

**CITY OF NORWALK  
HARBOR MANAGEMENT COMMISSION  
REGULAR MEETING – NOVEMBER 19, 2025  
VIA ZOOM VIRTUAL CONFERENCE**

**ATTENDEES:** Alan Kibbe (Chair), Laurie Jones, Chris MacDonnell, John Pinto, Don Remson, Jeff Mangels.

**ABSENT:** Mike Matthews, Chris White, Matt Gifford

**STAFF:** Amelia Williams; Deputy Harbormaster Owen Lee

**OTHER:** Matt Schuler and Azure Dee Sleicher, Race Coastal Engineering; John Hilt; Vincent Hynes, Redniss & Mead; Howard Kelly

**I. CALL TO ORDER**

Mr. Kibbe called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

Mr. Kibbe conducted the roll call and a quorum was present.

**III. PUBLIC PARTICIPATION**

Ms. Williams reported that no members of the public had raised their hand to speak. She noted that two written public comments had been received earlier in the day and forwarded to all Commissioners: one from Ms. Lynnelle Jones alleging illegal meetings among other issues and one from Ms. Allison Beasley regarding the 108 Water Street application.

**A. Chairperson Report (this report was handled out of order)**

- Mr. Kibbe reported that a DEEP public hearing notice had been received regarding the project at 80 Seaview Avenue, scheduled for December 11, 2025, with written comments due December 23, 2025.
- Mr. Kibbe also announced that a nominating committee for commission officers must be formed at the next meeting and that no officer may serve more than three consecutive years in the same position.
- He reminded members whose terms expire December 31, 2025 (Ms. Jones, Mr. Mike Matthews, Dr. Pinto, and Mr. Chris White) to contact the Mayor's office regarding possible reappointment during the upcoming mayoral transition.

**IV. ACCEPTANCE OF MINUTES**

A. Regular Meeting: October 22, 2025

**\*\*MR. MACDONNELL MOVED TO APPROVE THE MINUTES OF THE OCTOBER 22, 2025, REGULAR MEETING.**

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

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

#### V. APPLICATION REVIEW COMMITTEE

##### **A. Pre-Application Consultation – 25 Commerce Street: Repair a boulder seawall**

Dr. Pinto presented the application by Commerce Street Associates to repair approximately sixty feet of existing boulder seawall. Mr. John Hilts, consultant for the applicant, confirmed the scope of work and noted that all construction would occur in the dry at low tide with a silt curtain in place. The Application Review Committee recommends that the application be deemed consistent with the Harbor Management Plan.

**\*\*MS. JONES MOVED TO FIND THE APPLICATION CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN AND APPLICABLE STATE AND LOCAL REGULATIONS, SUBJECT TO BEST MANAGEMENT PRACTICES BEING FOLLOWED DURING CONSTRUCTION, A SILK CURTAIN REMAINING IN PLACE, AND THE SUBMITTAL OF AN AS-BUILT SURVEY UPON COMPLETION.**

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

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

##### **B. Pre-Application Consultation – 108 Water Street: Site development for a new mixed-use building.**

Dr. Pinto introduced the proposal and Mr. Matthew Shuler of Race Coastal Engineering shared the site plans and discussed the details.

Dr. Pinto stated that the marina slip layout and bulkhead alignment do not interfere with navigation or designated mooring areas. Discussion followed regarding elevation of habitable structures to or above base flood elevation, flood-proofing of utilities, use of permeable surfaces where feasible, installation of backflow preventers, and the need for turbidity curtains and erosion controls during construction.

Dr. Pinto recommended that the commission express no objection to the proposal moving forward subject to the comments discussed.

