

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING MINUTES - OCTOBER 22, 2025, 6:00 PM  
BY ZOOM VIRTUAL MEETING**

**ATTENDEES:** Alan Kibbe (Chair), Matt Gifford, Laurie Jones (Secretary), Chris MacDonnell, John Pinto, Chris White, Don Remson.

**ABSENT:** Jeff Mangels, Mike Matthews.

**STAFF:** Amelia Williams.

**OTHERS:** Bruce Lovallo (Harbor Master); Steve Bartush (Shellfish Commission); Larry Cafero, 119 Gregory Blvd.; Cory Attra, 119 Gregory Blvd.

**I. CALL TO ORDER**

The regular meeting of the Harbor Management Commission was called to order at 6:01 p.m. by Mr. Kibbe, Chair.

**II. ROLL CALL**

Roll call was conducted by Mr. Kibbe and a quorum was established.

**III. PUBLIC PARTICIPATION**

Ms. Diane Lauricella reiterated her email comments regarding the October 8, 2025 Special Meeting minutes, noting minor grammatical errors in her email and emphasizing the need for adherence to FOI procedures. She voiced her support of naming the renovated East Basin marina after Tony Mobilia.

**IV. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: September 17, 2025**

Ms. Jones presented the minutes for the regular meeting of September 17, 2025, noting changes in red.

**\*\*DR. PINTO MOVED TO APPROVE THE MINUTES OF THE  
SEPTEMBER 17, 2025, REGULAR MEETING, AS AMENDED.**

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

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

**B. Special Meeting: October 8, 2025**

Ms. Jones presented the minutes for the special meeting of October 8, 2025, recommending the addition of absent commissioners, including Mr. Gifford and Mr. White.

**\*\*MR. REMSON MOVED TO APPROVE THE MINUTES OF THE OCTOBER 8, 2025, SPECIAL MEETING, AS AMENDED.**

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

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

## **V. APPLICATION REVIEW COMMITTEE**

### **A. Zoning Regulation Amendment Referral — Various**

**#2025-63 R – Planning & Zoning Commission – Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and private frontages**

Dr. Pinto gave an overview of the referral and presented recommendations.

**\*\*MR. MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND FORWARD THE RECOMMENDATIONS.**

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

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

### **B. Zoning Regulation Amendment Referral — CD-3W Building Materials**

**The applicant proposes to change the permissible building materials for primary building materials on facades in CD-3W to allow vinyl siding with limitations.**

Dr. Pinto gave an overview of the referral and presented recommendations. Discussion ensued.

**\*\*MR. MACDONNELL MOVED TO FIND THE APPLICATION CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND FORWARD THE RECOMMENDATIONS.**

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

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

### **C. CSPR Referral — 119 Gregory Blvd: Construct a shoreline flood and erosion control structure (slurry wall) in Charles Cove**

Dr. Pinto introduced the item. The applicant Larry Cafero and professional engineer Cory Attra presented their proposal.

**\*\*MS. JONES MOVED THAT THE PROJECT IS CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

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

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

## **VI. REPORTS**

### **A. Chairperson**

Mr. Kibbe provided his report as follows:

- Thanked Harbor Commissioner Chris MacDonnell and consultant Geoff Steadman for their efforts on the Veterans' Park East Basin marina project.
- Encouraged all Commissioners to be respectfully engaged in meetings.
- Emphasized the need to get going on dredging efforts, which require long-term planning and proactive action to initiate.
- Stressed the need for the Commission to be intentional and proactive in promoting approved initiatives to stimulate desired activities such as marine commercial, as they will not occur without effort.

### **B. Shellfish Commission**

Mr. Bartush noted that no October Shellfish Commission meeting was held. He referenced agenda item VII.B, the discussion of providing public comment for the Manresa Island DEEP Stewardship Permit and expressed the need to address subtidal contamination.

### **C. Staff**

#### **1. Harbor Master**

Mr. Lovallo provided his report, noting a few key updates. He referenced the recent incident involving a barge stuck in the upper river and expressed appreciation to Sergeant Bisceglie and his staff from the Marine Police, along with the team from Terry Marine, for their hands-on efforts in personally traveling upstream to unload the barge. He also tagged moorings around the Marvin beach area.

#### **2. Consultant**

Mr. Steadman reported:

- The ACOE will be having an after-action meeting concerning the stuck barge incident. Further discussion ensued regarding the relevant channel.
- The Seaview Avenue proposal will have an informational public hearing on December 11, with written comments due December 23. Due to new state law, the East Norwalk Boat Club petition no longer triggers an evidentiary hearing. He thinks the HMC needs to pay attention to the impact of the new law.
- He summarized the September 27 public meeting of the Norwalk River Watershed Initiative and discussed the upcoming December session. He prepared public displays for the NRWI meeting.
- Progress continues on amending the Harbor Management Act, with several harbor commissions and DEEP planning a meeting with legislators.
- At the Veterans Park Marina groundbreaking, Port Authority officials were grateful to be recognized for \$3.5 million in state funding.
- Another round of SHIPP grants this year can't be expected this year.
- We still need to work on the street ends project with the grant money from the Port Authority.

