



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

**JULY 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: June 24th, 2026**
- V. **APPLICATION REVIEW COMMITTEE**
 - A. **20 Hendricks Ave - [CSPR Referral](#) and Pre-Submission Consultation**
 - B. **Manresa Wilds - [Special Permit/Text Amendment/Zoning Map Amendment Referral](#)**
- VI. **REPORTS**

A. Chairperson

B. Shellfish Commission

C. Harbor Master

D. Committee

1. Mooring and Harbor Safety
2. Finance
3. Plans and Recommendations
4. Newsletter/Website
5. Water Quality

VII. DISCUSSION OF SHIPP ROUND 6 APPLICATION

VIII. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING JUNE 24, 2026
ZOOM VIRTUAL MEETING**

ATTENDANCE: Jeff Mangels (Chair), Jordan Saxe, Alan Kibbe, Jon Wilkins, Don Remson, Matt Gifford (joined at 6:05 p.m.)

STAFF: Amelia Williams

OTHERS: Harbormaster Bruce Lovallo; Shellfish Commission representative Steve Bartush; Police Marine Unit representative Justin Bisceglie.

CALL TO ORDER

Jeff Mangels called the meeting to order at 6:02 p.m. Roll call was taken and a quorum was confirmed.

PUBLIC PARTICIPATION

Geoff Steadman addressed the Commission regarding the recent passing of former Chairman Tony D'Andrea. He highlighted Mr. D'Andrea's long service, leadership on major projects including harbor dredging, and water quality studies.

ACCEPTANCE OF MINUTES

A. Regular Meeting Minutes dated May 27, 2026

A minor typo in the Chair's name was noted.

**** MR. WILKINS MOVED TO ACCEPT THE MINUTES AS CORRECTED.
** MR. REMSON SECONDED THE MOTION.
** MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

A. CSPR Referral – 20 Harbor View Ave

Tim Rath presented the application to raise the existing single-family home for flood compliance. There is no expansion of the building footprint and no increase in impervious surface area.

**** MR. MANGELS MOVED THAT THE APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.
** MR. GIFFORD SECONDED THE MOTION.
** MOTION PASSED UNANIMOUSLY.**

B. Zoning Regulation Text and Map Amendment Referral – #2026-47R (Wall Street)

The proposed amendments relate primarily to parking requirements and shared parking utilization in the Wall Street area.

**** MR. MANGELS MOVED THAT THE PROPOSED AMENDMENTS ARE CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

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

**** MOTION PASSED UNANIMOUSLY.**

REPORTS

A. Chairperson (Jeff Mangels)

- City Marina: Emergency dredging permit approved and work completed to address the landing dock resting on the bottom.
- Grassy Island cleanup by Boy Scout Troop 222 has been approved by Recreation & Parks.

B. Shellfish Commission (Steve Bartush) Provided comments on the Strategic Harbor Study, mooring placement impacts on shellfishing, and the Watershed Initiative update.

C. Staff – Harbormaster (Bruce Lovallo)

- Transient floating dock is installed, lit, and in use.
- Mooring field inspections scheduled with DEEP.
- Seaplane landing inquiry in Wilson Cove.
- Discussion of potential water rescue drone for Marine Unit use in swift currents (e.g., near Rowayton Bridge).

D. Committee

1. Mooring and Harbor Safety (Jon Wilkins) All managed mooring fields are paid and accounted for. First transient user on the new floating dock is satisfied with facilities and location.

2–5. Finance, Plans and Recommendations, Newsletter/Website, Water Quality No formal reports. Alan Kibbe circulated a draft list of potential future Commission priorities and projects (including next dredging cycle) for Commissioner review and discussion at a future meeting. Water Quality Committee status remains pending mayoral review.

