



**ANNUAL MEETING
REGULAR MEETING – HARBOR MANAGEMENT COMMISSION
AGENDA**

**FEBRUARY 26, 2025, 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 22, 2025

V. APPLICATION REVIEW COMMITTEE

A. 138 Water Street – Pre-submission Consultation: The applicant proposes to replace and reconfigure floating docks at a private boat club marina.

- B. 5 Outer Road – [Coastal Site Plan Referral](#): The applicant proposes to demolish an existing house and in-ground pool and construct a new single family residence.

VI. **REPORTS**

A. Chairperson

B. Shellfish Commission

C. Staff

1. Harbor Master
2. Consultant

D. Committee

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

VII. **ELECTION OF OFFICERS**

VIII. **ADJOURNMENT**

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
REGULAR MEETING
JANUARY 22, 2025**

ATTENDANCE: Alan Kibbe, Chair; Laurie Jones; Chris MacDonnell; Jeff Mangels; Dr. John Pinto; Donald Remson; Matt Gifford

ABSENT: Mike Matthews; Chris White

STAFF: Amelia Williams

OTHER: Geoff Steadman, Consultant; Sgt. Justin Bisceglie, Marine PD; Steve Bartush, Shellfish Commission

CALL TO ORDER

Chair Kibbe called the meeting to order at 6:07 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC PARTICIPATION

Mr. Madigan came forward for public comment on 30 South Beach Dock and questioned how it had gotten approved at DEEP without input from the Harbor Commission. Further discussion followed regarding what had happened with the property.

CORRESPONDENCE

Chair Kibbe said he had received email correspondence from Ms. Lynnelle Jones which was forwarded to all the Commissioners regarding complaints about minutes and work done on Wilson Point. Secretary Laurie Jones addressed the complaint by describing the HMC Application Review Committee process.

Amelia Williams reported that she had received a lot of correspondence regarding the dock at 30 South Beach and let the respondents know that DEEP has approved it.

ACCEPTANCE OF MINUTES

REGULAR MEETING: DECEMBER 18TH, 2024

- ** MR. REMSON MOVED TO ACCEPT THE MINUTES OF DECEMBER 18, 2024 AS SUBMITTED.**
**** DR. PINTO SECONDED THE MOTION.**
**** THE MOTION PASSED UNANIMOUSLY.**

APPLICATION REVIEW COMMITTEE

A. 46 SHOREHAVEN ROAD – PRE-SUBMISSION APPLICATION: THE APPLICANT PROPOSES TO CONSTRUCT A PIER, RAMP, LANDING FLOAT, AND FLOATING DOCK FOR RECREATIONAL BOATING.

A map of the property and application submission was provided for those present. It was noted that the proposed dock may involve a work barge and would be extending over some shellfish beds. The dock appeared to be positioned adequately for littoral rights.

Mr. Hilts came forward to discuss this item. He said he had talked with GNC about their ability to access the property. Review of the site map and discussion followed.

**** MR. GIFFORD MOVED THAT THE HARBOR COMMISSION HAS NO OBJECTION TO THE APPLICATION MOVING FORWARD.**

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

**** THE MOTION PASSED WITH SIX (6) IN FAVOR (KIBBE, JONES, MANGELS, PINTO, REMSON, GIFFORD) AND ONE (1) AGAINST (MACDONNELL)**

B. 17 MACK STREET – CERTIFICATE OF PERMISSION: THE APPLICANT HAS SUBMITTED AN APPLICATION TO CT DEEP FOR MAINTENANCE DREDGING AT THE SOUTH NORWALK BOAT CLUB.

This application is still pending and was not addressed at this time.

REPORTS

CHAIRPERSON

Chair Kibbe came forward to deliver his report. He said he didn't have much to report.

SHELLFISH COMMISSION

Mr. Bartush came forward to deliver his report. He said that there wasn't much to report, but they had received the information regarding the 46 Shorehaven Road dock application and would be reviewing it. Clamming Permits will be on sale this weekend.

STAFF

HARBOR MASTER

There was no report at this time.

CONSULTANT

Mr. Steadman came forward to deliver his report. He reported on the status of the grant for Veteran's Park Marina, the importance of memorial recognition of Tony Mobilia and status of the Norwalk River Watershed Plan. They have also been working on the proposed amendments to the Harbor Management Act, which he reviewed for those present. He also reported that a response had been received from Eversource regarding the public hearing that should be addressed. February 8th is the annual gathering of Shellfish Commissions. He plans to speak at that meeting and is working on developing a presentation on the history of shell fishing in Norwalk. He mentioned issues concerning the resiliency plan for the perimeter of Veteran's Park which needs DEEP approval.

COMMITTEE

MOORING AND HARBOR SAFETY

Mr. Mangels came forward to deliver his report. He said the online moorings registrations are coming in - 40 approved, 26 under review. All documents must be uploaded. The transient mooring tackle needs to be inspected. The new mooring balls will be installed. There have been no safety related issues. He has been working to try and beautify the island campgrounds. The drone has been purchased and is expected to arrive soon.

