



REGULAR MEETING – HARBOR MANAGEMENT COMMISSION AGENDA

FEBRUARY 25, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Amelia Williams at amelia.williams@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL**
- III. **PUBLIC PARTICIPATION**
- IV. **ACCEPTANCE OF MINUTES**
 - A. **Regular Meeting: January 28, 2026**
- V. **APPLICATION REVIEW**
 - A. **Pre-Submission Consultation - 17 Mack St**
 - B. **CSPR Referral - [25 Commerce St](#)**
- VI. **REPORTS**

A. Chairperson

B. Shellfish Commission

C. Staff

1. Harbor Master

D. Committee

1. Mooring and Harbor Safety
2. Finance
3. Plans and Recommendations
4. Newsletter/Website
5. Water Quality

VII. SHORELINE RESTORATION PILOT PROJECT LETTER

VIII. ELECTION OF OFFICERS

IX. ADJOURNMENT

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING MINUTES - JANUARY 28, 2026
VIA ZOOM VIRTUAL MEETING**

ATTENDEES: Alan Kibbe (Chair), Matt Gifford (joined at 6:06 PM), Jeff Mangels, Chris MacDonnell, Don Remson, Jon Wilkins.

STAFF: Amelia Williams.

OTHERS: Grace Piselli, Maritime Aquarium; Sarah Crosby, Maritime Aquarium.

I. CALL TO ORDER

Mr. Kibbe called the regular meeting of the Norwalk Harbor Management Commission to order at 6:02 p.m. on January 28, 2026. The Pledge of Allegiance was recited.

II. ROLL CALL

Mr. Kibbe conducted roll call.

Mr. Kibbe welcomed Mr. Wilkins as the newest Commissioner, noting the value of having a representative from the commercial marina industry.

III. PUBLIC PARTICIPATION

Mr. Kibbe opened public participation. Ms. Williams explained the process for speaking and noted no written comments had been received.

Ms. Lynnelle Jones, 10 Point Road, addressed the December 10, 2025, minutes.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: December 10, 2025

****MR. REMSON MOVED TO APPROVE THE MINUTES OF THE DECEMBER 10, 2025, REGULAR MEETING AS PRESENTED.**

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

****THE MOTION PASSED WITH ONE ABSTENTION – MR. WILKINS (NOT PRESENT AT THE DECEMBER 10, 2025, MEETING)**

V. PRESENTATION

A. Shoreline Restoration Pilot Project

Ms. Grace Piselli, Associate Project Manager in the Conservation Department at the Maritime Aquarium, and Dr. Sarah Crosby, Vice President of Conservation at the Maritime Aquarium, presented the proposed Shoreline Restoration Pilot Project. The project aims to establish a small

nursery for young oysters at Veterans Memorial Park using shellfish aquaculture techniques in partnership with Mr. Norm Bloom of Cops Island Oysters.

Mr. Gifford asked about expected boat versus shore access during different phases and about signage to prevent recreational oyster harvesters from disturbing research beds. Ms. Grace Piselli and Dr. Sarah Crosby responded that most work would be shore-accessible by foot (using hip waders), with limited boat use primarily from Mr. Norm Bloom, and that educational signage would be installed to clearly mark research areas.

The presenters stated they would incorporate commission feedback, continue coordination with the Connecticut Department of Agriculture Bureau of Aquaculture (including disease testing), present to the Shellfish Commission the following week, and aim to begin fieldwork in April.

VI. APPLICATION REVIEW

A. POCD Amendment Referral - Art and Culture Plan

Ms. Williams explained that the item is a referral of the Art and Culture Plan as part of a Plan of Conservation and Development (POCD) amendment. She noted that all POCD amendments are required to be referred to the Harbor Management Commission.

Mr. Mangels stated that he had read through the plan and did not see anything wrong or how it would impact the harbor. He added that while he did not believe the plan truly relates to the Harbor Management Plan, if the Commission is being asked for approval or a consistency determination, he would consider it consistent, as it does not propose anything that conflicts with the existing Harbor Management Plan.

Mr. Kibbe noted that if the Commission agreed there was no negative impact, they could find it consistent with the Harbor Management Plan if confident in doing so.

****MR. MANGELS MOVED TO FIND THE ART AND CULTURE PLAN
CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

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

****THE MOTION PASSED UNANIMOUSLY.**

B. CSPR Referral - Manresa Wilds "North Forest"

Attorney Liz Suchy, representing Manresa Osprey, LLC introduced the presentation for the first phase of the Manresa Wilds project, a privately owned public park.

Ms. Suchy explained that the current application includes a special permit for importation of materials and a coastal site plan review (CSPR) for work near tidal wetlands, both necessary for the Phase 1 "North Forest" — a 28-acre northern portion of the site. The North Forest proposes a 1.5-mile system of paved and unpaved loop trails, seating, hammocks, boardwalks, selective tree clearing, gathering and educational spaces, a 44-space parking lot with restrooms, and three distinct programmatic clearings. She stated that many elements of the North Forest align with

goals of the City's Harbor Management Plan. Additional representatives provided further specifics of the proposal.

Commissioner MacDonnell asked detailed questions regarding drainage and potential impacts to the known groundwater plume. He expressed concern that construction does not exacerbate existing contamination affecting the harbor. The applicant clarified that remediation, and engineered controls are being addressed through a separate DEEP process under the stewardship permit. Mr. MacDonnell, after discussion, stated he had no objection to the project moving forward to the Planning and Zoning Commission and found it consistent with the Harbor Management Plan. Commissioner Gifford asked for more details on the "Learn" outdoor classroom area near the shoreline which the applicant addressed.

Ms. Liz Suchy noted that future phases will also be referred to the Commission due to the property's location within the coastal area management zone.

****MR. MACDONNELL MOVED TO FIND THE CSPR REFERRAL FOR MANRESA WILDS "NORTH FOREST" CONSISTENT WITH THE HARBOR MANAGEMENT PLAN AND TO RECOMMEND APPROVAL TO THE PLANNING AND ZONING COMMISSION.
**MR. GIFFORD SECONDED THE MOTION.
THE MOTION PASSED UNANIMOUSLY.