- He attended the 25<sup>th</sup> anniversary Annual Meeting of the CT League of Conservation Voters.
- He discussed the CT Siting Council and talked about the issue in Fairfield and Bridgeport regarding United Illuminating.
- He reported that DEEP said the 108 Water Street Coastal Site Plan Review is inconsistent with state law but Norwalk P&Z approved it anyway. A similar issue happened in Fairfield and the local neighborhood association is appealing Fairfield P&Z's decision.
- Discussion ensued about new approvals required for the Harbor Management Plan.

## **D. Committee**

### **1. Mooring and Harbor Safety**

Mr. Kibbe presented the report from Jeff Mangels for the Mooring and Harbor Safety Committee:

- Regarding Dockwa, there have been multiple positive reviews from boaters and visitors.
- Edwards Marine was asked to provide a quote for winter staking, repairing, and repainting floats in the East Norwalk Basin, as well as for larger mushroom anchors where needed on the nine transient moorings operated by the Commission.
- No harbor safety issues except for the barge that broke free at Duvine Brothers, causing access issues for the Norwalk Boat Club; he extended big thanks to the Marine Unit, the Harbormaster, and Terry Marine for their efforts in freeing the barge.

### **2. Finance**

Mr. MacDonnell reported that:

- No deposits have been received from Dockwa since June, with only \$150 from Dockwa this year compared to over \$3,000 last year, despite positive boater reviews indicating usage; he committed to investigating the issue.
- He posed questions about the procurement process and amounts that would require proper process.
- He noted receipt of an invoice from consultant Geoff Steadman that was distributed to the Commissioners for \$3,120, covering services for July through October, and sought approval. Mr. Kibbe and Ms. Jones said they hadn't had time to review it since it was only distributed this afternoon.

**\*\*MR. MACDONNELL MOVED TO APPROVE PAYMENT OF THE \$3,120 INVOICE FROM MR. GEOFF STEADMAN FOR CONSULTING SERVICES COVERING JULY THROUGH OCTOBER.**

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

**\*\*THE MOTION PASSED WITH FOUR (4) IN FAVOR (MACDONNELL, GIFFORD, PINTO AND REMSON) AND TWO (2) ABSTENTIONS (MS. JONES & MR. KIBBE).**

### **3. Plans and Recommendations**

Ms. Jones presented the draft onboarding document for new Harbor Management commissioners which had been distributed in advance to the commission. She emphasized that the document is intended as a general overview rather than a comprehensive guide. She noted that comments

received from Dr. Pinto have been incorporated into the draft and solicited feedback from the Commission on the current version. The discussion was tabled to give the Commissioners more time to review it.

**4. Newsletter/Website**

No report was provided.

**5. Water Quality**

No report was provided.

**VII. NEW BUSINESS**

**A. Review Draft Onboarding Document**

Discussed during Plans and Recommendations report.

**B. Discussion of providing Public Comment for the Manresa Island DEEP Stewardship Permit**

Dr. Pinto led the discussion, noting that his comments were informed by attending the recent DEEP public hearing at Brien McMahon High School. He highlighted that a major request from the hearing was for the stewardship permit document to undergo thorough public review, with the comment period open until October 30, 2025.

Dr. Pinto proposed a statement of support for the Stewardship Permit with proposed specific recommendations. The group agreed on the importance of addressing environmental protections, aligning with the Shellfish Commission's concerns. The desire to see a lengthy recommendation in advance of a vote was expressed and noted. Dr. Pinto said he would share the recommendations in writing.

**\*\*MR. MACDONNELL MOVED THAT THE HARBOR MANAGEMENT COMMISSION EXPRESS SUPPORT FOR THE IMPLEMENTATION OF THE MANRESA ISLAND DEEP STEWARDSHIP PERMIT AND THAT THE COMMISSION'S COMMENTS AND RECOMMENDATIONS BE TRANSMITTED TO DEEP.**

**\*\*DR. PINTO SECONDED THE MOTION.**

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

**VIII. OLD BUSINESS**

**A. East Basin Marina Naming Nomination**

Dr. Pinto presented a draft letter endorsing the naming of the East Basin marina at Veterans Park after Tony Mobilia. Mr. Kibbe read comments from Commissioner Jeff Mangels, who, while respecting Mr. Mobilia, recommended naming the marina to honor all veterans collectively, such as "Norwalk Veterans Marina." Dr. Pinto reiterated that, if the Harbor Management Commission as a whole doesn't support the naming, individuals could pursue their support separately as a gesture respecting Mr. Mobilia's record.

**\*\*MR. MACDONNELL MOVED THAT THE HARBOR MANAGEMENT COMMISSION ENDORSE THE DRAFT LETTER NOMINATING THE EAST BASIN MARINA TO BE NAMED AFTER TONY MOBILIA.**

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

**\*\*THE MOTION PASSED WITH THREE (3) IN FAVOR (MR. MACDONNELL, DR. PINTO AND MR. GIFFORD), ONE (1) ABSTENTION (MR. REMSON) AND TWO (2) OPPOSED (MR. KIBBE AND MS. JONES).**

Dr. Pinto confirmed the letter of would be submitted to the Mayor as a Commission recommendation, noting it was likely one of several expected naming submissions.

### **IX. ADJOURNMENT**

**\*\*MS. JONES MOVED TO ADJOURN THE MEETING.**

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

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

The meeting adjourned at approximately 8:15 p.m.

Respectfully Submitted,  
Courtney Baldwin  
Recording Secretary