FINANCE

Mr. MacDonnell came forward to deliver his report. He said he did not have anything to report.

PLANS AND RECOMMENDATIONS

Ms. Jones came forward to deliver her report. She said there would be a joint holiday party with the Shellfish Commission on February 11th.

NEWSLETTER/WEBSITE

There was no report at this time.

WATER QUALITY

There was no report at this time. Discussion followed regarding how to nominate a chair for this committee.

NOMINATING

Dr. Pinto came forward to present his report. So far, the current slate has been nominated: Alan Kibbe, Chair; Jeff Mangels, Vice Chair; Laurie Jones, Secretary. Further nominations can be made with final nominations at the February meeting. Further discussion followed regarding the nominations process.

NEW BUSINESS

Mr. Gifford expressed that we are an agent of the City and wished to discuss ways to ensure that there would not be a repeat of the issues that the HMC has had recently regarding DEEP and Eversource applications where the HMC was not consulted in a timely manner. Discussion followed regarding the projects, including 30 South Beach and the Walk Bridge Project.

There was discussion regarding the importance of helping the City understand what the HMC does and the value added. The recommendation was made to make a formal presentation to the Common Council.

ADJOURNMENT

**** MR. MACDONNELL MOVED TO ADJOURN.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:22 P.M.

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services



Connecticut Department of
Energy & Environmental Protection
Bureau of Water Protection & Land Reuse
Land & Water Resources Division

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: Ischoda Yacht Club

Mailing Address: 138 Water Street

City/Town: Norwalk

State: CT

Zip Code: 06854

Business Phone: _____

Ext.: _____

Contact Person: Mr. Robert Jones

Title: _____

Business Phone: _____

Ext.: _____

E-mail: clamup64@yahoo.com

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

Name: John Hilts

Title: Application Preparer

Mailing Address: Post Office Box 47

City/Town: Rowayton

State: CT

Zip Code: 06853-0047

Business Phone: 475-441-1244

Ext.: _____

Contact Person: _____

Title: _____

Business Phone: _____

Ext.: _____

E-mail: mrhilts@erols.com

Service Provided: Preparation of permit applications

3. Site Location:

Name of Site : Ischoda Yacht Club Dock Reconfiguration

Street Address: 138 Water Street

City/Town: Norwalk

State: CT

Zip Code: 06854

Tax Assessor's Reference: Map 16NE

Block 84

Lot 9

Name of Waterbody: Norwalk Harbor

4. ☒ Confirm location map and site plans are attached.

Date of plans: 1/13/25, 1/17/25

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

Replace and reconfigure timber floating docks and timber float anchor pilings in a dredged berthing basin for improved berthing of recreational watercraft at a private boat club marina.