C. CSPR Referral - 48 Calf Pasture Beach Rd

Mr. Tim DeBartolomeo presented the proposed bulkhead replacement project at the north end of Noah Cove Marina's boat basin at 48 Calf Pasture Beach Road. He described the project as a straightforward replacement of an existing, deteriorated steel sheet pile bulkhead along approximately 158 feet of the northern shoreline of the basin and presented supporting drawings and photographs. He confirmed the project has already received a Certificate of Permission from the Connecticut Department of Energy and Environmental Protection (DEEP). Multiple Commissioners posed detailed questions which the applicant addressed.

Ms. Williams clarified that the Planning and Zoning Commission is seeking the Harbor Management Commission's opinion on consistency with the Harbor Management Plan. Mr. Jon Wilkins recused himself from the application.

****MR. GIFFORD MOVED TO FIND THE CSPR REFERRAL FOR 48 CALF PASTURE BEACH ROAD CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.
**MR. MACDONNELL SECONDED THE MOTION.
THE MOTION PASSED WITH ONE ABSTENTION – MR. JON WILKINS (RECUSED).

D. CSPR Referral - 108 Water St

Mr. Adam Blank, of Wofsey Rosen for Spinnaker Acquisitions, presented the proposed modification to the previously approved mixed-use development at 108 Water Street. Mr. Blank explained that the current request seeks flexibility to convert a portion of the approved office

space (approximately 83,000 net square feet) into hotel use, while retaining the ability to revert to office if a suitable tenant is secured before construction begins.

He and additional representatives described the approved project components. Commissioners followed up with questions and discussion ensued. Mr. Adam Blank summarized that the project continues to meet multiple Harbor Management Plan objectives.

****MR. MACDONNELL MOVED TO FIND THE CSPR REFERRAL FOR 108 WATER STREET CONSISTENT WITH THE HARBOR MANAGEMENT PLAN, SUBJECT TO THE SAME CONCERNS PREVIOUSLY EXPRESSED REGARDING FLOODING AND DRY EGRESS.**

****THE MOTION PASSED UNANIMOUSLY.**

E. COP Notification - 14 Shorehaven Rd

Mr. John Hilts presented a Certificate of Permission (COP) notification for work at 14 Shorehaven Road. He described the proposal as a minor modification to an existing pier ramp and floating dock system, where the current boat elevator (lift) is proposed to be replaced with a four-piling boat lift. Commissioners reviewed the attached drawings included in the meeting packet, which showed the existing and proposed conditions.

****MR. MANGELS MOVED TO FIND THE COP NOTIFICATION FOR 14 SHOREHAVEN ROAD CONSISTENT WITH THE HARBOR MANAGEMENT PLAN.**

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

****THE MOTION PASSED UNANIMOUSLY.**

VII. DECISION ON CONSULTANT CONTRACT

No discussion occurred.

VIII. REPORTS

A. Chairperson

Mr. Kibbe reported briefly on a developing reorganization of water quality efforts under the new mayor, expressing optimism that it would improve coordination.

B. Shellfish Commission

No report was given.

C. Staff

1. Harbor Master – No report was given.
2. Consultant – No report was given.

D. Committee

1. Mooring and Harbor Safety

Mr. MacDonnell asked if the ice would damage the new floats. Mr. Mangels reported that winter icing ~~staking of moorings~~ is not expected to cause damage and ~~are is~~ resilient to ice. He requested a quote from Edwards Marine for winter staking and for a 100-square-foot transient dock to be placed south of the ramp across from Shota for easier access, particularly for motorboats. He will continue following up with Mr. Norm Edwards.

2. Finance

Mr. MacDonnell stated he had nothing to report at this time but would provide a full year-end wrap-up at the next meeting (annual meeting).

3. Plans and Recommendations

No report was given.

4. Newsletter/Website

No report was given.

5. Water Quality

No report was given.

6. Nominating

Mr. Gifford reported that the nominating committee had discussed Mr. Mangels serving as Chair, Mr. MacDonnell as Vice Chair, and that the secretary position remained open. Discussion followed regarding the secretary role. Mr. Wilkins expressed willingness to consider the role. No formal slate was presented at this meeting; officers will be voted on at the February meeting.

IX. ADJOURNMENT

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

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:34 p.m.

Respectfully submitted,
Courtney Baldwin
Recording Secretary



LWRD License Application Pre-Submission Consultation Form Harbor Management Commission

You need to complete and submit this form only if your town has a [Harbor Management Commission](#).

To the applicant- Prior to the submission of your license application to the Connecticut Department of Energy and Environmental Protection (DEEP) Land & Water Resources Division (LWRD), please complete Part I, below, and submit this form to your local harbor management commission (contact the town for the appropriate contact person) with a location map of your site and project plans. Once the commission returns the completed form to you, please submit it along with your license application to DEEP.

Part I: To be completed by APPLICANT

1. Applicant/Registrant Information

Name: South Norwalk Boat Club
 Mailing Address: 17 Mack Street
 City/Town: Norwalk State: CT Zip Code: 06854
 Business Phone: _____ Ext.: _____
 Contact Person: Matthew Shuler Title: Project Engineer
 Business Phone: 203-377-0663 Ext.: 2027
 E-mail: mshuler@racecoastal.com

2. Engineer/Surveyor/Agent Information (list as applicable)

Name: RACE Coastal Engineering Title: _____
 Mailing Address: 611 Access Road
 City/Town: Stratford State: CT Zip Code: 06615
 Business Phone: 203-377-0663 Ext.: _____
 Contact Person: Matthew Shuler Title: Project Engineer
 Business Phone: 203-377-0663 Ext.: 2027
 E-mail: mshuler@racecoastal.com
 Service Provided: Engineering/Permitting

3. Site Location:

Name of Site : South Norwalk Boat Club
 Street Address: 17 Mack Street
 City/Town: Norwalk State: CT Zip Code: 06854
 Tax Assessor's Reference: Map 2 Block 84 Lot 2
 Name of Waterbody: Norwalk Harbor/Long Island Sound

4. Confirm location map and site plans are attached.

Date of plans: 10-27-2025

5. Provide or attach a brief, but thorough description of the project.

The South Norwalk Boat Club is a waterfront recreational boating facility located along the Norwalk Harbor shoreline. The site includes a fixed pier with associated floating docks used for the seasonal mooring of recreational vessels, accessed from shore by a gangway and arranged to accommodate small to mid-sized boats. On land, the property contains a travel lift, a small clubhouse structure, containing marina facilities used for member gatherings and administrative functions, along with limited accessory outdoor space and maintained shoreline areas.

