

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
MAY 28, 2025**

ATTENDANCE: Alan Kibbe, Chair; Chris MacDonnell; Jeff Mangels; Dr. John Pinto; Donald Remson; Chris White; Laurie Jones (6:03); Matt Gifford (6:03)

ABSENT: Mike Matthews

STAFF: Amelia Williams

OTHER: Bruce Lovallo, Harbor Master; Officer Owen Lee, Deputy Harbor Master; Geoff Steadman, Consultant; Jim Bajek (86 Bluff Avenue and Canfield Island Bridge); Tom Ryder/LandTech (163 Gregory Blvd, 18 Marion Avenue); John Hilts (48 and 66 Calf Pasture Beach Road); Zach Vissar/Race Coastal Engineering (9 Nylked Terrace).

CALL TO ORDER

Chair Kibbe called the meeting to order at 6:01 P.M. There was a quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

There was no Public Participation at this time.

Laurie Jones and Matt Gifford joined the meeting at 6:03 P.M.

ACCEPTANCE OF MINUTES

REGULAR MEETING: APRIL 23, 2025

Please add the following revisions recommended by Dr. Pinto to the posted minutes:

1. Specific Text Amendment recommendation on the new Zoning Regulations, and 4-12 Page, Table 1 Item 7 as noted in italics below:

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.*

2. Under Finance Report was added *“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.”*

**** MR. GIFFORD MOVED TO APPROVE THE MINUTES OF APRIL 23, 2025 AS AMENDED.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

These applications were handled out of order.

86 BLUFF AVE - COP: REBUILD DOCK AND SHORELINE RETAINING WALL

Dr. Pinto reviewed the plans for the proposed work and the application. The plans were provided for those present to review. Mr. Bajek came forward to discuss this application. Review of the property history and photos of the dock followed.

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

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

CANFIELD ISLAND BRIDGE - COP: REPAIRS TO THE EXISTING BRIDGE TO CANFIELD ISLAND

Photos of the bridge were provided for those present. Mr. Bajek came forward to discuss this item. Review of the proposed repairs followed. The bridge work needs to be done in 20 foot sections. Canfield Island Association is the owners of the bridge. It was suggested that a condition be given that the project is reviewed by the Bureau of Aquaculture. Questions regarding where the public right of way ended were asked and answered to the satisfaction of the Commission. The bridge was last inspected on April 5th, 2024. If approved the earliest the project will start is late summer.

**** MR. WHITE MOVED THAT APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN WITH THE CAVEAT THAT THE SHELLFISH COMMISSION PROVIDE COMMENTS AND THE BUREAU OF AQUACULTURE WOULD REQUIRE COMMENT DURING CONSTRUCTION AS WELL.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

163 GREGORY BLVD - PRE-SUBMISSION CONSULTATION: CONSTRUCT A RESIDENTIAL DOCK

Tom Ryder of LandTech Consulting represents the property owner. Photos of the property and the proposed plans for the dock installation were provided for those present. It was noted that the Norwalk Harbor Management Plan requires a minimum width of 55 feet of unobstructed waterway in Charles Creek. Discussion followed regarding the proposed plans utilizing the provided photos. It was suggested to table the project until next month in order to incorporate revisions.

18 MARION AVE - CAM REFERRAL: CONSTRUCT A NEW SINGLE-FAMILY RESIDENCE WITH ASSOCIATED SITE IMPROVEMENTS ON A VACANT LOT ADJACENT TO NORWALK HARBOR

Mr. Tom Ryder of LandTech represented the applicant. Best management practices were described and intention confirmed. The raising of the house and improved stormwater management plan both reduce the vulnerability of the existing structure.

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

**** MR. REMSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

18 MARION AVE - PRE-SUBMISSION CONSULTATION: CONSTRUCT A RESIDENTIAL DOCK

Mr. Tom Ryder of LandTech represented the applicant. This application is for the same property as the above application. Photos of the property and dock plans were provided. Discussion followed using the provided plans. Dr. Pinto said it should be reviewed by Shellfish and the Bureau of Aquaculture.

**** MR. WHITE MOVED THAT THE APPLICATION MOVE FORWARD WITH THE CONDITIONS THAT IT IS ALSO REVIEWED BY THE SHELLFISH COMMISSION AND BUREAU OF AQUACULTURE.**

**** MR. REMSON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

KING INDUSTRIES, INC. - RENEW A NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM PERMIT

Dr. Pinto noted that any written comments regarding this item are due by May 29th. He also reviewed how they had handled the same application in prior years. It was noted that King Industries has been reliable in their treatment of the water.

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

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

22 HARBOR VIEW AVE - CAM REFERRAL: RAISE AN EXISTING SINGLE-FAMILY RESIDENCE TO BE FEMA FLOOD COMPLIANT ADJACENT TO THE NORWALK HARBOR

Tim Rath was present to represent the applicant. The goal is to make the house FEMA compliant. The house will be lifted and no additional construction will be carried out. The house will be placed on piers and the basement will be eliminated.

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

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

48 CALF PASTURE BEACH RD - COP: REPAIRS TO AN EXISTING STEEL SHEET PILE BULKHEAD

66 CALF PASTURE BEACH RD - PRE-SUBMISSION CONSULTATION: REPLACE DETERIOREATED COVE ASCENSION BULKHEAD AND SEAWALLS WITH STEEL BULKHEAD AND NEW BREAKWATER

These items involving Norwalk Cove Marina were handled together. Mr. Hilts came forward to discuss this item. The plans for the proposed changes were provided for those present. How the repairs will be handled was recapped and reviewed for those present. A lengthy review of the repairs followed. The Coast Guard will provide their opinion when they apply to the Army Corps of Engineers. It was suggested that the Commission should have no objection to the application moving forward but with the understanding that during the regulatory process additional consideration will be given to the proper extent of the structure so as to not adversely affect navigation. Discussion followed. It was suggested that the application include an engineering analysis of the potential impacts. Discussion followed regarding the details of the bulkhead and breakwater. It was suggested to table this item till next month.