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.**

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



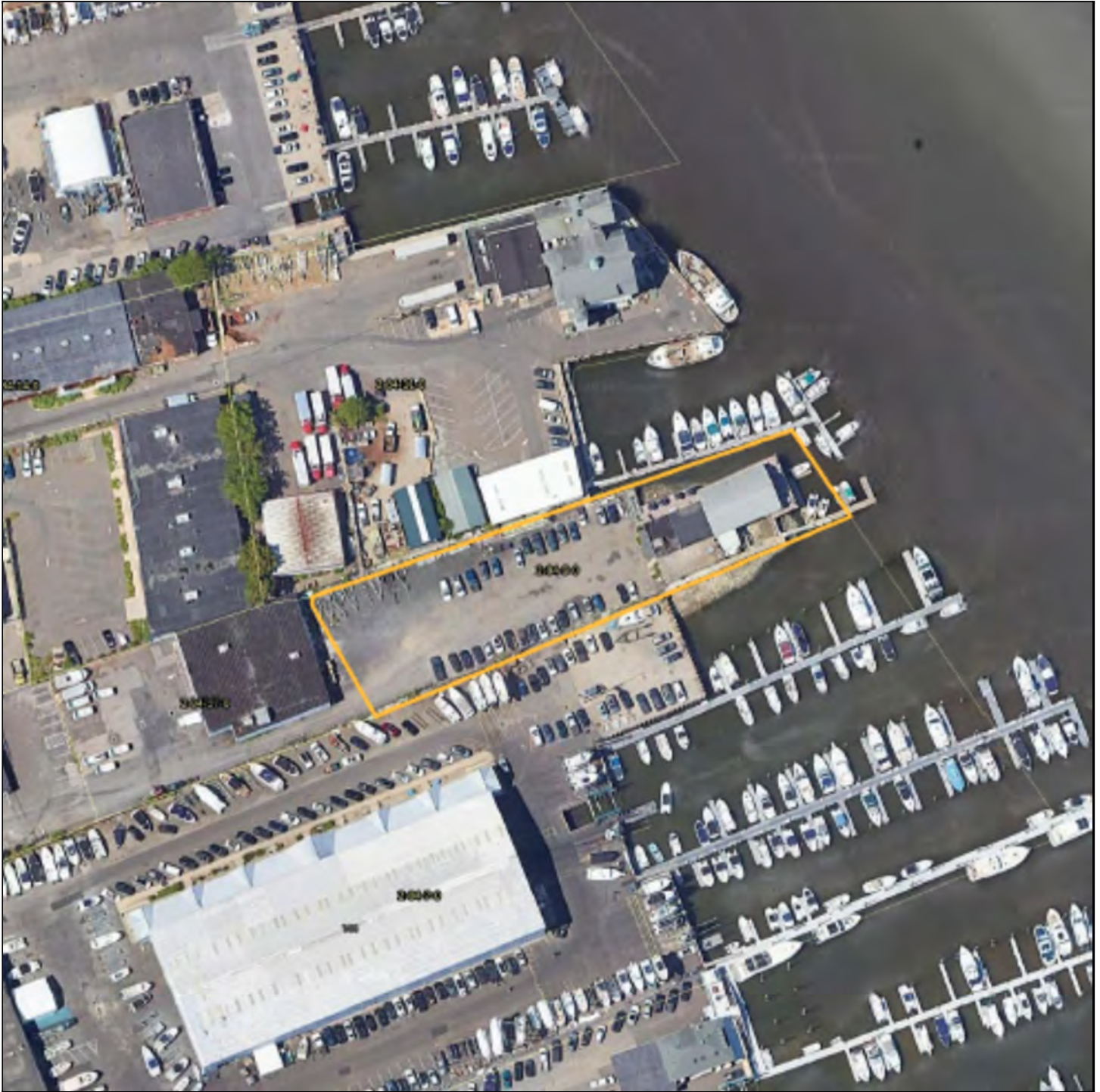
VICINITY MAP

FROM U.S.G.S. NORWALK SOUTH QUADRANGLE MAP

SCALE: 1:24000

PURPOSE: MODIFICATION TO BERTHING ARRANGEMENT
 DATUM: NORTH AMERICAN VERTICAL DATUM OF 1988
 ADJACENT PROPERTY OWNERS: 132 WATER STREET LLC, REX REALTY LLC
 APPLICATION PREPARED BY: JOHN HILTS P.O. BOX 47, ROWAYTON, CT 06853

PROPOSED RECONFIGURATION OF PILING-ANCHORED FLOATING DOCKS IN
 NORWALK HARBOR AT 138 WATER STREET, NORWALK, FAIRFIELD COUNTY, CT
 APPLICATION BY: ISCHODA YACHT CLUB
 DATE: 1/13/25 SHEET 1 OF 5 REVISION NUMBER: DATE:



ASSESSOR'S MAP

FROM NORWALK G.I.S.

SITE: ASSESSOR'S MAP 16NE BLOCK 84 PARCEL 9

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APPLICATION BY: ISCHODA YACHT CLUB
DATE: 1/13/25 SHEET 2 OF 5 REVISION NUMBER: DATE:

EXISTING GENERAL PLAN VIEW

ELEVATION CONVERSION:

