

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
JULY 23, 2025**

ATTENDANCE: Alan Kibbe (Chair), Matt Gifford, Jeffrey Mangels (Vice-Chair), Michael Matthews, Dr. John Pinto, Don Remson

ABSENT: Chris MacDonnell, Laurie Jones, Chris White

STAFF: Amelia Williams

OTHER: Geoff Steadman, Consultant; Robert Stowers, Norwalk Recs and Parks

APPLICATION REPRESENTATIVES:

Adam Blank, Wofsey Rosen; Seelan Pather, Beinfield Architects; Vincent Hines, Redniss & Mead; Azure Dee Sleicher, Race Coastal Engineering; Henry Conroy, Spinnaker Real Estate Partners; Eric Raines, landscape architect; Liz Suchy, Carmody, Torrance, Sandak & Hennessey. Christina Angilokis, Plant Court LLC; Oliver Cope and Olivia Rowan, Oliver Cope Architecture; Andy Soumelidis, LandTech; Tom Ryder, LandTech

I. CALL TO ORDER

Chair Kibbe called the meeting to order at 6:15 PM with a quorum of six commissioners present.

II. ROLL CALL

Chair Kibbe performed roll call.

III. PUBLIC PARTICIPATION

There was no one present who wished to address the Commission.

IV. ACCEPTANCE OF MINUTES

Chair Kibbe reviewed the minutes from the June 25, 2025 regular HMC meeting with a suggested amended language highlighted.

****MR. GIFFORD MOVED THAT THE MINUTES OF THE JUNE 25, 2025 MEETING BE ACCEPTED AS AMENDED.**

****MR. PINTO SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

PLANS AND RECOMMENDATIONS COMMITTEE REPORT

This item was presented out of order. Mr. Kibbe gave Laurie Jones' report in her absence.

Plans and Recommendations

Harbor Master Bruce Lovallo and HMC Commissioner Jeff Mangels are reviewing the Harbor Management Plan for policy updates, and the legislative decision on the authority of the HMC is still pending in bill form. Chairman Kibbe is reaching out to the ACOE regarding the dredging project.

V. APPLICATION REVIEW COMMITTEE

A. 66 Calf Pasture Beach Road - Pre-Submission Consultation

Dr. Pinto noted this matter is being tabled again for next month due to lack of updated information.

B. 108 Water Street - CAM Referral: Construction of a Mixed-Use Development

Mr. Blank of Wofsey Rosen, representative of contract purchaser Spinnaker Acquisitions, introduced the proposed 4.5-story, 59-unit mixed-use development including plans for open public space, boat slips (up to 14 pending DEEP approval), boardwalk, restaurant, offices, retail, and water-dependent uses. He reviewed the alignment of the project with the specific goals laid out in the Norwalk Harbor Management Plan.

The project architect, civil engineer, and coastal engineer also presented including: Seelan Pather, Beinfield Architects; Vincent Hines, Redniss & Mead; Azure Dee Sleicher, Race Coastal Engineering; Henry Conroy, Spinnaker Real Estate Partners; Eric Raines, landscape architect.

Comments were made by Deputy Harbor Master Owen Lee highlighting the site's importance for harbor-dependent activities including hazardous material staging, fireworks, and marine construction, with concerns about alternative locations for these uses. Further discussion ensued regarding site uses, public access hours and flooding potential.

**** MR. MANGELS MOVED THAT THE COMMISSION TABLE THE DISCUSSION OF THE 108 WATER STREET CAM APPLICATION UNTIL THE NEXT HMC MEETING IN ORDER TO RECEIVE FURTHER COMMENTS FROM DEEP.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. 46 South Beach Drive - CAM Referral: Residence Elevation and Additions

Atty. Suchy, Carmody, Torrence, Sandak & Hennessey, represented the property owner Plant Court, LLC and described plans to raise the existing single-family home to meet FEMA flood

elevation requirements, with minor additions and relocation of a pool. Vincent Hines, Redniss & Mead also presented.

**** MR. MATTHEWS MOVED THAT THE 46 SOUTH BEACH DRIVE CAM APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, INCLUDING REDUCTION OF IMPERVIOUS SURFACE, AND WATER QUALITY IMPROVEMENTS.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

D. 36 Shorefront Park - CAM Referral: New Residence Construction

Atty. Suchy of Carmody, Torrence, Sandak & Hennessey, property representative, presented the proposal for a new single-family residence, compliant with flood elevation criteria, plus landscaping and stormwater management. Andy Soumelidis of LandTech also presented.

**** MR. GIFFORD MOVED THAT THE 36 SHOREFRONT PARK CAM APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, INCLUDING WATER QUALITY IMPROVEMENTS AND FLOOD HAZARD MITIGATION.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

E. 10 Nathan Hale Drive - CAM Referral: Repair of Flood and Erosion Control Structure

Mr. Ryder of LandTech summarized the repair of an existing seawall and deck, noting no changes from prior submission and that DEEP review is nearly complete.