The existing south portion of the floating dock system consists of multiple dock sections with varying dimensions, including 2 feet by 16 feet, 2 feet by 20 feet, and 6 feet by 22 feet. These dock sections are connected as part of the overall pier and dock layout and are utilized for seasonal recreational vessel mooring. At present, the southern most finger floats are connected to the main float with metal brackets at the floats interface.

The proposed dock improvements include a combination of existing and new floating dock sections. Three existing dock sections measuring 2 feet by 16 feet will remain in place and continue to be utilized. New floating dock sections measuring 3 feet by 26 feet and 6 feet by 26 feet are proposed and will be supported by anchor piles to improve stability and secure positioning within the harbor. The 6 feet by 26 feet section is limited to the T-head. The proposed modifications will result in a net increase of approximately 212 square feet of floating dock area and approximately 5 square feet associated with the installation of anchor piles. These improvements are intended to enhance safety, stability, and the accommodation of recreational vessels while remaining consistent with the existing use, scale, and character of the facility.

Part II: To be completed by HARBOR MANAGEMENT COMMISSION

This consultation form is required to be submitted as part of an application for a Structures, Dredging & Fill license (Connecticut General Statutes (CGS) Section 22a-361) and/or Tidal Wetlands license (CGS Section 22a-32) to DEEP LWRD. The application has not yet been submitted to DEEP. Please review the enclosed materials and determine whether the project is consistent or inconsistent with your local Harbor Management Plan. You may also provide comments or recommendations regarding the proposal. The Harbor Management Commission may still provide written comments to the Commissioner during DEEP's public notice comment period. Should you have any questions regarding this process, please call LWRD at 860-424-3019. **Please return the completed form to the applicant within 60 days of receipt or consistency will be assumed. Do not send a copy of the form directly to DEEP as it is difficult to track without an application number.**

HARBOR MANAGEMENT COMMISSION DETERMINATION:

Check one of the following:

- The Commission has determined that the work as described in Part I of this form and attachments is **CONSISTENT** with the Harbor Management Plan.
- The Commission has determined that the work as described in Part I of this form and attachments is **INCONSISTENT** with the following section of the Harbor Management Plan: _____

COMMENTS/RECOMMENDATIONS (or check here if attached:):

Signature of Commission Representative

Date

Print Name of Commission Representative

Title


SOUTH NORWALK BOAT CLUB DOCK EXTENSION

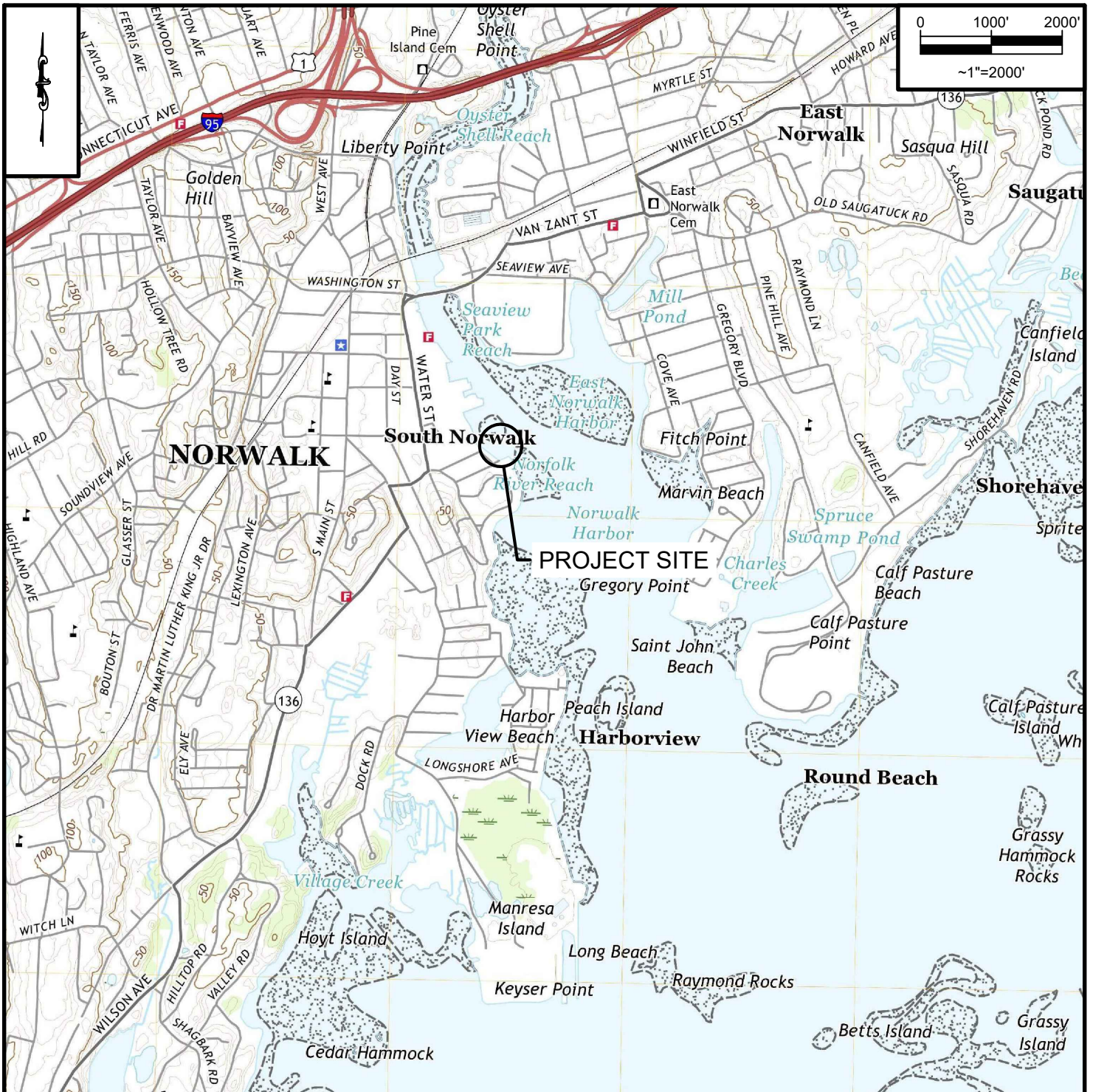
DRAWING LIST	
DWG No.	DRAWING TITLE
1	TITLE SHEET & GENERAL NOTES
2	VICINITY MAP
3	TAX ASSESSOR'S MAP
4	TAX PARCEL INFORMATION
5	EXISTING SITE PLAN
6	EXISTING PARTIAL PLAN
7	EXISTING DOCK TREE PLAN
8	PROPOSED DOCK TREE PLAN
9	EXISTING & PROPOSED DOCK SECTIONS

