring and Harbor Safety**

Commissioner Wilkins provided the Mooring and Harbor Safety report.

**2. Finance**

Commissioner MacDonnell provided the Finance report.

**3. Plans and Recommendations**

Commissioner Kibbe provided the Plans and Recommendations report, including discussion of a potential letter regarding Seaside Place access.

**4. Newsletter/Website**

No report.

**5. Water Quality**

Discussion was held regarding the Water Quality Intern Program.

**VII. ADJOURNMENT**

**\*\*COMMISSIONER KIBBE MOVED TO ADJOURN.**

**\*\*MOTION SECONDED BY COMMISSIONER GIFFORD.**

**\*\*MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:30 PM.

Respectfully Submitted,  
Courtney Baldwin  
Recording Secretary