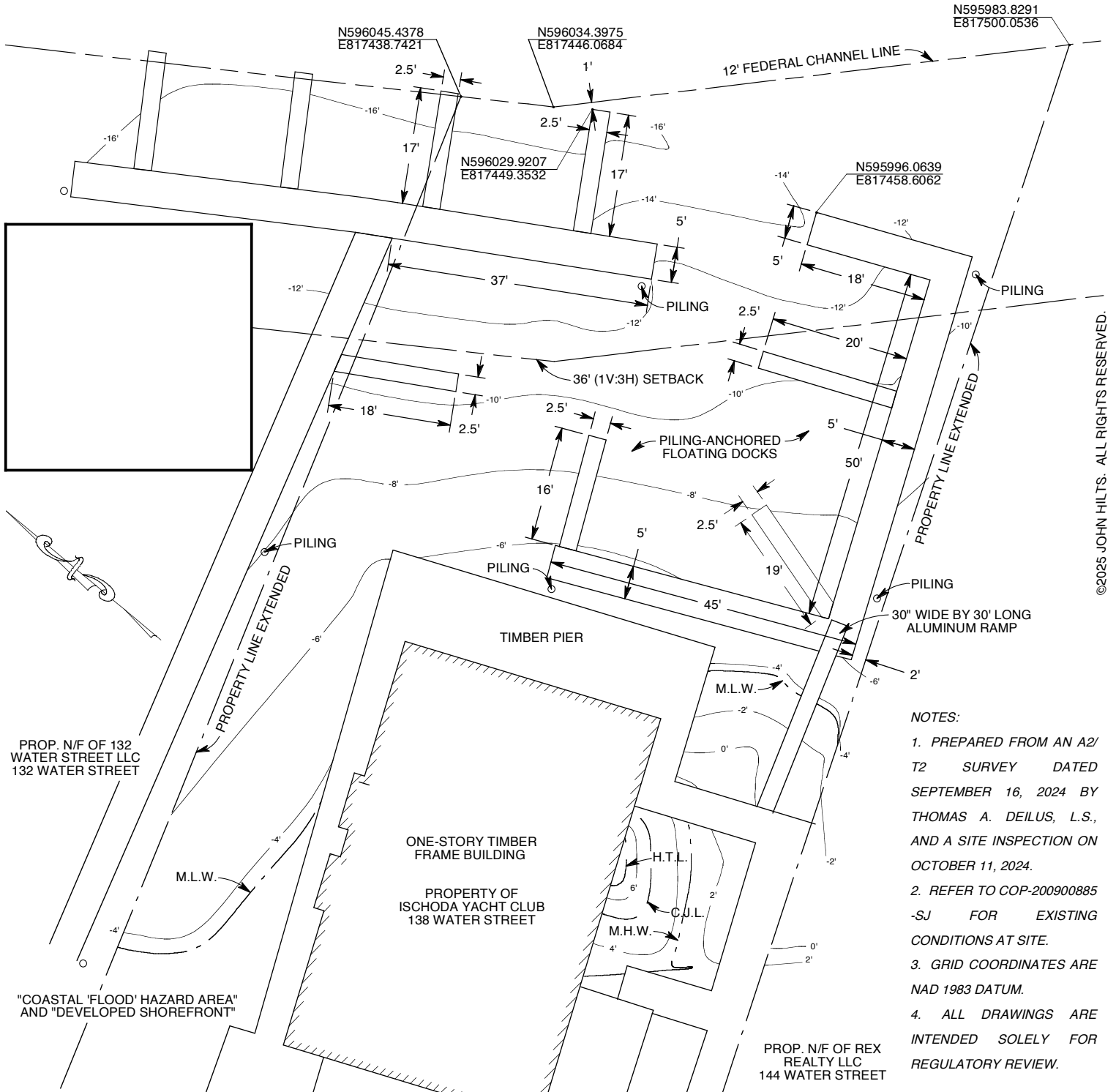
M.L.L.W. = 0.00' M.L.L.W. = -3.98' NAVD88
 M.L.W. = 0.28' M.L.L.W. = -3.7' NAVD88
 M.H.W. = 7.28' M.L.L.W. = +3.3' NAVD88
 C.J.L. = 9.38' M.L.L.W. = +5.4' NAVD88
 H.T.L. = 10.48' M.L.L.W. = +6.5' NAVD88

SCALE: 1" = 20'

"SHELLFISH
CONCENTRATION
AREA"

"ESTUARINE
EMBAYMENT"

NORWALK HARBOR



NOTES:

1. PREPARED FROM AN A2/T2 SURVEY DATED SEPTEMBER 16, 2024 BY THOMAS A. DEILUS, L.S., AND A SITE INSPECTION ON OCTOBER 11, 2024.
2. REFER TO COP-200900885 -SJ FOR EXISTING CONDITIONS AT SITE.
3. GRID COORDINATES ARE NAD 1983 DATUM.
4. ALL DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

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 APPLICATION BY: ISCHODA YACHT CLUB
 DATE: 1/13/25 SHEET 3 OF 5 REVISION NUMBER: DATE:

