

**CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT
SPECIAL MEETING
JULY 6, 2026
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 Sabrina Godeski at sgodeski@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

Chair Goldstein called the meeting to order at 7:02p.m. There was a quorum present.

II. ROLL CALL

ATTENDANCE: Josh Goldstein; Chair, James Frayer, Nicole Ayers, Jan Degenshein, Darlene Young (7:03p.m.), Jalin Sead (7:05p.m.)

STAFF: Sabrina Godeski, Alex Cross, Steve Kleppin, Brian Lutz, Nell Blaszkiewicz, Greg Pacelli

Chair Goldstein acknowledged those present as noted above.

III. ACCEPTANCE OF MINUTES

A. SPECIAL MEETING: MAY 6, 2026

****MR. DEGENSHEIN MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

B. SPECIAL MEETING: JUNE 4, 2026

****MR. DEGENSHEIN MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

C. JOINT SPECIAL MEETING: JUNE 17, 2026

****MR. FRAYER MOVED THE ITEM**
****MS. AYERS ABSTAINED**
****MOTION PASSED WITH ONE (1) ABSTENTION**

IV. PUBLIC PARTICIPATION

There was no Public Participation.
Chair Goldstein closed public participation at 7:06p.m.

V. NEW BUSINESS

A. PLANNING AND ZONING

1. DEVELOPMENT UPDATE

This item will be discussed at the August Meeting.

2. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS, TO ADOPT THE STRATEGIC HARBOR STUDY (2026, AS AMENDED).

Chair Goldstein read items A2 and A3 together.

Presentation: Steve Kleppin, Director - Planning & Zoning, shared his screen and gave a brief overview.

****MR. FRAYER MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS, TO RATIFY THE AMENDMENT TO THE CITYWIDE PLAN (PLAN OF CONSERVATION AND DEVELOPMENT) TO INCORPORATE BY REFERENCE THE STRATEGIC HARBOR STUDY WITHIN CHAPTER 9, COASTAL RESOURCES & RESILIENCE, AND IMPLEMENT THE PLAN'S RECOMMENDATIONS DURING THE 2026–2031 PLANNING PERIOD.

Presentation: Steve Kleppin, Director-Planning and Zoning, shared his screen and gave a brief overview.

****MR. FRAYER MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

B. TRANSPORTATION MOBILITY AND PARKING

1. AUTHORIZE THE MAYOR, BARBARA C. SMYTH TO EXECUTE A CONTRACT AGREEMENT WITH FRANK CAPASSO & SONS, INC. IN THE AMOUNT OF \$2,777,000 FOR PROJECT NPA2026-02, REPAIRS AND IMPROVEMENTS AT YANKEE DOODLE GARAGE.

ACCT(S):
0920 4095 5777 C0303
0921 4095 5777 C0303
0923 4095 577 7 C0303
0926 4095 5777 C0303
0927 4095 5777 C0303

Chair Goldstein read items B1 and B2 together.

Presentation: Bryan Lutz, Norwalk Parking Authority, gave a brief overview.

****MR. DEGENSHEIN MOVED THE ITEM**
****MOTION PASSED UNANIMOUSLY**

2. AUTHORIZE THE DIRECTOR OF TRANSPORTATION, MOBILITY, AND PARKING, JAMES TRAVERS TO EXECUTE CHANGE ORDERS AND MODIFY THE CONTRACT WITH FRANK CAPASSO & SONS, INC. UP TO \$277,700 (10%) FOR CONTINGENCIES WITH PROJECT NPA2026-02: REPAIRS AND IMPROVEMENTS AT YANKEE DOODLE GARAGE.

ACCT(S):

0920 4095 5777 C0303

0921 4095 5777 C0303

0923 4095 577 7 C0303

0926 4095 5777 C0303

0927 4095 5777 C0303

Presentation: Bryan Lutz, Norwalk Parking Authority, gave a brief overview.

****MR. DEGENSHEIN MOVED THE ITEM**

****MOTION PASSED UNANIMOUSLY**

3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO ENTER INTO ANY AND ALL DOCUMENTS AND AGREEMENTS REQUIRED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT DOT) OR THE FEDERAL HIGHWAY ADMINISTRATION (FHWA) TO ACCEPT FUNDING RELATED TO PHASE 2A OF THE WALL STREET CORRIDOR IMPROVEMENT PROJECT UNDER STATE PROJECT NUMBER 0102-0379.

Chair Goldstein read items B3 and B4 together

Presentation: Nell Blaszkiewicz, Traffic Analyst, shared her screen and gave a brief overview.

****MR. SEAD MOVED THE ITEM**

****MOTION PASSED UNANIMOUSLY**

4. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO ENTER INTO ANY AND ALL DOCUMENTS AND AGREEMENTS REQUIRED BY THE CONNECTICUT DEPARTMENT OF TRANSPORTATION (CT DOT) TO ACCEPT FUNDING RELATED TO PHASE 2A OF THE WALL STREET CORRIDOR IMPROVEMENT PROJECT UNDER STATE PROJECT NUMBER 0102-0373.

Presentation: Nell Blaszkiewicz, Traffic Analyst, shared her screen and gave a brief overview.

****MR. SEAD MOVED THE ITEM**

****MOTION PASSED UNANIMOUSLY**

5. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE A PERMANENT EASEMENT TO CONSTRUCT AND MAINTAIN A NEW BLOCK RETAINING WALL AND ENTER INTO TEMPORARY RIGHT OF ENTRY AGREEMENT TO GO IN A

CERTAIN PORTION OF THE PROPERTIES OF 40 LOWE STREET AND 44 LOWE STREET FOR CONSTRUCTION OF A NEW BLOCK RETAINING WALL.

Presentation: Greg Pacelli, Transportation Planner, shared his screen and gave a brief overview.

****MS. YOUNG MOVED THE ITEM**

****MR. FRAYER OPPOSED**

****MOTION PASSED FIVE TO ONE**

VI. ADJOURNMENT

Mr. Frayer moved to adjourn.

The meeting was adjourned at 8:16p.m.