ADJOURNMENT

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

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

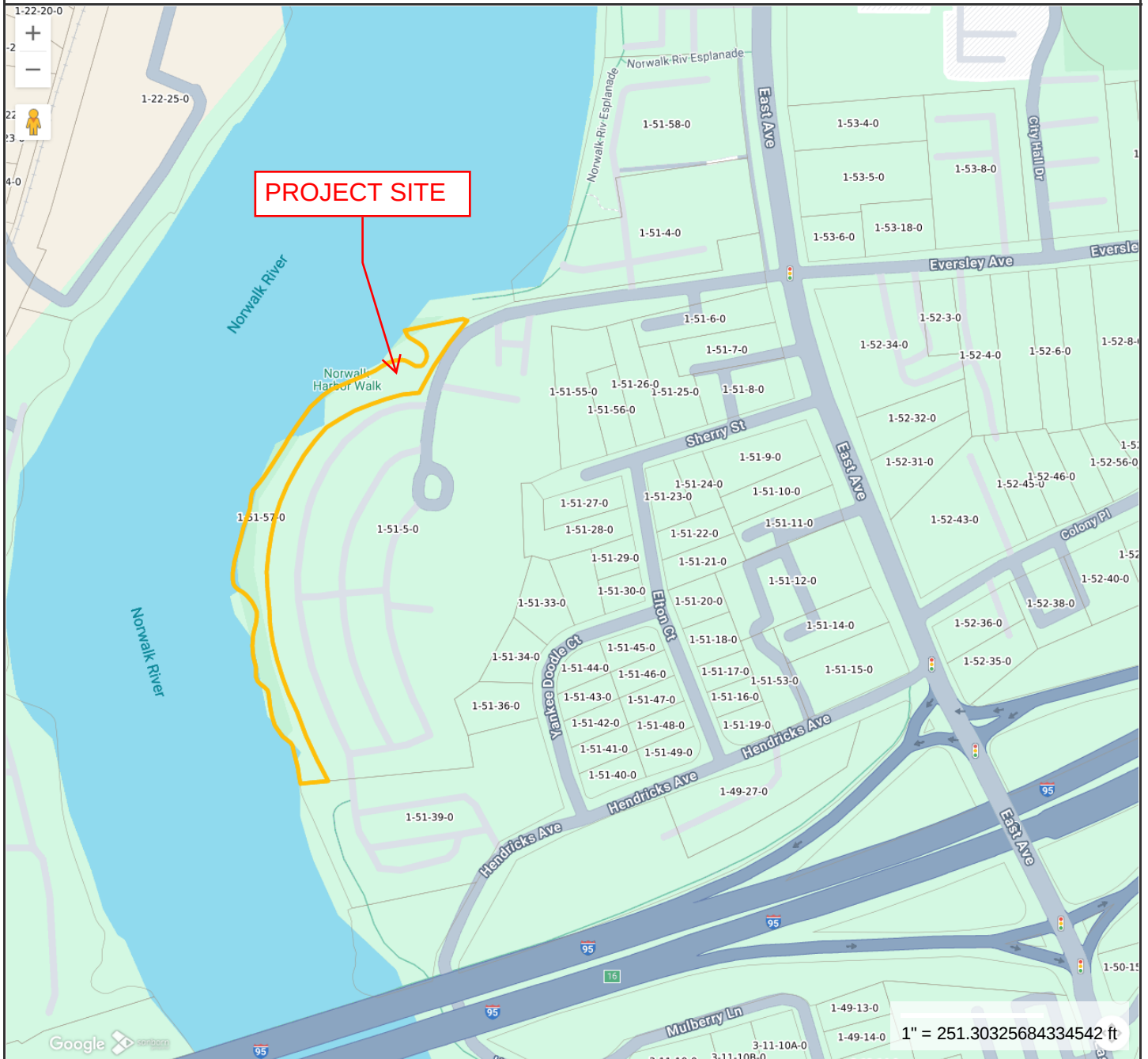
**** MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 6:45 PM

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

DRAFT

148 East Property Map

**Norwalk Information**

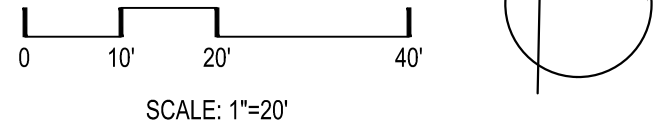
ID 103-1-51-57-0
Site Address 20 HENDRICKS AVE
Owner NORWALK CITY OF
Co-Owner (PARK - RIVER BOARDWALK)
Owner Address PO BOX 5125



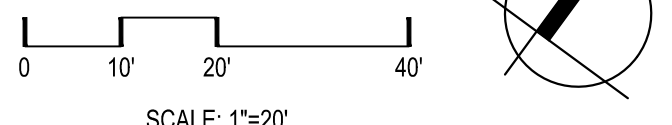
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Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

You need to complete and submit this form only if your town has a [Harbor Management Commission](#).

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: *To be completed by APPLICANT*

1. Applicant/Registrant Information

Name: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
Business Phone: _____ Ext.: _____
E-mail: _____

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: _____ Title: _____
Mailing Address: _____
City/Town: _____ State: _____ Zip Code: _____
Business Phone: _____ Ext.: _____
Contact Person: _____ Title: _____
Business Phone: _____ Ext.: _____
E-mail: _____
Service Provided: _____

3. Site Location:

Name of Site : _____
Street Address: _____
City/Town: _____ State: _____ Zip Code: _____
Tax Assessor's Reference: Map _____ Block _____ Lot _____
Name of Waterbody: _____

4. ☐ Confirm location map and site plans are attached.

Date of plans: _____

5. Provide or attach a brief, but thorough description of the project.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- ☐ The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- ☐ The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: _____

COMMENTS/RECOMMENDATIONS (or check here if attached: ☐):

Signature of Commission Representative

Date

Print Name of Commission Representative

Title