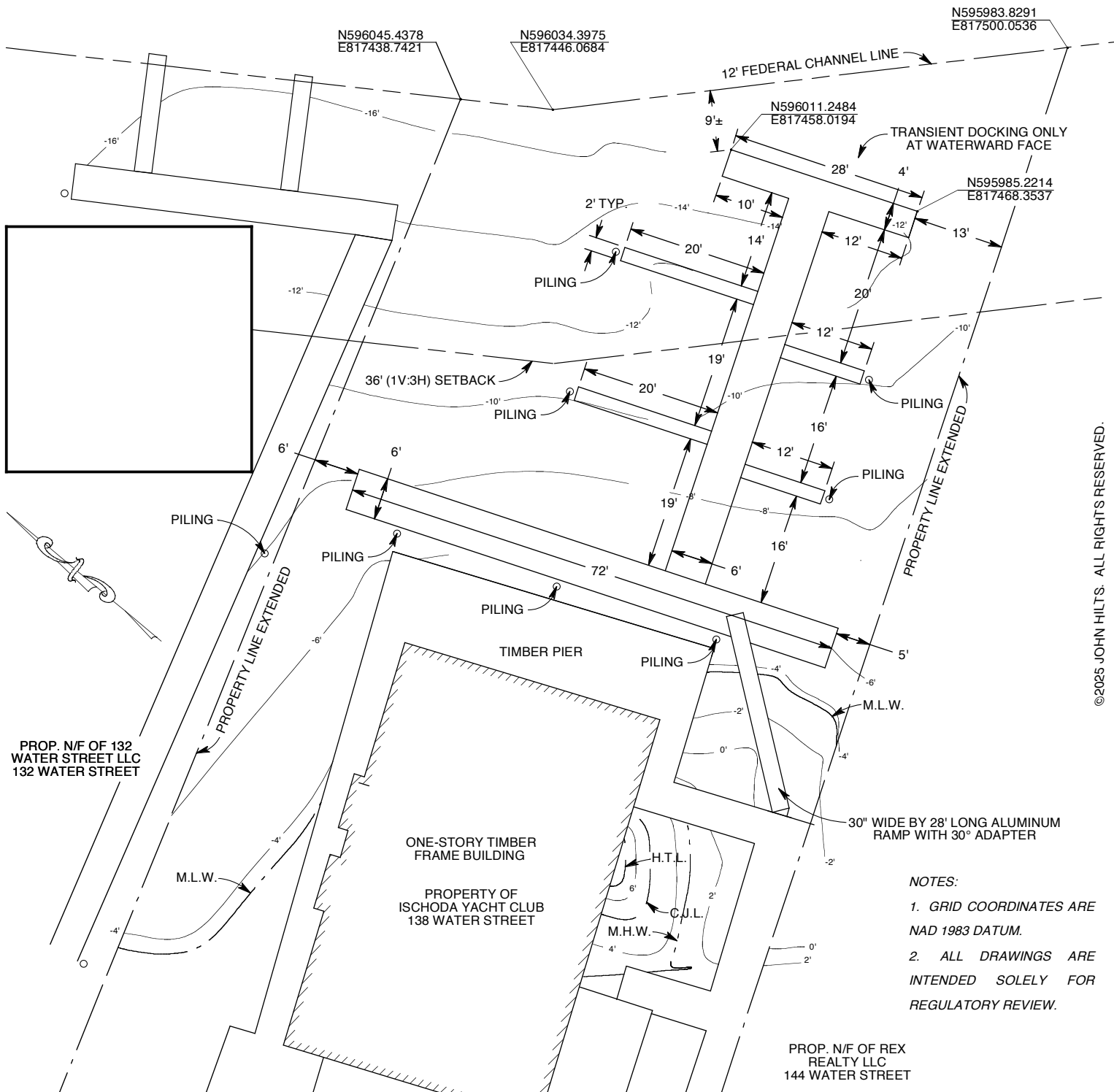
PROPOSED GENERAL PLAN VIEW

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M.L.L.W. = 0.00' M.L.L.W. = -3.98' NAVD88
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SCALE: 1" = 20'