**** MR. PINTO MOVED THAT THE 10 NATHAN HALE DRIVE CAM APPLICATION IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, AS REPAIR OF AN EXISTING FLOOD AND EROSION CONTROL STRUCTURE.**

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

**** THE MOTION PASSED UNANIMOUSLY**

F. 32 Shorehaven Road - CAM Referral: Residential Dock Construction

Mr. Ryder of LandTech updated the proposed dock design to “dogleg” further into the center of the property to satisfy neighboring property concerns. DEEP and ACOE approvals have been received.

Mr. Gifford expressed concern about the dock’s exposure to storm waves; Mr. Ryder noted seasonal removal of floats and ramps.

**** MR. GIFFORD MOVED THAT THE 32 SHOREHAVEN ROAD DOCK CONSTRUCTION CAM APPLICATION IS CONSISTENT WITH THE HARBOR**

MANAGEMENT PLAN, WITH THE CONDITION THAT FLOATS AND RAMPS BE REMOVED IN THE OFF SEASON DUE TO EXPOSURE TO STORM WAVES.

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

**** THE MOTION PASSED UNANIMOUSLY.**

VI. REPORTS

A. Chairperson Report (Mr. Kibbe)

Encouraged commissioners to use official city email accounts to simplify FOIA compliance and centralize records.

Emphasized that all Harbor Commission documents and communications be routed through City Hall to maintain public records.

Noted this is not Harbor Commission business but shared that he serves on the Advisory Committee of the Route 7/Merritt Parkway interchange project that will involve major redesign to traffic flow. Mr. Kibbe expressed his concern about emergency egress during coastal storms in Norwalk given the increase in population. Further information can be found on the 7/15 website at the CT DOT.

B. Shellfish Commission

In Mr. Bartush's absence, no report given.

C. Staff Reports

1. Harbor Master Report (Mr. Lovallo)

Discussed balancing rowing activities with commercial oyster boat traffic; noted that Harbor Marine Police presence improves compliance.

Addressed marine construction activities and mooring permits issued for crane barge staging.

Detailed efforts to recover construction buoys and moorings near Greens Ledge Lighthouse and announced that they will be removed for now

Mentioned minor propeller damage and imminent repair for his vessel. Expressed commitment to increased island inspections and litter enforcement.

Thanked HMC Commissioner Don Remson for getting the re-painting of the water level scale marker on the Strofollino Bridge.

2. Consultant Report (Mr. Steadman)

Provided updates on several matters including that a committee has been established of members from various Harbor Commissions to work on amending the Harbor Management Act; the Route 7 project's potential impact on stormwater management and the Norwalk River suggesting the Harbor Commission should be involved; ongoing developments with the Manresa Island proposal and the need for clarity on the regulatory process; update on the Norwalk Watershed Plan rewrite; his 17 years of expertise in the dredging process; renaming the Veterans Park Marina after Tony Mobilia and suggested formalizing this recommendation to the mayor; and informed about the passing of Fairfield's First Selectman, Bill Gerber.

Robert Stowers from Recs and Parks said that a formal proposal is necessary to rename the Veterans Park Marina. Dr. Pinto said he would submit a proposal to the Commission.

D. Committees

1. Finance – Chris MacDonnell

A report was not provided in Mr. MacDonnell's absence.

2. Plans and Recommendations – Laurie Jones

(see under "IV. Acceptance of Minutes")

3. Mooring and Harbor Safety – Jeff Mangels

Dockwa – have repeat visitors and enthusiastic reviews for positive Norwalk experience.

Moorings - Active management and enforcement underway as per Harbor Master and Mr. Mangels' reports.

Transient Moorings – expressed huge thanks to Deputy Harbormaster Lee, Officer Figueroa and Harbor Master Lovallo for ensuring compliance. New barrel floats received and installed.

Harbor Master Boat needs new propeller. Will have old propeller repaired so will have an extra on hand. Boat needs to be hauled on painted by Edwards Marine.

Harbor and Island Safety - Highlighted successful joint effort with Boy Scout Troop 222 executing a significant cleanup and improvement project (cut brush, built firepits, removed trash, installed new signage, etc.) on July 20, 2025 on Shea Island as an Eagle Scout initiative by Jamie Cohen, involving coordination with Recreation and Parks, Norwalk Police Marine Unit, and Harbor Master Lovallo. A letter of appreciation will be sent to Jamie Cohen by Jeff Mangels on behalf of the Norwalk HMC. Robert Stowers underscored the importance of volunteer appreciation by the City. Bruce Lovallo expressed his commitment to periodically checking on the islands, especially Shea and Chimon.

Confirmed that the large buoys at Greens Ledge Lighthouse have been removed.

Robert Stowers left the meeting at approximately 8:10 pm.

4. Newsletter/Website

No new updates.

5. Water Quality

Inactive pending new mayoral appointments.

VII. ADJOURNMENT

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

**** MR. PINTO SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

Meeting adjourned at approximately 8:19 PM.

Respectfully Submitted,
Courtney Baldwin