

**CITY OF NORWALK
LAND USE & BUILDING MANAGEMENT
SPECIAL MEETING
AUGUST 23, 2023**

ATTENDANCE: Barbara Smyth, Chairman; Nicol Ayers; James Frayer; Greg Burnett (6:23)

OTHER: Alan Lo, Land Use & Building Management; Darin Callahan; JoAnn Acquarulo; Alex Knopp

CALL TO ORDER

Chairman Smyth called the meeting to order at 6:10 P.M. There was no quorum present.

ROLL CALL

A roll call of those present was performed.

PUBLIC PARTICIPATION

Mr. Knopp came forward for public participation. He wished to speak in favor of the proposal to acquire the parking area behind the Norwalk Library by eminent domain. He felt other solutions were either inadequate or temporary. He voiced his reasons why. He felt the public purpose was important enough for eminent domain.

MINUTES OF PREVIOUS MEETING(S)

There were no minutes up for approval.

OLD BUSINESS

There was no Old Business at this time.

NEW BUSINESS

**A. REVIEW PROPOSED LAND ACQUISITIONS RELATING TO THE SOUTH NORWALK SCHOOL AND BELDEN
MAIN LIBRARY PROJECTS AND REFER THE RECOMMENDATIONS TO THE COMMON COUNCIL AND
OTHER CITY ENTITIES FOR ACTION:**

**1.A. AUTHORIZATION: THE CITY OF NORWALK IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE
AND/OR TAKE THE PROPERTIES LISTED BELOW, AND FURTHER, THAT THE MAYOR, HARRY W. RILLING,
OR HIS DESIGNEE, IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS,
DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO PURCHASE, ACQUIRE AND/OR TAKE SUCH
PROPERTIES. ACCOUNT: [<<PENDING ASSIGNMENT AND APPROVAL OF AN ACCOUNT NUMBER BY THE
FINANCE DEPARTMENT AT ITS SEPTEMBER 7, 2023 FINANCE & CLAIMS COMMITTEE MEETING>>].**

(1) 28 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(2) 32 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(3) 36 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(4) 38 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(5) 16 MEADOW STREET EXT., NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

(6) A PORTION OF REAL PROPERTY IDENTIFIED AS PORTION OF PARCEL A TO BE DEEDED TO THE CITY OF NORWALK, AREA = 44,338 S.F.± (1.01786 ACRES), AND PORTION OF LOTS 8 & 9 TO BE DEEDED TO THE CITY OF NORWALK, AREA = 4,426 S.F. +(.010161 ACRES) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED "BOUNDARY SURVEY (PARCEL A AND LOTS 8 & 9)" SCALE 1' = 30' DATED JULY 27, 2023 PREPARED BY LANGAN CT, INC., ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, TO PROVIDE FOR RIGHT-OF-WAY IMPROVEMENTS INCLUDING REMOVING EXISTING SIGHTLINE OBSTRUCTION BY THE MODIFICATION OF TRAVEL LANE AND RECONFIGURATION OF THE INTERSECTION AT THE SOUTH MAIN STREET/MEADOW STREET/ WILSON AVENUE/MEADOW STREET EXTENSION AND OTHER RIGHT OF WAY IMPROVEMENTS.

(7) A PORTION OF REAL PROPERTY KNOWN AS 11 BELDEN AVENUE, NORWALK IDENTIFIED AS PARCEL "X" AREA: 11,227.63 SQ. FT. OR 0.258 ACRES (TO BE CONVEYED TO CITY OF NORWALK) ON AND AS SHOWN IN A CERTAIN MAP ENTITLED MAP OF PROPERTY 587, LLC SHOWING LAND TO BE CONVEYED TO CITY OF NORWALK, #11 BELDEN AVENUE, NORWALK, CT" SCALE 1" = 20' DATED JULY 19, 2023 PREPARED BY ADVANCED SURVEYING LAND SURVEYORS, ON FILE IN BUILDING MANAGEMENT DEPARTMENT OF THE CITY OF NORWALK, FOR EXPANSION OF THE NORWALK LIBRARY LOCATED AT 1 BELDEN AVENUE INCLUDING EXPANSION OF THE EXISTING FOOTPRINT OF THE LIBRARY, ADDITIONAL PARKING AND/OR OTHER ANCILLARY FACILITIES SERVICING THE LIBRARY.

1.B. AUTHORIZATION: PROCEED WITH FUNDING PROCESS (INCLUDING SPECIAL CAPITAL APPROPRIATION PROCESS) AS NECESSARY FOR THE ACQUISITION OF PROPERTIES HEREIN REFERENCED.

1.C REFERRAL: CONN. GEN. STAT. § 8-24 REFERRAL FOR A MUNICIPAL PLANNING COMMISSION REPORT ON THE CITY'S PURCHASE, ACQUISITION AND/OR TAKING OF THE PROPERTIES LISTED BELOW:

(1) 28 OXFORD STREET, NORWALK, CT, TO PROVIDE FOR ENHANCED VEHICULAR AND STUDENT ACCESS, ADDITIONAL PARKING, AND RECREATIONAL AND OPEN SPACE AREA FOR THE SOUTH NORWALK SCHOOL.

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Due to a lack of quorum Chairman Smyth said she would move these items forward to the Planning & Zoning Commission.

Council Member Burnett joined the meeting at 6:23 P.M. There was a quorum present from this point forward.

**** MR. FRAYER MOVED TO APPROVE ITEM A. REVIEW PROPOSED LAND ACQUISITIONS RELATING TO THE SOUTH NORWALK SCHOOL AND BELDEN MAIN LIBRARY PROJECTS AND REFER THE RECOMMENDATIONS TO THE COMMON COUNCIL AND OTHER CITY ENTITIES FOR ACTION AS SUBMITTED.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

**** MR. BURNETT MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 6:25 P.M.

Respectfully Submitted

Ian A. Soltes

Telesco Secretarial Services