**\*\*DR. PINTO MOVED THAT THE HARBOR MANAGEMENT COMMISSION HAS NO OBJECTION TO THE PRE-APPLICATION PROPOSAL FOR 108 WATER STREET MOVING FORWARD SUBJECT TO THE FOLLOWING CONDITIONS: HABITABLE STRUCTURES SHALL BE ELEVATED TO OR ABOVE BASE FLOOD ELEVATION, UTILITIES AND CRITICAL INFRASTRUCTURE SHALL BE FLOOD-PROOFED, THE STORMWATER OUTFALL SHALL INCLUDE A BACKFLOW PREVENTER, PERMEABLE SURFACES AND RAIN GARDENS SHALL BE INCORPORATED WHERE**

**FEASIBLE, TURBIDITY CURTAINS AND EROSION CONTROLS SHALL BE IN PLACE DURING CONSTRUCTION, ALL REQUIRED LOCAL ZONING APPROVALS INCLUDING A SPECIAL PERMIT FOR MIXED WATERFRONT DEVELOPMENT SHALL BE OBTAINED, AND AN AS-BUILT SURVEY WITH FEMA FLOOD COMPLIANCE CERTIFICATION SHALL BE SUBMITTED TO THE COMMISSION UPON COMPLETION.**

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

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

**C. Coastal Site Plan Review Referral – 6 Golden Court: Raise a single family residence, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck.**

Dr. Pinto presented the Coastal Site Plan Review referral for the property at 6 Golden Court owned by Ms. Teresa Duncan and Mr. Burl Duncan.

The applicants propose to raise the existing single-family residence and build new entry stairs, reconstruct the rear deck, enclose the existing covered parking area, and landscaping.

Mr. Vincent Hynes of Redniss & Mead, the project engineer, shared the site plans and confirmed that the proposal will reduce existing impervious coverage by approximately 400 square feet, thereby improving stormwater management, groundwater recharge, and water quality treatment on the site.

Dr. Pinto noted that the project improves flood resilience, avoids adverse impacts on coastal resources, and recommended that it be deemed consistent with the Norwalk Harbor Management Plan and the Connecticut Coastal Management Act.

**\*\*DR. PINTO MOVED TO FIND THE APPLICATION CONSISTENT WITH THE NORWALK HARBOR MANAGEMENT PLAN AND THE CONNECTICUT COASTAL MANAGEMENT ACT AND TO RECOMMEND APPROVAL TO THE APPROPRIATE CITY AUTHORITIES SUBJECT TO THE FOLLOWING CONDITIONS: IMPLEMENTATION AND MAINTENANCE OF SEDIMENT AND EROSION CONTROLS THROUGHOUT CONSTRUCTION TO PREVENT ADVERSE IMPACTS ON COASTAL RESOURCES, SUBMITTAL OF FINAL STORMWATER MANAGEMENT MEASURES TO CITY STAFF FOR REVIEW TO ENSURE COMPLIANCE WITH WATER QUALITY OBJECTIVES, NO OBSTRUCTION OF NAVIGATION OR PUBLIC ACCESS TO LONG ISLAND SOUND, AND CONSULTATION WITH THE CONNECTICUT DEPARTMENT OF ENERGY AND ENVIRONMENTAL PROTECTION OFFICE OF LONG ISLAND SOUND PROGRAMS REGARDING BEST MANAGEMENT PRACTICES.**

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

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

**OLD BUSINESS:** Regarding 80 Seaview Avenue, Dr. Pinto discussed the fact that Public Act 25-84 regarding public hearings and the requirement to outline specific impact, enacted June

2025, blindsided all involved. He recommended that the Harbor Management Commission submit a proposal to be presented at the Public Hearing for 80 Seaview Avenue on December 11, 2025. Dr. Pinto will follow up with Darin Calahan in the Norwalk legal department.

## **VI. REPORTS**

### **A. Chairperson Report**

(see above - this report was handled out of order)

### **B. Shellfish Commission**

The 108 Water St. application was tabled pending yesterday's site inspection and will be discussed at their December meeting.

### **C. Staff**

- 1. Harbor Master – No report.**
- 2. Consultant – No report.**

### **D. Committee**

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

- Mr. Mangels stated that a previous banking issue involving Dockwa dockage fees and online mooring payments had been fully resolved.
- He also reported that the recent incident involving a barge that had broken loose upriver and across the river was handled safely and effectively, with special thanks extended to Terry Marine, the Norwalk Police Marine Unit, and the Harbor Master for their coordinated response and for keeping everyone informed.
- He noted that transient online mooring activity has slowed considerably and will end for the season at the close of the month.
- Lastly, he added that he is still awaiting a proposal for winter maintenance, inspection, and storage of the Commission's mooring buoys and lines.

