

**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 Norwalk 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. Discussion ensued about Commission reappointments.

****MR. MACDONNELL MOVED THAT THE COMMISSION VOICE THEIR OBJECTION TO DR. PINTO NOT BEING REAPPOINTED.**

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

The Commissioners discussed sending a letter to the Mayor as a group or individually, ultimately deciding to send a letter as the Commission. There was discussion over the contents of the letter, and it was agreed to inquire as to why Dr. Pinto was not reappointed before voicing objection.

****THE MOTION PASSED WITH ONE ABSTENTION – MR. ALAN KIBBE.**

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 is not expected to cause damage and are 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 Ischoda Yacht Club 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