

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING MINUTES
AUGUST 27, 2025 – 6:00 PM
VIA ZOOM VIRTUAL MEETING**

ATTENDEES Jeff Mangels, Laurie Jones, Chris MacDonnell, John Pinto, Don Remson

ABSENT: Alan Kibbe, Matt Gifford, Chris White, Mike Matthews

STAFF: Amelia Williams

OTHERS: Geoff Steadman (Consultant), Adam Blank (Attorney, 108 Water Street Application), Christian Gonzalez (Beinfield Architecture), Craig Flaherty (Redniss & Mead), Matt Schuler (Race Coastal), Henry Conroy (Spinnaker Acquisitions), Seelan Pather (Beinfield Architecture), Azure Dee Sleicher (Race Coastal), Steve Bartush (Shellfish Commission), Justin Bisceglie (Norwalk Police Marine Unit), Joe Cugno (Architect, 5 Gregory Ct), Jeff Newhams (Property Owner, 5 Gregory Ct)

I. CALL TO ORDER

Mr. Mangels called the meeting to order at 6:19 p.m. A quorum was present.

II. ROLL CALL

Mr. Mangels called the roll as listed above.

III. PUBLIC PARTICIPATION

There was no public participation.

IV. ACCEPTANCE OF MINUTES

Ms. Jones reviewed the edits to the minutes of the July 23, 2025, meeting. The edits included correcting the spelling of Stroffolino, clarifying language regarding Attorney Suchy, and an edit regarding “hailed and painted.”

****DR. PINTO MOVED TO ACCEPT THE MINUTES OF THE JULY 23, 2025, REGULAR MEETING AS AMENDED.
**MR. MACDONNELL SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

V. APPLICATION REVIEW COMMITTEE

A. 108 Water Street - CAM Referral: Construction of a 4.5 story, 59-unit, mixed-use building, continued from last meeting

Mr. Pinto introduced the application. Mr. Blank and the applicant team presented revised information responding to staff and DEEP comments. Presentations covered compliance with the Coastal Management Act, flood resiliency, stormwater management, bulkhead reconstruction, feasibility of slips, public access, residential location in the AE flood zone, and water-dependent uses.

The Commission discussed the issues, noting concerns about dry egress, resiliency, and whether the residential use was fully consistent with the Harbor Management Plan. Mr. Blank and Mr. Conroy emphasized design features, public access, planned water-dependent ground-floor tenant space, and improved stormwater measures.

After extensive discussion, including comments from Dr. Pinto, Mr. MacDonnell, and Ms. Jones, the Commission proceeded to vote.

****MS. JONES MOVED THAT THE APPLICATION FOR 108 WATER STREET IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, WITH THE ADDITION OF THE COMMISSION'S CONCERNS REGARDING DRY EGRESS AS RAISED BY DEEP.**

****MR. MACDONNELL SECONDED THE MOTION.**

****THE MOTION PASSED 3 IN FAVOR, 1 OPPOSED (DR. PINTO). MR. MANGELS AS ACTING CHAIR DID NOT VOTE.**

B. 15 Seabreeze Place - COP: Modify pier, pierhead, and boat lift

Dr. Pinto described the proposal to remove prior unauthorized pier portions and install a new ramp and floating dock. He noted a concern that the Commission had not received the application in time for review before DEEP issued a Certificate of Permission. Commission members expressed concern that DEEP approved prior to their review. The Commission agreed this should be addressed with DEEP for future applications, but as COP approval was granted, no further action was taken.

C. Text Amendment Referral: Allow for a "pocket park" to be a permissible private frontage type for through lots within the CD-4 zone (which abuts the Harbor).

Dr. Pinto summarized the referral regarding an amendment to allow pocket parks in the CD-4 zone. Commissioners agreed the proposed amendment did not conflict with the Harbor Management Plan.

****DR. PINTO MOVED THAT THE COMMISSION HAS NO OBJECTION TO THE PROPOSED TEXT AMENDMENT TO ALLOW A POCKET PARK WITHIN THE CD-4 ZONE.**

****MR. MACDONNELL SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

D. 5 Gregory Ct - CAM Referral: Raise an existing single-family residence to be FEMA flood compliant

Dr. Pinto introduced the application to demolish the existing residence and garage and to build a replacement FEMA-compliant residence with improved stormwater retention. Mr. Cugno presented details, including use of engineered drainage systems, storm vents, and a shift from asphalt to gravel paver driveway. Commissioners agreed that the proposal improved site conditions.

****DR. PINTO MOVED THAT THE APPLICATION FOR 5 GREGORY COURT IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

****MS. JONES SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

VI. REPORTS

A. Chairperson

No report.

B. Shellfish Commission

Mr. Bartush reported on an inquiry about derelict oyster stakes and stated the matter was resolved with the Marine Unit and Mr. Norm Bloom, Copps Oyster LLC and owner of the oyster beds.

C. Staff

1. Harbormaster

Dr. Pinto reported that Harbormaster Lovallo had been reappointed as Harbormaster for the City of Norwalk. Mr. Bisceglie from the Marine Unit stated repairs to abandoned oyster stakes were completed and there was nothing further from the Marine Unit.

2. Consultant

Mr. Steadman provided a detailed report on harbor-related matters: The Norwalk River Watershed Plan update and an anticipated public meeting. Concerns about development and resiliency planning and implications for Water Street. Ongoing DEEP stewardship permit review for the Manresa Island property and plans for public comment. Federal dredging request processes and the need for updated harbor use information. A recent tragic drowning in Stratford highlighting dock safety concerns. Issues of harbormaster enforcement authority in some towns.

D. Committee

1. Mooring and Harbor Safety

Mr. Mangels reported several visitors and transient moorings using Dockwa. Enforcement continues for transient moorings at Sheffield. An incident with a damaged bridle was addressed and the customer will be billed. The Harbor Master boat has been hauled and painted.

2. Finance

Mr. MacDonnell reported that the fiscal year ended with revenues of \$74,282 and expenditures of approximately \$60,000, resulting in a \$14,000 surplus and about \$88,000 on hand. He suggested planning for future harbor improvements.

3. Plans and Recommendations

Ms. Jones stated that she drafted an onboarding package for new commissioners, under review by Alan, then to commissioners for thoughts and feedback. She asked that Chapter 3 “Policies” of the Harbor Management Plan be circulated to commissioners for any opinions on policies that need to be updated.

4. Newsletter/Website

No report.

Mr. MacDonnell raised questions on the East Basin dock project schedule, noting updates are needed to inform users. Mr. Mangels said he would follow up.

5. Water Quality

No report.

Dr. Pinto raised the proposed letter to name the East Basin Dock in honor of Mr. Mobilia.

****MS. JONES MOVED TO TABLE ACTION ON THE LETTER REGARDING NAMING THE EAST BASIN DOCK IN HONOR OF MR. MOBILIA UNTIL A FUTURE MEETING WHEN MORE COMMISSIONERS WOULD BE PRESENT.**

****MR. MACDONNELL SECONDED THE MOTION.**

****THE MOTION PASSED UNANIMOUSLY.**

Commissioners discussed reverting the Application Review Committee to meet separately, approximately two weeks before the full Commission meeting, as a special meeting for the remainder of 2025.

VII. ADJOURNMENT

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

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

****THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:56 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary