

**CITY OF NORWALK
ORDINANCE COMMITTEE
REGULAR MEETING MINUTES - SEPTEMBER 16, 2025
VIA ZOOM VIRTUAL CONFERENCE**

ATTENDANCE: Heather Dunn, Joshua Goldstein, Johan Lopez, Nora Niedzielski-Eichner, Jalin T. Sead Sr., Margaret (Lisa) Shanahan, Anne Wennerstrand.

STAFF: Brian Candela.

OTHERS: Darlene Young, Bryan Lutz, Tom Livingston, Jim Travers.

I. CALL TO ORDER

Ms. Shanahan called the regular meeting of the Ordinance Committee to order at 7:03 p.m. via Zoom virtual meeting.

II. ROLL CALL

Ms. Shanahan conducted the roll call.

III. PUBLIC HEARING

A. Discuss and vote Chapter 27, City Buildings and Facilities, Article I, Naming, Sections 27-1, 27-2 and 27-3

Mr. Candela solicited public comments on the specified sections of Chapter 27.

No hands were raised, and no emails were received on the topic.

Ms. Shanahan closed the public hearing on this item.

B. Discuss and vote Chapter 95, Streets and Sidewalks, Article II, Honorary and Historic Naming of Streets, Sections 95-37, 95-38 and 95-39

Mr. Candela solicited public comments on the specified sections of Chapter 95.

No hands were raised, and no emails were received on the topic.

Ms. Shanahan closed the public hearing on this item.

IV. PUBLIC HEARING DISCUSSION

Ms. Shanahan noted that Chapters 27 and 95 could be discussed and voted on together due to their similarity. Mr. Candela shared his screen to display the proposed changes to Chapter 27.

Ms. Shanahan explained that the amendments standardize procedures for naming buildings, facilities, and parks, requiring a two-thirds majority vote of the Common Council, or two-thirds plus one for living individuals or those deceased less than one year. Mr. Livingston confirmed the addition of "or section thereof" in Section 27-1 for conformity.

****MR. SEAD MOVED TO TAKE THE AMENDED CHAPTER 27 TO THE COMMON COUNCIL.**

****THE MOTION PASSED UNANIMOUSLY.**

Mr. Candela displayed the proposed changes to Chapter 95, noting the restoration of the two-thirds plus one requirement in Sections 95-38 and 95-39 for living individuals or those deceased less than one year, to align with Chapter 27 procedures.

****MR. GOLDSTEIN MOVED TO TAKE CHAPTER 95 TO THE COMMON COUNCIL.**

****THE MOTION PASSED UNANIMOUSLY.**

V. PUBLIC PARTICIPATION/COMMENT

Mr. Candela read the following emails received prior to the meeting regarding the Residential Parking Program:

Jeremiah Sheen expressed strong support for the Neighborhood Parking Initiative.

Daniel Ryan urged the committee to implement a residential parking program as soon as possible due to the pending opening of Manresa Wilds Park, citing potential overflow from visitors and the lack of downside to such a program.

Pat Burns, a resident of Sable Street, strongly favored a residential parking permit program, noting current congestion from pickleball courts and future impacts from Manresa Wilds Park, and suggested exploring paid parking behind industrial buildings on Woodward Avenue.

Dee Dee Yoder of 22 Sable Street supported the Norwalk Residential Parking Ordinance to prevent streets from filling with cars, highlighting existing issues on her dead-end block from pickleball courts and anticipated nightmares from Manresa Wilds visitors.

Beverly Krieger of 9 Seabreeze Place, South Norwalk, expressed strong support for the proposed residential parking permit program, emphasizing urgency in South Norwalk due to blocked passages for large and emergency vehicles, and requested implementation on Woodward Avenue south of Birch Street, Quintard, and through Harbor Shores neighborhoods, noting exacerbation from Manresa Island development.

Angus Beavers of 36 Neptune Avenue supported the project at the former power plant but anticipated parking impacts, suggesting overflow grass parking, flex lots, overnight parking options, additional lanes, bike lanes, overnight monitoring, and gate closures at Manresa Park.

Mr. Candela noted that all emails would be attached to the minutes.

Mr. Dan Ryan of 23 Sable Street spoke, reiterating concerns about potential parking issues from Manresa Wilds drawing regional visitors and emphasizing the need for a residential parking program, expressing interest in hearing the committee's thoughts.