NORWALK HARBOR



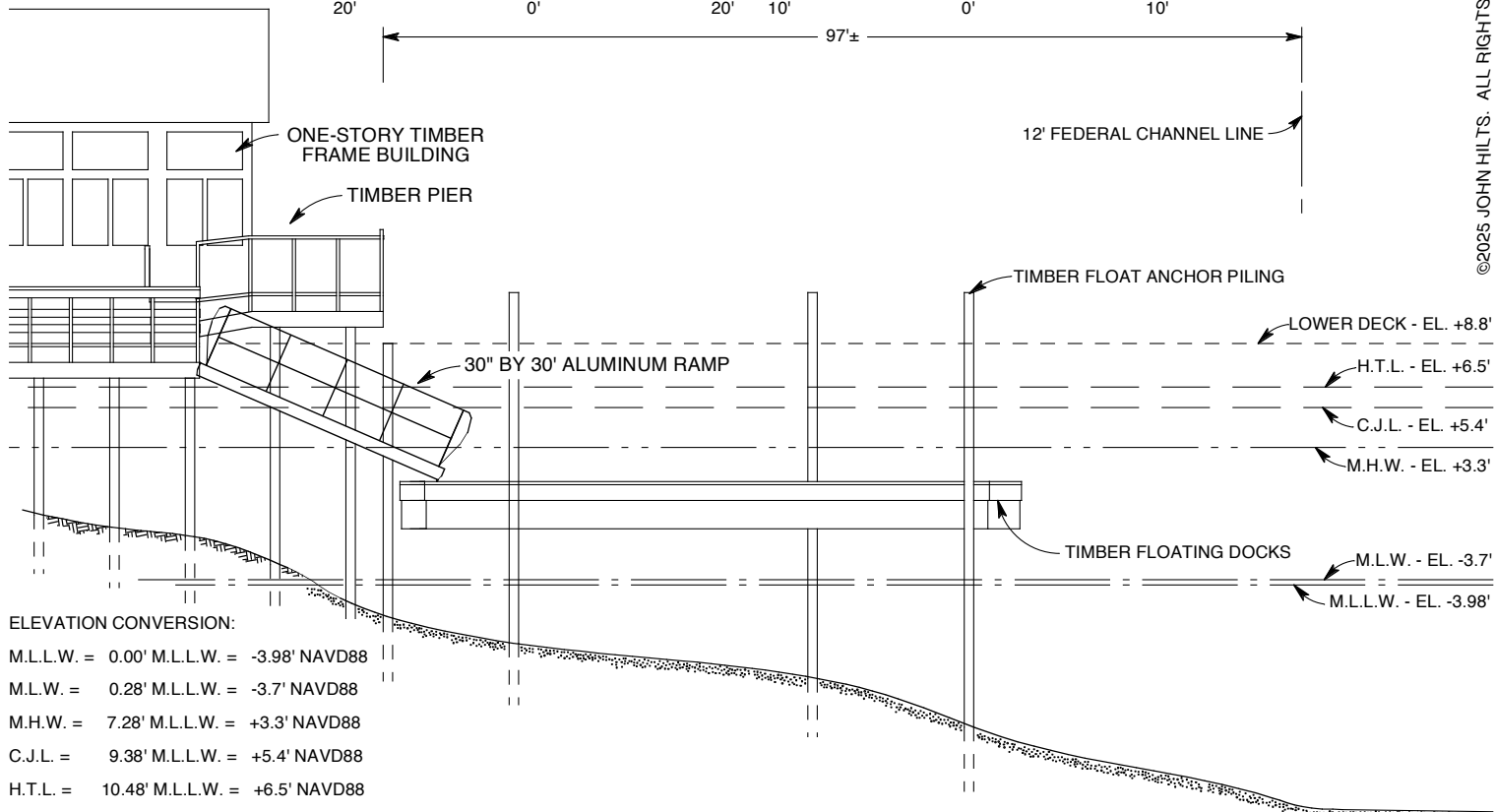
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APPLICATION BY: ISCHODA YACHT CLUB
DATE: 1/13/25 SHEET 4 OF 5 REVISION NUMBER: 1 DATE: 1/17/25