9 NYLKED TER - COP: RETAIN REPAIRS TO THE LOWER SEAWALL

This application is seeking permission to retain repairs that have already been completed. The existing wall had significantly deteriorated and the repairs were consistent with the Harbor Management Plan. Dr. Pinto reviewed what repairs had been done. There was a notice of violation from DEEP. There was discussion of the violation and the importance of requesting that DEEP notify the HMC regarding any violations. Discussion followed regarding what repairs had been done.

**** MR. MACDONNELL MOVED THAT THERE WAS NO OBJECTION TO THE APPLICATION**

Dr. Pinto wished to comment that the Harbor Commission be notified of any fines and that said fine could be used expressly in Norwalk Harbor.

**** MR. MANGELS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

POCD AMENDMENT REFERRAL: AFFORDABLE HOUSING ACTION PLAN, CONTINUED FROM LAST MEETING

The document was provided for the review of those present. It was noted that the housing omnibus bill had recently passed the House of Representatives and would have impacts on this. Review of what would be impacted followed, including the potential negative environmental impact. The Commission was in agreement with the presented POCD text amendment referral which had been previously approved by the Application Review Committee.

**** MR. PINTO MOVED TO ACCEPT THE POCD TEXT AMENDMENT AS PRESENTED.
** MR. MACDONNELL SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

TEXT AMENDMENT REFERRAL - ZONING REGULATION TEXT AMENDMENT
#2025-35 R TO ARTICLES 4, 6, AND 9

The document was provided for the review of those present. Dr. Pinto reviewed the changes to the text amendment. Dr. Pinto suggested that they delete the comments from P&Z Section 9.3 – Defined Terms, but otherwise were fine with what had been presented with the Commission recommendations.

**** MR. MACDONNELL MOVED TO APPROVE THE TEXT AMENDMENT REFERRAL - WITH THE ELIMINATION OF THE HALF-STORY COMMENT.**

**** MR. MANGELS SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Ms. Jones left the meeting at 8:30 P.M.

REPORTS

CHAIRPERSON

Chairman Kibbe came forward to present his report. He reviewed a recent meeting regarding Veteran’s Park and said they had moved one step beyond without informing the Harbor Commission. He further reviewed what had happened during the meeting and discussed next steps.

SHELLFISH COMMISSION

Chair Kibbe said that there was very little to report at this time.

STAFF

HARBOR MASTER

Mr. Lovallo came forward to deliver his report. There are 115 mooring holders that have paid and he has issued an additional 12 mooring permits. There have been some maintenance issues with the boat such as the purchasing of batteries that need to be done. A couple of complaints have been received (i.e. re rowing coaching noise).

CONSULTANT

Mr. Steadman came forward to deliver his report. There was a quick review of grants including the Small Harbor Improvement Projects Program (**SHIPP**) grant which was created thanks to the volunteer CT Harbor Management Association. Mr. Steadman suggested to rename the Veteran’s Park Marina to the Tony Mobilia Marina. There was also a recent request from the Port Authority that the City provide a final accounting of the **SHIPP** grant that was issued back

in 2017. Mr. Steadman requested that Chairman Kibbe share his letter to Mr. Steadman dated April 17, 2025, with the HMC and that he be given the opportunity to respond. He also brought up upcoming meetings such as the Norwalk River Watershed Initiative, of which the Norwalk Harbor Commission is a voting member, and what would be going on there that would be relevant to the Harbor Commission. There are also updates to Harbor Management Plans in many towns that will need discussing, most importantly regarding the work being done in the legislature. He also attended two Manresa presentations. He also brought up the recent purchase of two islands by a developer to create a destination/recreational area. He said that this would not only require a zoning amendment but was not consistent with the Coastal Management Act. He also attended the 2025 Long Island Sound Summit and expressed his belief that attending such things provides value to the HMC work.

COMMITTEE

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to deliver his report. He said there had been four vessels so far staying a total of 58 nights. There is another that wants to come in. Mooring tackles have been inspected. He said they needed another one inside the inner harbor. Most of the new mooring balls have been installed with one exception due to a boat already being present. There have been discussions regarding the possibility of a floating dock. He also discussed the payments that have been received from the yacht clubs. They have approved a vendor for replacing the batteries on the Harbor Master Boat.

Dr. Pinto asked what the current policy on mooring fees was. Mr. Mangels clarified it to Dr. Pinto's satisfaction.

FINANCE

Mr. MacDonnell came forward to discuss this item. He said they have been receiving their payments from online mooring. He reviewed how much they have made from the mooring fees. The fiscal year will end in June. He said that there should be a vote of the Commission before utilizing the funds due to there being an issue with certain consultant services.

PLANS AND RECOMMENDATIONS

There was no report at this time.

NEWSLETTER/WEBSITE

Mr. White said that he had no report at this time.

WATER QUALITY

There was no report at this time. Discussion followed regarding how they could get someone to recommend for Water Quality.

ADJOURNMENT

**** MR. MACDONNELL MOVED TO ADJOURN.**

**** MR. WHITE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:58 P.M.

Respectfully Submitted,

Ian A. Soltes

Telesco Secretarial Services