GENERAL NOTES

1. THE PURPOSE OF THESE DRAWINGS ARE FOR REGULATORY REVIEW ONLY.
2. VICINITY MAP TAKEN FROM USGS TOPOGRAPHIC MAP STAMFORD QUADRANGLE, CONNECTICUT-FAIRFIELD CO., 7.5 MINUTE SERIES, STAMFORD, CT 2015.
3. ELEVATIONS REFERENCE NORTH AMERICAN VERTICAL DATUM OF 1988, UNLESS NOTED OTHERWISE.
4. SITE INFORMATION TAKEN FROM A DRAWING TITLED "ZONING MAP OF PROPERTY", PREPARED FOR SOUTH NORWALK BOAT CLUB, BY DENNIS A. DEILUS LAND SURVEYORS, DATED 6/17/2014, AND REVISED ON MM/DD/YYYY.
5. SUPPLEMENTARY INFORMATION OBTAINED BY RACE COASTAL ENGINEERING, INC. ON 8/19/2025 AND ONLY REPRESENT THE SITE CONDITIONS AT THAT TIME.
6. TIDAL ELEVATION DATA HAS BEEN TAKEN FROM BENCH MARK SHEET FOR SOUTH NORWALK, CT 8468448 FROM THE NATIONAL OCEANIC AND ATMOSPHERIC ADMINISTRATION TIDES AND CURRENTS WEBSITE.

PROJECT TIDAL ELEVATIONS (NAVD 88)	
DATUM	ELEVATION (FT)
COASTAL JURISDICTION LINE (CJL)	+5.4
HIGH TIDE LINE (HTL)	+5.4
MEAN HIGHER HIGH WATER (MHHW)	+3.7
MEAN HIGH WATER (MHW)	+3.4
NAVD 88	0.0
NGVD 29	-1.1
MEAN LOW WATER (MLW)	-3.7
MEAN LOWER LOW WATER (MLLW)	-4.0

 <p>611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com</p>	Prepared For: SOUTH NORWALK BOAT CLUB 17 MACK ST NORWALK, CT 06854	SEAL:	Date: 10-27-2025	Rev.:
	Project: DOCK EXTENSION 17 MACK ST NORWALK, CT 06854	DRAFT	Drawn By: MJHS	Checked By: XXX
			Datum: NAVD 88	Scale: N/A
			Project No.: 2025098	Drawing No.: 1 of 9
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VICINITY MAP



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SOUTH NORWALK BOAT CLUB
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NORWALK, CT 06854

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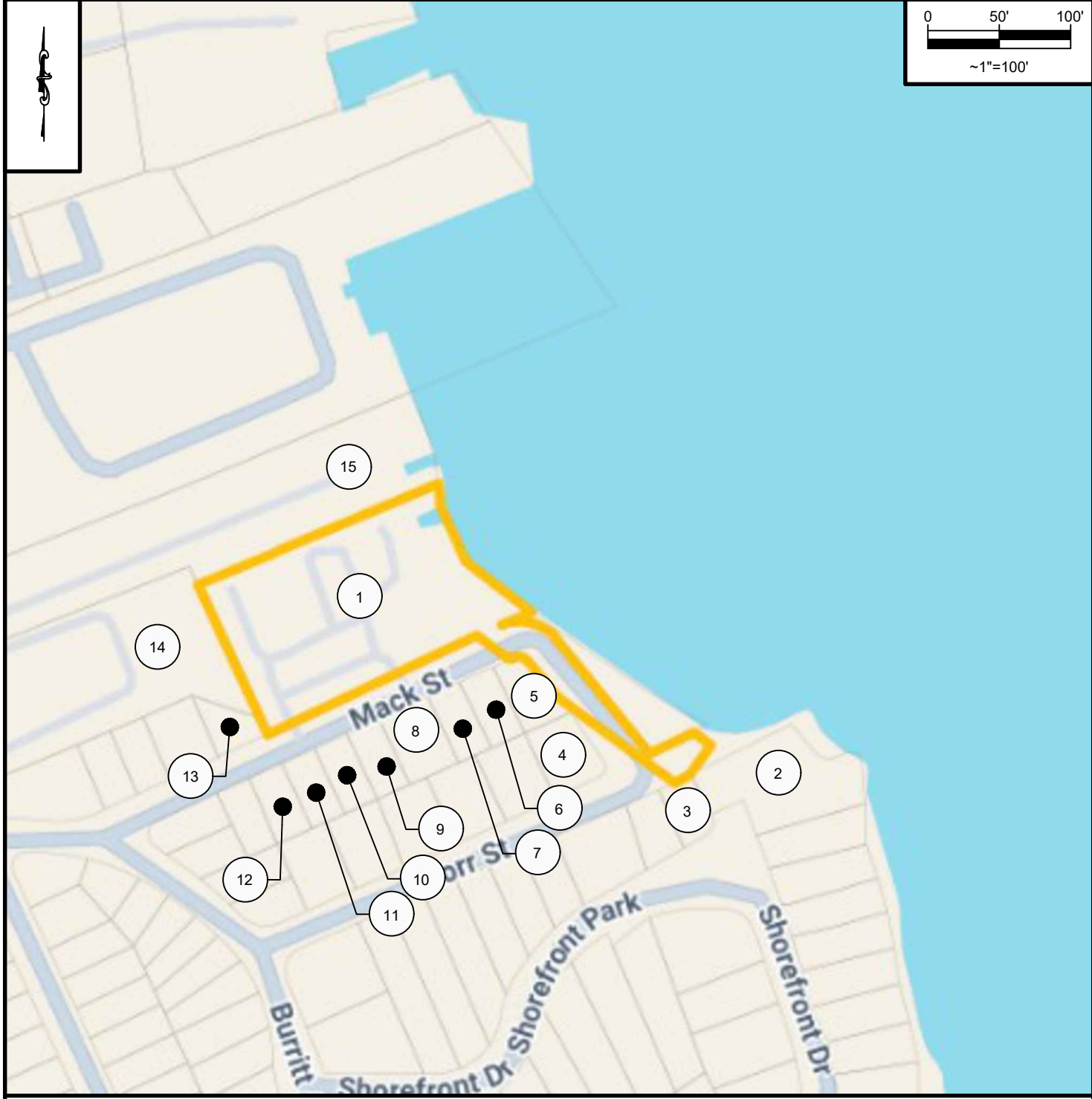
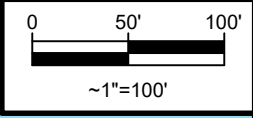
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MJHS	XXX
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Project No.:	Drawing No.:
2025098	2 of 9