EXISTING SOUTH ELEVATION

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'

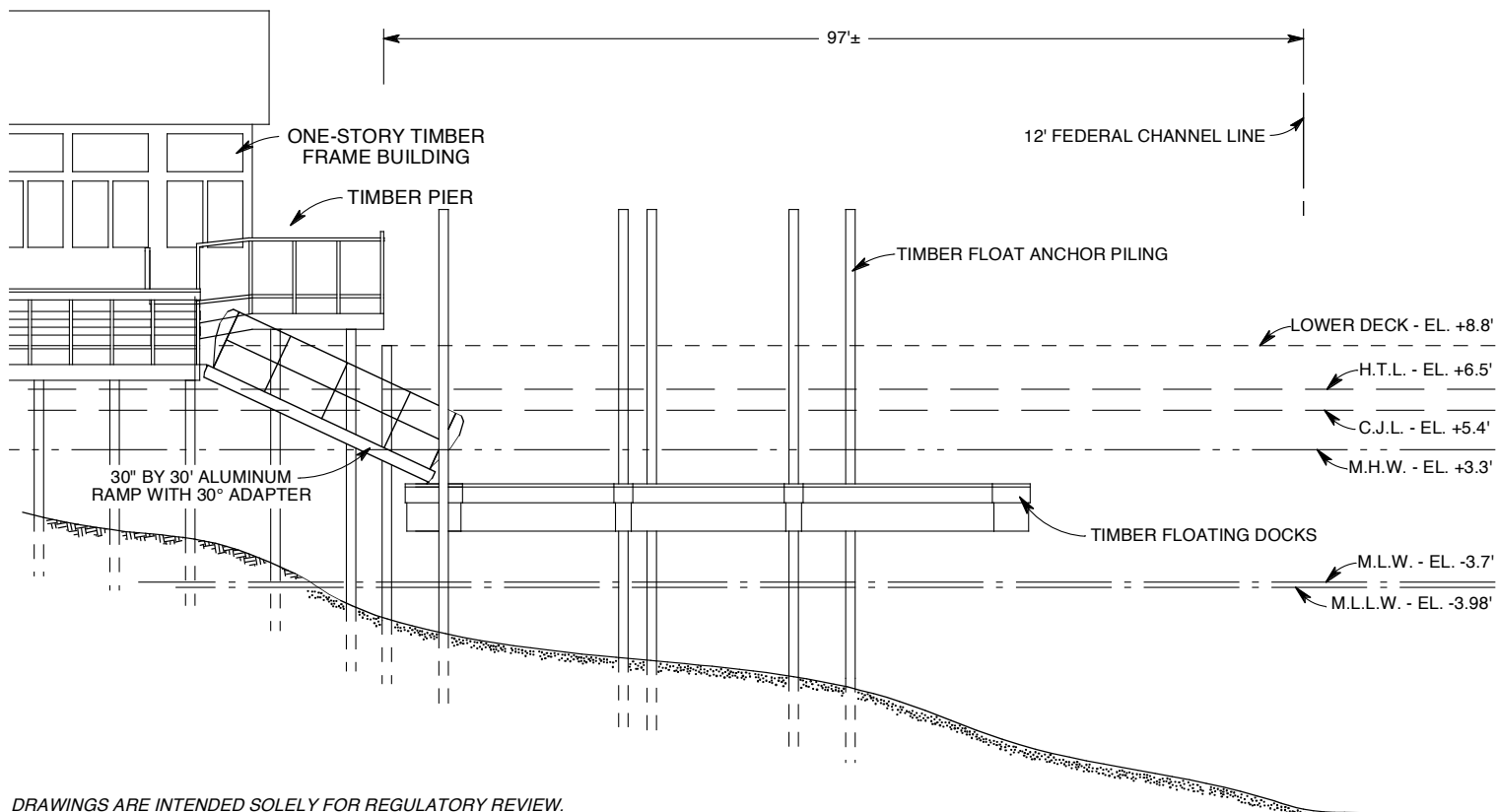


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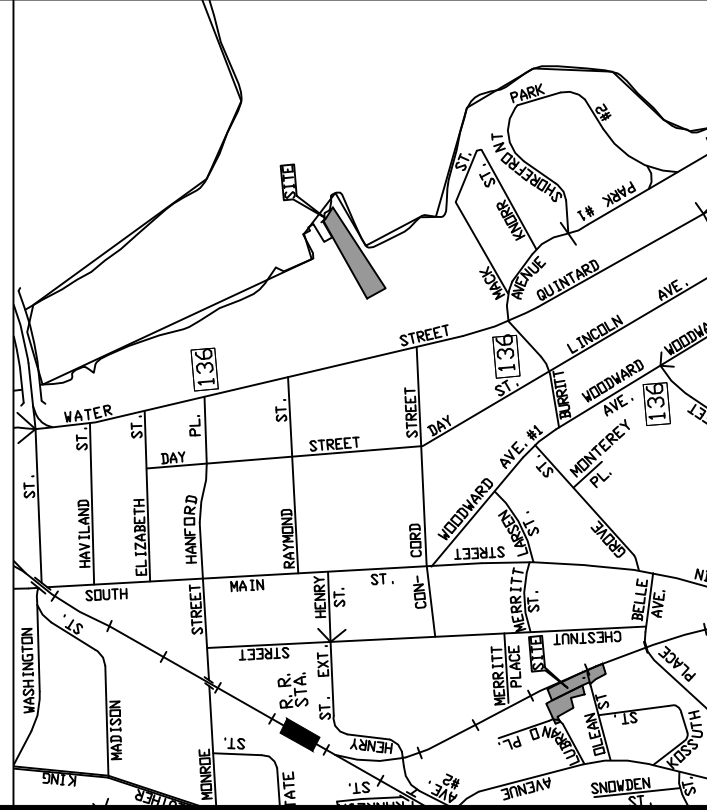
PROPOSED SOUTH ELEVATION

HORIZONTAL SCALE: 1" = 20' VERTICAL SCALE: 1" = 10'



DRAWINGS ARE INTENDED SOLELY FOR REGULATORY REVIEW.

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SCALE: 1" = 1000'

PROPERTY INFORMATION:

ADDRESS: 138 WATER STREET

LOT AREA:
33, 123E 3F, 0.700E AC
"SD-MC" (MARINE COMM
ZONE:

MAP: 2
BLOCK: 94

09/16/2024	CORRECTED PROPERTY LINES ROTATION
REVISION DATE	ISSUE

SITE/CIVIL • ENVIRONMENTAL • SURVEYING • PLANNING
518 RIVERSIDE AVENUE • WESTPORT, CT 06880 • 203-454-2110
HELLO@LANDTECHCONSULT.COM • WWW.LANDTECHCONSULT.COM

PREPARED FOR:

PREPARED FOR:

ISCHODA YACHT CLUB INC.

PROJECT LOCATION

138 WATER STREET
NORWALK, CT

DRAWING TITLE:

BATHYMETRIC SURVEY

PROJECT No. 0116E 01

24100 01 24100 01	24100 01 24100 01
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08/07/2024
L.A.M.