#### **2. Finance**

- Mr. MacDonnell noted that a prior banking issue with Dockwa payments had been resolved and that \$7,600 in transient mooring revenue had been deposited, more than double the amount collected the previous year. He credited the efforts of Mr. Mangels in placing, publicizing, and maintaining the transient moorings for the increased revenue.
- Mr. MacDonnell then reviewed the Commission's annual request for a city operating grant. He reminded the Commission that no grant funding was received for the current fiscal year and presented projected revenues and expenditures. Discussion followed.
- Mr. Mangels stated that he is awaiting cost estimates from Edwards Marine for heavier mooring mushrooms and for a floating dock prototype. Mr. Lee provided preliminary estimates of approximately \$800–\$900 for rigging the new Harbormaster vessel and \$2,500–\$3,000 for initial bottom paint. Commissioners discussed the possibility of including \$8,000–\$10,000 in the budget request for new transient mooring equipment and a floating dock prototype.

- Mr. Kibbe and Dr. Pinto raised questions about the current water quality intern program, its oversight, and its relationship with the Norwalk Health Department and Harbor Watch. Mr. Kibbe agreed to follow up with the Health Department to clarify the arrangement and future funding.

After discussion, the Commission directed Mr. MacDonnell to finalize the fiscal year 2026-2027 budget request incorporating updated figures for vessel rigging and maintenance, potential floating dock prototype costs, and continued water quality intern support, with the request to be submitted to the City shortly after Thanksgiving.

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

#### **A. Review Draft Onboarding Document**

Ms. Jones presented the final draft of the new Commissioner Onboarding Document. She explained that the purpose is to provide incoming commissioners with an overview of the Harbor Management Commission with hyperlinks for deeper reference. Commissioners expressed strong support for the document, noting its value as a living document that can be easily updated.

Ms. Williams stated that no formal city approval process is required for this informal welcome packet and that she is prepared to maintain and distribute it to future commissioners. The Commission thanked Ms. Jones for her extensive work on the project.

#### **B. Harbor Management Plan Report**

Ms. Jones reported on efforts to update the Norwalk Harbor Management Plan. Goals included updated language and increasing usability through the implementation of Table of Contents hyperlinks. She shared a document outlining suggestions including the addition of a one-page Executive Summary, the consolidation of all common policies into Chapter 3 to reduce redundancy and increase ease of editing, the creation of a new chapter that addresses future recommendation for the harbor, and the creation of appendices for historical content. She also reviewed suggestions for new/revised content including language on coastal resiliency and the updating of acronyms.

Commissioners thanked Ms. Jones for her leadership and substantial progress.

Mr. Kibbe and Mr. Mangels noted that the Plan is due for a comprehensive update and that the work completed provides an excellent foundation to move forward. All draft materials have been turned over to the City for continuation after Ms. Jones's term ends in December 2025. No formal action was taken.

#### **4. Newsletter/Website – No report.**

- 5. Water Quality** – Mr. Kibbe reported that the committee remains inactive pending direction from the new mayor.

## **VII. NEW BUSINESS**

**A. Approval of the 2026 Meeting Schedule**

Mr. Kibbe presented the proposed 2026 meeting schedule.

**\*\*MR. KIBBE MOVED TO APPROVE THE 2026 MEETING SCHEDULE AS PRESENTED.**

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

**\*\*THE MOTION PASSED WITH (1) ONE ABSTENTION (MS. JONES).**

**VIII. ADJOURNMENT**

**\*\*MR. MANGELS MOVED TO ADJOURN.**

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

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

The meeting adjourned at approximately 7:36 p.m.

Respectfully Submitted,  
Courtney Baldwin  
Recording Secretary