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TAX ASSESSOR'S MAP

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10-27-2025	
Drawn By:	Checked By:
MJHS	XXX
Datum:	Scale:
NAVD 88	~1"=100'
Project No.:	Drawing No.:
2025098	3 of 9

TAX PARCEL INFORMATION		
ID	OWNER	ADDRESS
1	SO NORWALK BOAT CLUB INC	17 MACK ST
2	VIGNEAULT MAXINE	26 SHOREFRONT PK
3	RIPLEY ROBERT M & REEVES DONNA M	22 SHOREFRONT PK
4	SNBC REAL ESTATE LLC	12 KNORR ST
5	SNBC REAL ESTATE LLC	20 MACK ST
6	SNBC REAL ESTATE LLC	18 MACK ST
7	SNBC REAL ESTATE LLC	16 MACK ST
8	SNBC REAL ESTATE LLC	14 MACK ST
9	SNBC REAL ESTATE LLC	12 MACK ST
10	SNBC REAL ESTATE LLC	10 MACK ST
11	BRIGHT GEORGE W & BRIGTH NOVELETT	8 MACK ST
12	CRISTIANO ROBERT	6 MACK ST
13	SNBC REAL ESTATE LLC	11 MACK ST
14	SECOND TAXING DISTRICT	164 WATER ST
15	CARUSO PATRICIA M & JOHN (EST OF BOTH)	160 WATER ST



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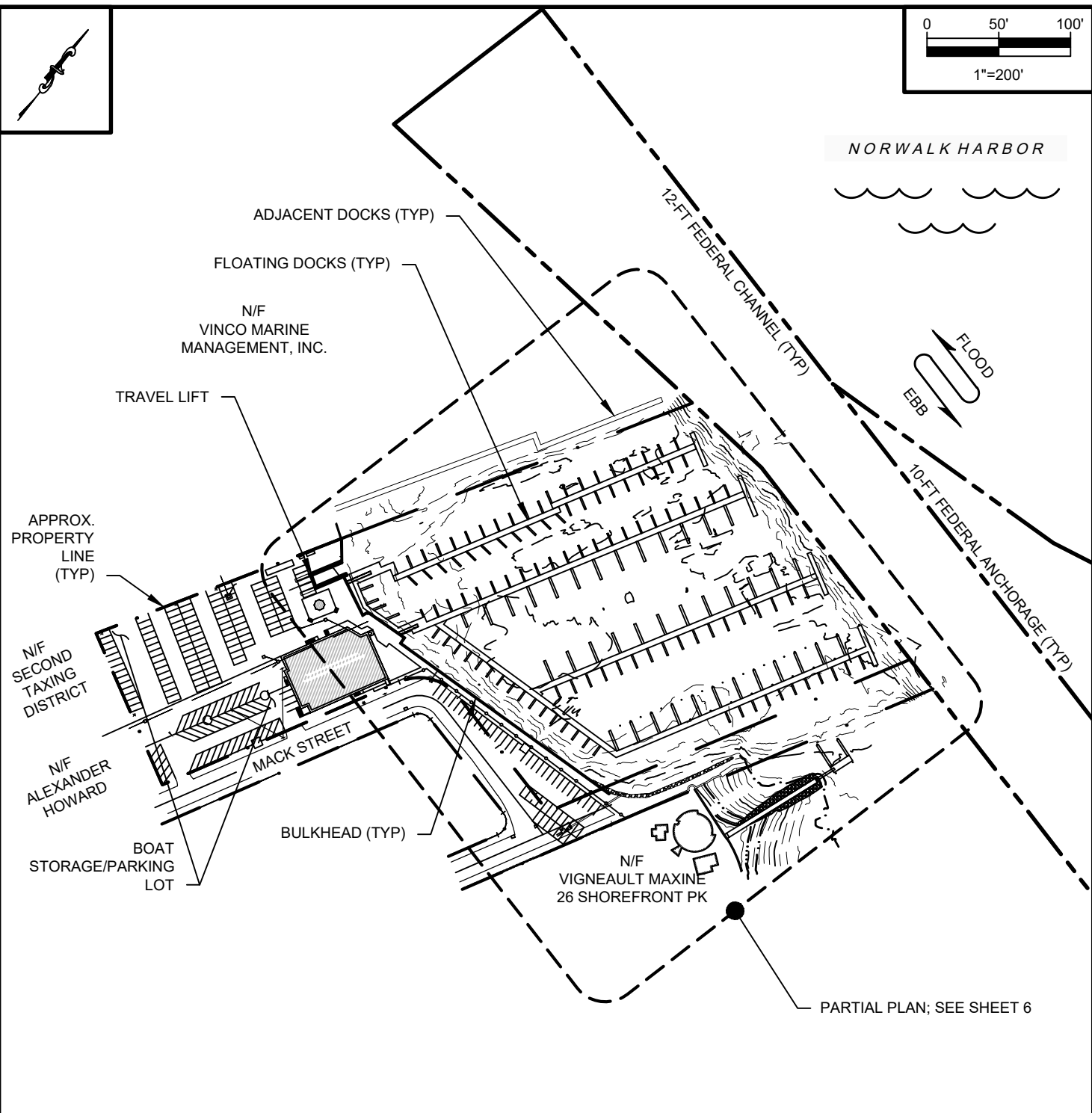
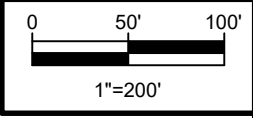
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10-27-2025	
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2025098	4 of 9