SCALE: $1'' = 10'$

TO MY KNOWLEDGE AND BELIEF THIS MAP IS

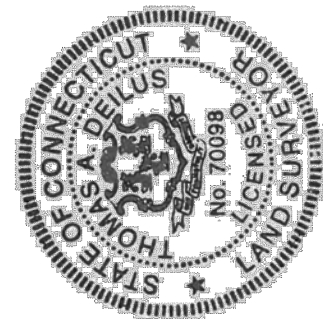
Substantial connection

2

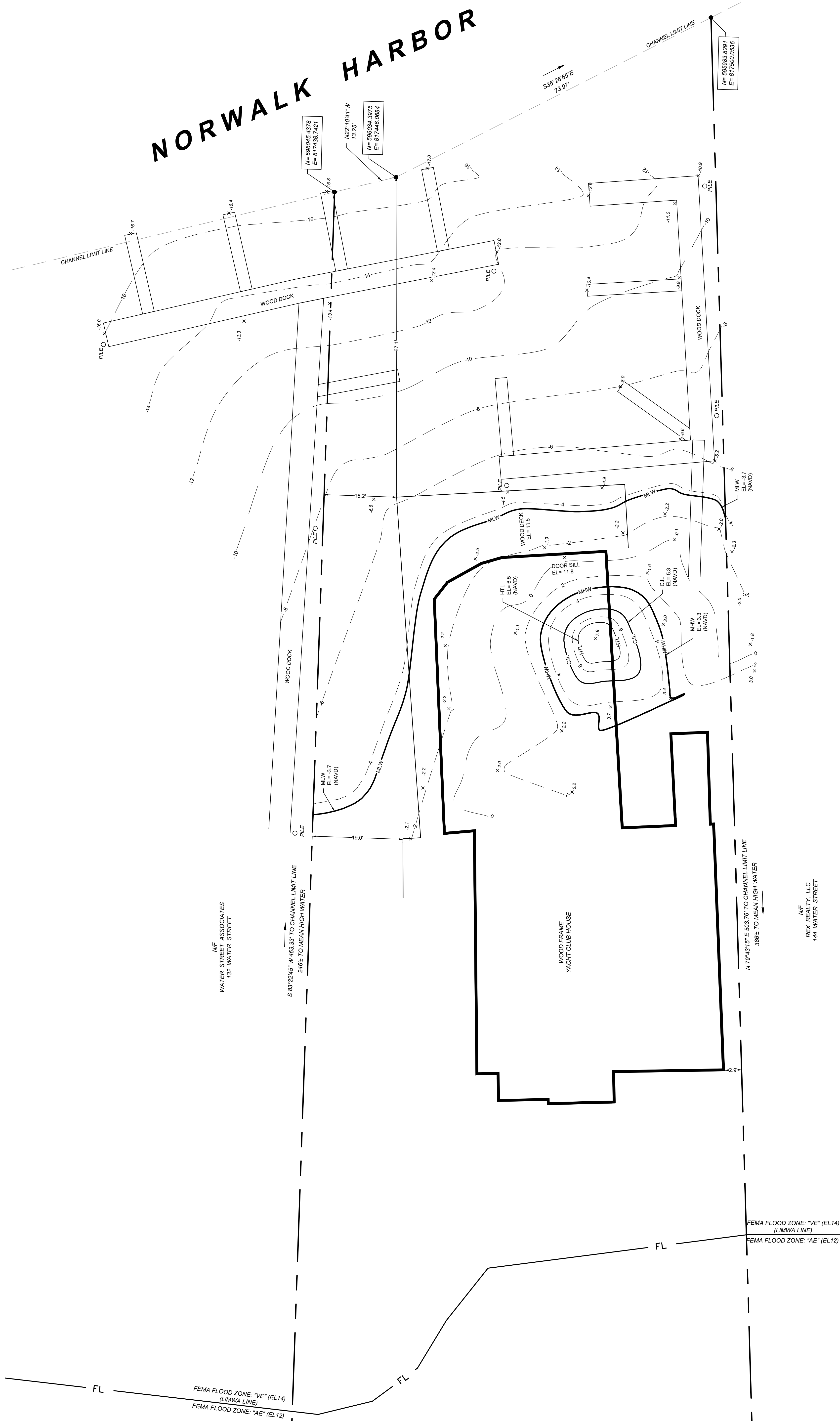
THE UNIVERSITY OF CHICAGO PRESS

CT. REGISTRATION NO. 70098

THE LICENSED SUPERVISOR'S LIVE SIGNATURE AND DECLARATION SHOWN HEREON IS NULL AND VOID.



SV-1.0



1. THIS SURVEY AND MAP HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20, AND THE "MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC., ON OCTOBER 26, 2018.

2. THIS SURVEY IS A ZONING LOCATION & TOPOGRAPHIC SURVEY WITH THE BOUNDARY DETERMINATION CATEGORY OF WHICH IS A RESURVEY CONFORMING TO HORIZONTAL ACCURACY CLASS "A-2" AND VERTICAL ACCURACY CLASS "2", AND IS INTENDED TO DEPICT OR NOTE THE POSITION OF EXISTING OR PROPOSED IMPROVEMENT WITH RESPECT TO APPLICABLE MUNICIPAL SETBACK REQUIREMENTS IN ORDER TO ENABLE DETERMINATION OF COMPLIANCE WITH SAID REGULATIONS.

3. THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN FOR THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND RENDERS THE PREPARED'S DECLARATION NULL AND VOID.

4. UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS IF ANY ARE NOT SHOWN

5. UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS SURVEY, WHICH BEARS THE SURVEYORS STAMP OF SEAL, RENDERS ANY DECLARATION SHOWN HEREON NULL AND VOID

6. THIS DECLARATION SHOWN RUNS TO THE PERSON, OR PERSONS FOR WHOM THE SURVEY WAS PREPARED FOR THIS DECLARATION IS NOT TRANSFERABLE.

7. REFER TO MAP NO. 4547.5318.6292 & 8138. IN NORWALK LAND RECORDS.

8. VERTICAL DATUM: NAVD 88

9. ENTIRE SUBJECT PROPERTY IS LOCATED IN FEMA FLOOD HAZARD ZONE "AE" (EL12) & "VE" (EL14) AS SHOWN ON FEMA FIRM PANEL No. 09001C 0531G, EFFECTIVE JULY 8, 2013.