Ms. Barber raised her hand to speak but encountered technical difficulties with unmuting despite multiple attempts by Mr. Candela. Ms. Shanahan suggested Ms. Barber submit her comments via email to Mr. Candela at bcandela@norwalkct.gov or inclusion in the minutes.

No further comments were received. Ms. Shanahan closed public participation.

VI. ACCEPTANCE OF MINUTES

A. August 19, 2025 – regular meeting of the ordinance committee

****MS. SHANAHAN MOVED TO ACCEPT THE MINUTES AS FILED.**

**** THE MOTION PASSED WITH ONE (1) ABSTENTION (MR. GOLDSTEIN).**

VII. OLD BUSINESS

Ms. Shanahan noted the receipt of a motion to move items under New Business (VIII. A and B) before Old Business to accommodate Mr. Livingston's schedule.

****MR. GOLDSTEIN MOVED TO MOVE THE NEW BUSINESS MATERIALS UP BEFORE THE OLD BUSINESS MATERIALS.**

****THE MOTION PASSED UNANIMOUSLY.**

A. Discuss and vote on new ordinance, Residential Parking Program

Ms. Dunn suggested the Parking Authority might impose a \$75 charge, questioning whether the plan's intent could be punitive or not. She expressed uncertainty about public trust, citing past examples of handicapped individuals receiving unfair tickets, and voiced a fear of residents feeling penalized, despite supporting the program's potential benefits. She later emphasized ensuring residents aren't unfairly penalized and suggested tying oversight to implementation rather than initial approval.

Mr. Goldstein introduced a legislative strategy, noting this approach has been used for noise, outdoor dining, Complete Streets, and cannabis ordinances, allowing amendments if the Parking Authority's plan deviates. He acknowledged Ms. Dunn's concerns, suggested public accessibility of proposed guidelines, and proposed a 30-day comment period with hearings before both the Parking Authority and Common Council. He later supported refining the language, suggesting "submit" or "transmit" and ensuring public access, while deferring to expertise but affirming council oversight.

Ms. Shanahan clarified the distinction between authorities and the council, questioning how the council could override an authority's regulations, comparing it to the Water Authority. She

sought legal insight from Mr. Candela, proposed a backdoor option of pulling authority if dissatisfied after a 30-day comment period, and facilitated the group’s language refinement, suggesting an up-or-down vote post-comment period to maintain clarity.

Mr. Sead supported the ordinance but expressed discomfort with its ambiguity, advocating for council review to provide checks and balances. He highlighted constituent feedback on parking tickets, felt uneasy about giving the Parking Authority free rein on financial impacts, and suggested a clause for council oversight, noting public comment limitations and the need for elected official accountability.

Ms. Niedzielski-Eichner agreed with initial council input on guidelines rather than street-by-street oversight, proposing the plan return after public comment for review, citing WPCA precedents. She suggested a hearing over an up-or-down vote, emphasized elected accountability, and refined language to “public notice” per the charter, agreeing with a post-comment period council vote to avoid overriding without participation.

Mr. Candela confirmed the Council’s power to grant or revoke authority, suggesting a sunset provision for periodic review. He referenced Complete Streets’ design guide linkage, proposed adjustable language for effectiveness, and assisted with drafting, incorporating “submit,” “public notice,” and finalizing the text for the October 21st public hearing.

Mr. Travers cautioned against conflating council and authority roles, noting the Parking Authority’s self-funding and payment to the city. He suggested a 30-day comment period with a possible 15-day revision, worried about resident confusion if the council overrode the Authority, and proposed a final presentation post-comment for an up-or-down vote, clarifying the process to avoid endless revisions.

****MR. SEAD MOVED TO SEND THE RESIDENTIAL PARKING PROGRAM ORDINANCE, WITH REFINED LANGUAGE INCLUDING A 30-DAY PUBLIC NOTICE PERIOD AND A POST-COMMENT COUNCIL VOTE, TO A PUBLIC HEARING ON OCTOBER 21, 2025.**

****THE MOTION PASSED UNANIMOUSLY.**

B. Discuss and vote on Chapter 112, Tree ordinance, Sections 112-1, 112-2, 112-3, 112-4, 112-5, 112-6, 112-7, 112-8, 112-9, 112-10, 112-11, 112-12, 112-13, 112-14 and 112-15

Ms. Shanahan noted the absence of Robert, Sarah, and Ken, who were at a conference, and explained that the discussion would proceed without them. She requested Mr. Candela to display the document, indicating minimal changes were proposed, though a final scrub was needed for minor cleanups, such as updating gender pronouns (e.g., his, her, their) and removing certain definitions.