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EXISTING SITE PLAN

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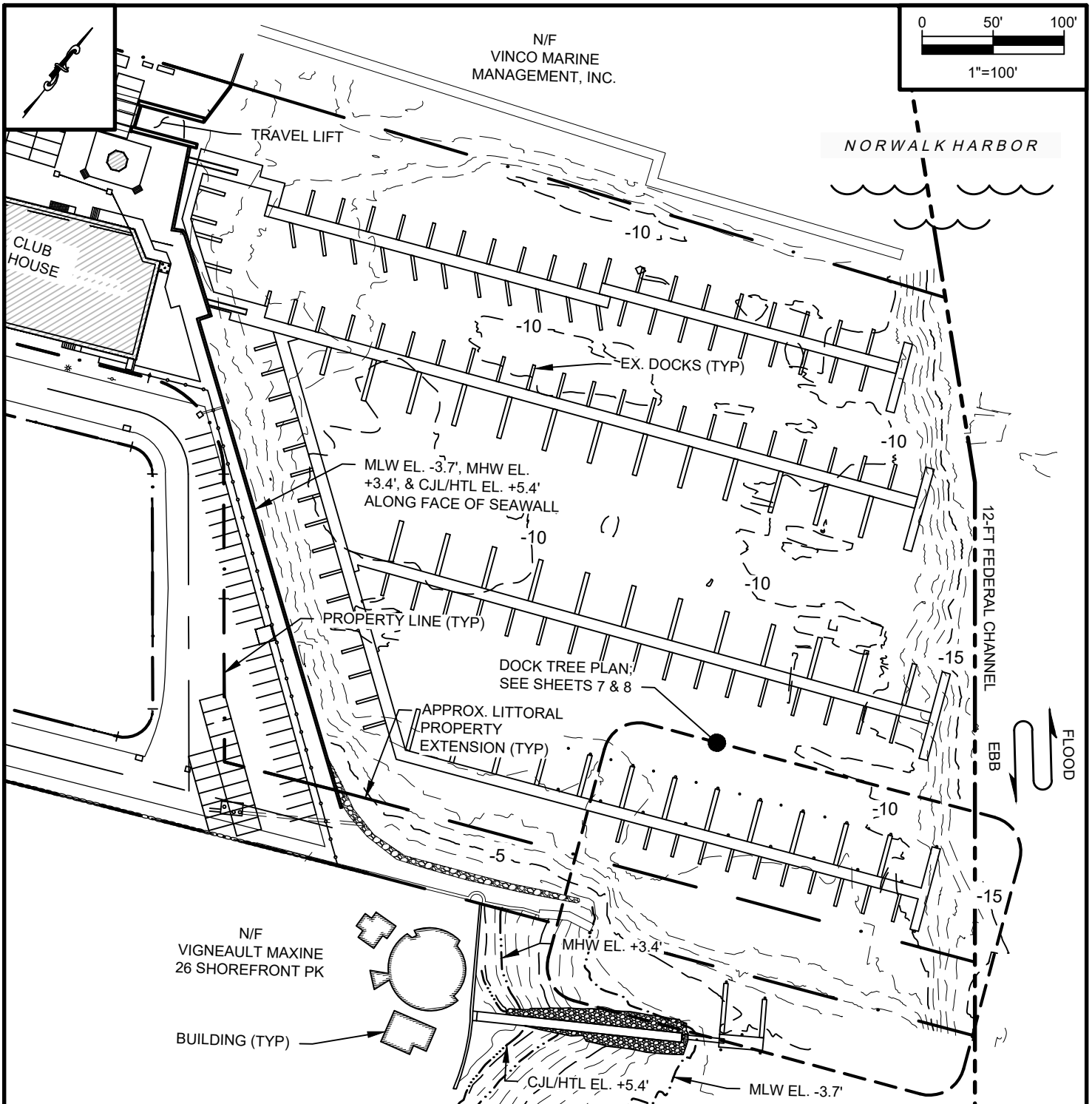
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Project No.:	Drawing No.:
2025098	5 of 9

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EXISTING PARTIAL SITE PLAN

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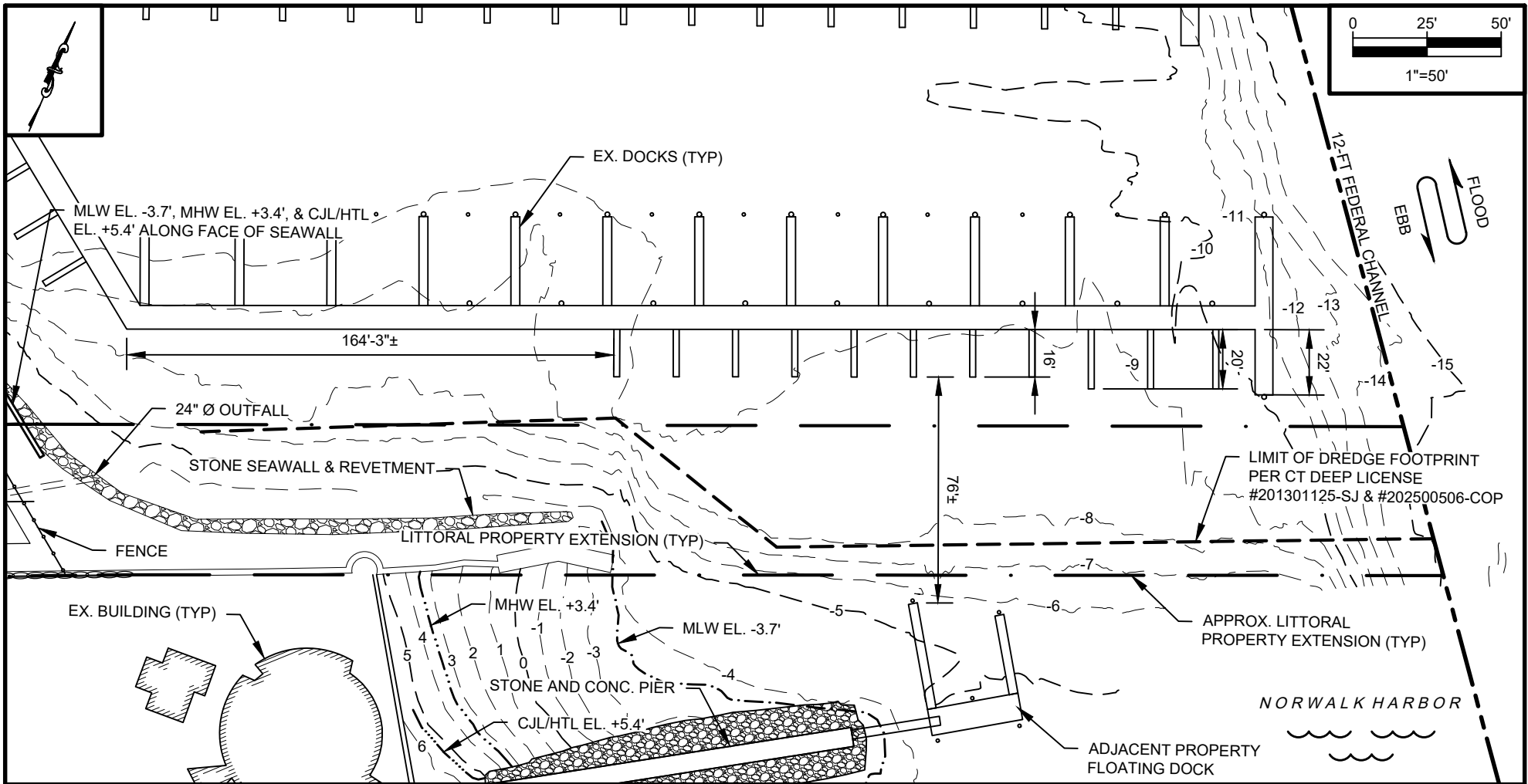
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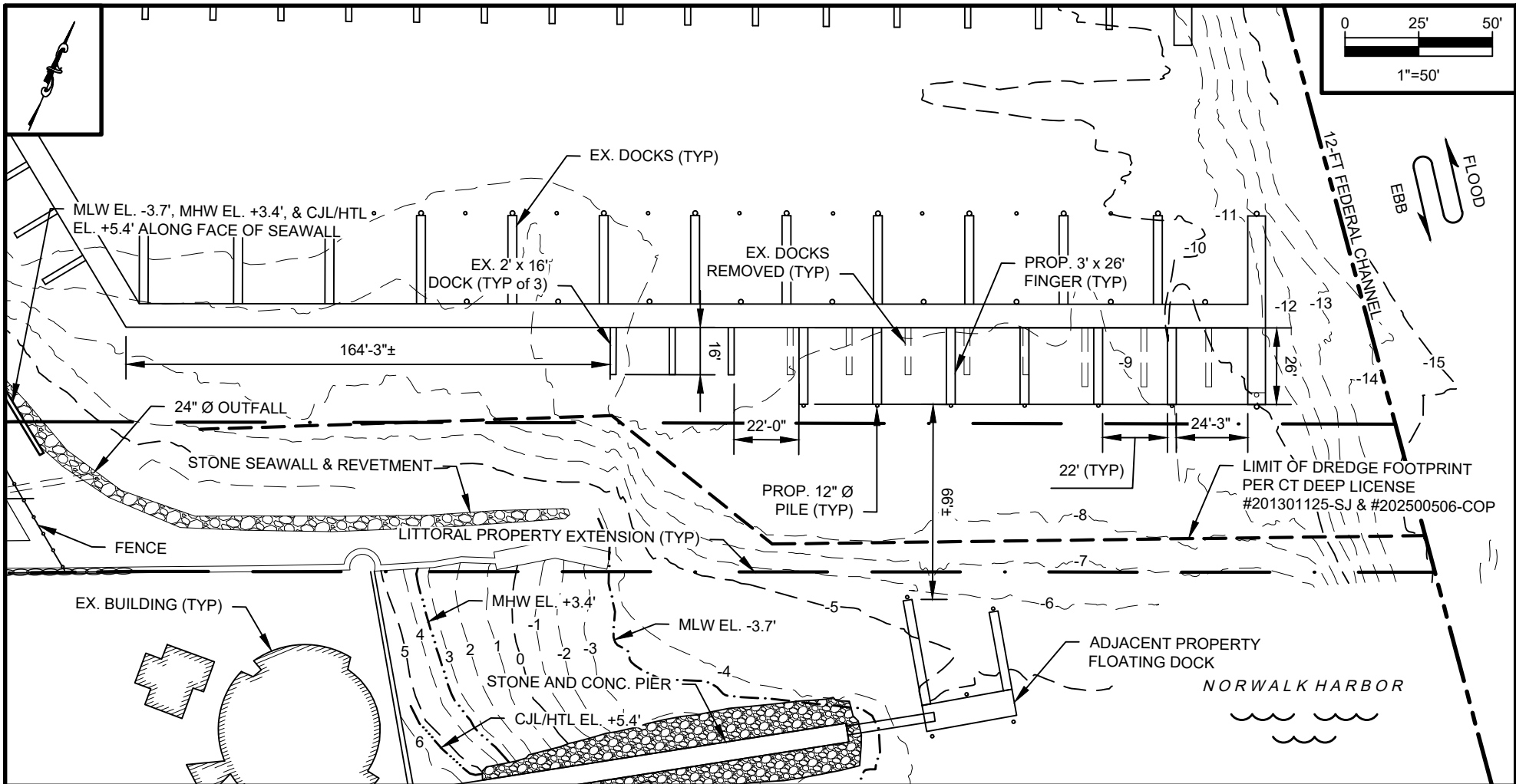
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2025098	6 of 9

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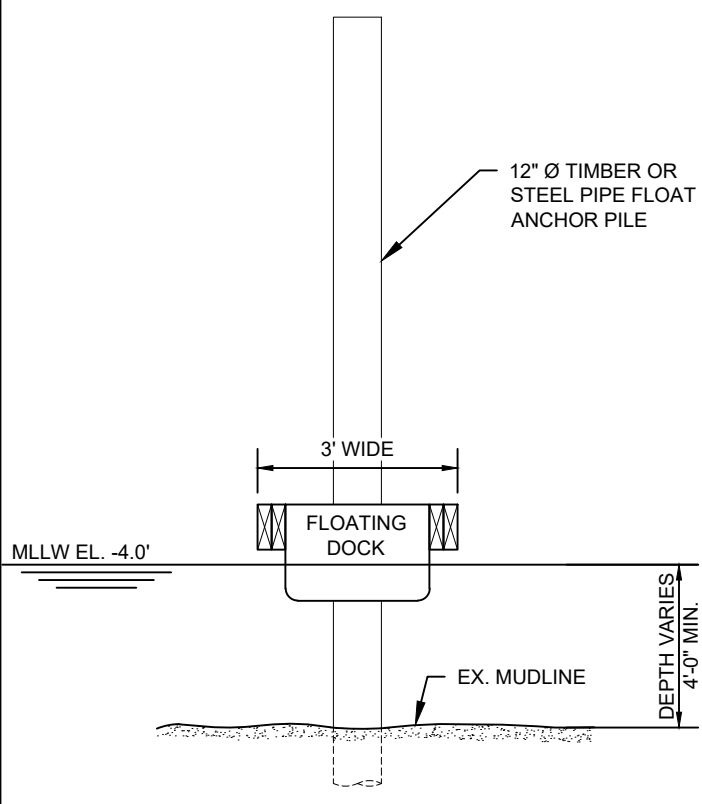
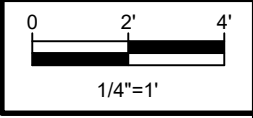
EXISTING DOCK TREE PLAN

 <p>611 Access Road Stratford, CT 06615 Tel: 203-377-0663 racecoastal.com</p>	Prepared For: SOUTH NORWALK BOAT CLUB 17 MACK ST NORWALK, CT 06854	SEAL:	Date:	Rev.:	
	Project: DOCK EXTENSION 17 MACK ST NORWALK, CT 06854	DRAFT	10-27-2025	Drawn By: MJHS	Checked By: XXX
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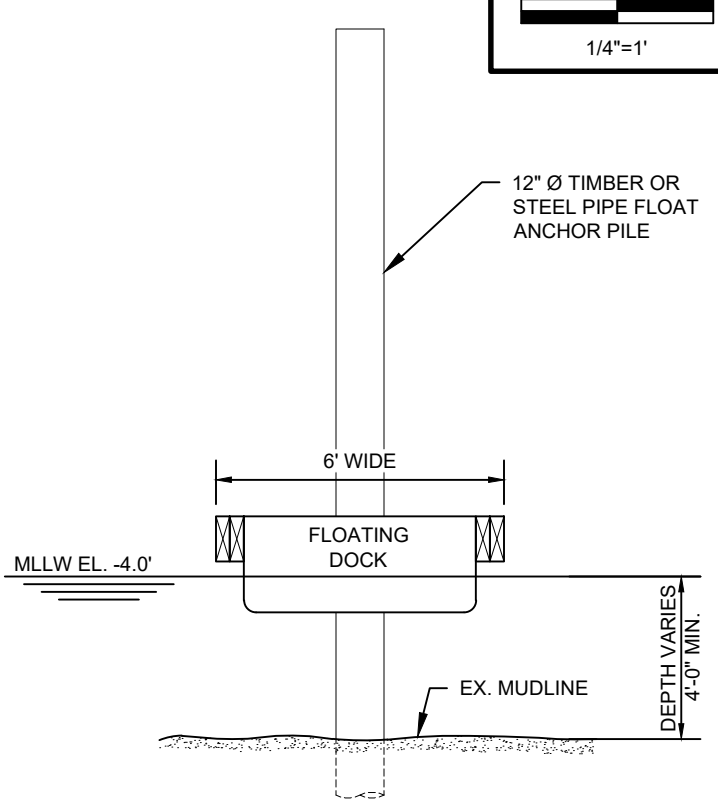


PROPOSED DOCK TREE PLAN

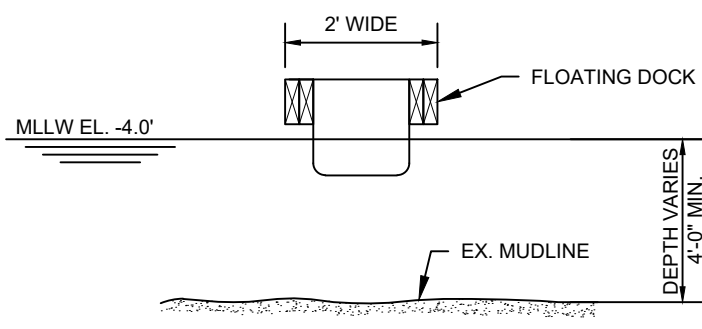
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TYPICAL PROPOSED DOCK SECTION



PROPOSED TEE-HEAD DOCK SECTION



TYPICAL EXISTING DOCK SECTION

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SEAL: []

DRAFT

Date: 10-27-2025	Rev.:
Drawn By: MJHS	Checked By: XXX
Datum: NAVD 88	Scale: 1/4"=1'
Project No.: 2025098	Drawing No.: 9 of 9

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NOT VALID WITHOUT ENGINEER'S SEAL

Site Photographs

Site Photographs taken by RACE personnel on August 19th, 2025.



Figure 1 – South Norwalk Boat Club South Dock Tree, View Facing East



Figure 2 – Neighboring Property Dock, Pier, and Shoreline, View Facing Southeast



Figure 3 – Typical 2’x16’ Finger Float, View Facing Southeast



Figure 4 – Neighboring Property Shoreline, View Facing Southwest



Figure 5 – South Dock Tree T-Head, View Facing Southeast



Figure 6 – Neighboring Property Dock, View Facing Southwest





Figure 7 – South Dock Tree, View Facing West



Figure 8 – Existing T-Head and Float Anchor Pile, View Facing South





Figure 9 – Existing T-Head, View Facing North



Figure 10 – South Dock Tree, View Facing West