She walked the committee through the revisions, highlighting that the assessed value standard had been updated based on Sarah’s recommendation as a better approach, and that the Tree Master Plan definition was redefined to reflect its current existence and new management structure. Ms. Shanahan questioned whether the term “treescape” should be retained, suggesting

it might warrant further discussion with Jim, and noted adjustments to the tree warden and deputy tree warden roles to reflect inclusive language.

She introduced the Tree Stewardship Program as a new addition, explaining it replaced the former tree liaison program, where public members helped identify tree-planting sites, now rebranded for clarity with the tree warden's designee involved. The most significant change discussed was the shift from the Tree Advisory Committee to an Urban Forestry Commission, which

Ms. Shanahan emphasized as Sarah's key goal for redevelopment. She requested Mr. Candela to adjust the commission's term start dates from 2003, 2004, and 2005 to 2027, 2028, and 2029 to stagger terms and avoid losing the commission simultaneously, proposing five members with two terms ending in 2027, one in 2028, and two in 2029. Mr. Candela suggested clarifying the tree warden or their designee as an ex-officio non-voting member, which Ms. Shanahan confirmed.

Ms. Shanahan stressed the urgency of taking the ordinance to public hearing in October to establish the Urban Forestry Commission before year-end, noting its value to the Tree Warden and Park and Recs. She confirmed the revisions were largely consistent with Sarah's prior presentation, with only minor cleanups pending.

Ms. Niedzielski-Eichner raised a concern about ensuring the ordinance aligns with charter requirements for commissions, such as meeting protocols, and suggested adding this to the cleanup list. Ms. Shanahan agreed to address charter compliance during the scrub, planning to collaborate with Tom and Mr. Candela post-review.

****MOTION MADE BY MS. NIEDZIELSKI-EICHNER TO SEND THE
ORDINANCE TO PUBLIC HEARING IN OCTOBER.**

****MOTION PASSED UNANIMOUSLY**

**C. Discuss and vote on Chapter 68 Noise, Sections 68-1, 68-2, 68-4, 68-6, 68-7, 68-8, 68-9,
68-10, 68-12, 68-13, 68-14 and 68-15**

Ms. Shanahan opened the discussion by acknowledging the extensive work already completed but expressing hesitation about moving it to public hearing due to remaining cleanup needs. She noted Mr. Candela's heavy workload with trials and suggested that the ordinance required one more thorough draft to ensure it was "clean and tidy." Proposing a delay, she suggested reconvening next week with Mr. Candela and Ms. Dunn to finalize the last three sections (definitions, tables, and variances), dedicating the October meeting to a comprehensive review.

She also mentioned the absence of Police Chief Walsh due to a scheduling conflict, proposing to include him in the next session, possibly with a sound expert, to refine the document.

Ms. Dunn confirmed that most sections were complete except for definitions and tables, with Mr. Candela specifying that Sections 68-3, 68-5, and 68-11 remained outstanding. She noted the Chief's request to remove the Washington Street-specific provisions.

Mr. Candela provided background, explaining that Section 68-5 contains sound level limits in Tables 2 and 3. Table 2 aligns with state and other municipal standards for decibel levels across residential, commercial, and industrial zones (daytime and nighttime), but Footnote 1 complicates enforcement by increasing limits by 5 decibels (effectively doubling sound) for residential receptors within 200 feet of commercial or industrial zones, extending permissible hours to 10 p.m. from 8 p.m.

He also mentioned that Table 3 further deviates by allowing higher decibel levels for commercial districts like Washington Street, creating enforcement challenges due to multiple tables and footnotes, a practice uncommon among other municipalities. Mr. Candela indicated forthcoming redlined revisions to simplify and align with enforceable standards.

Ms. Shanahan sought clarification on whether to advance the completed sections while holding definitions and tables for further review. Ms. Dunn advocated sending the ordinance as is, removing Table 3 and its associated note per the Chief's input, and noted consultation with Chamber of Commerce representative Shannon G. Endurko, who found no issues.

She highlighted a new variance provision allowing businesses to seek Health Department approval for non-compliance and a practical enforcement measure in Section 68-4(D), enabling officers to cite noise audible at 100 feet without measurements, preserving existing hours to avoid requiring another public hearing.

Mr. Candela elaborated that removing Footnote 1 and Table 3 would streamline enforcement, aligning with broader municipal practices.

Ms. Niedzielski-Eichner supported the revisions but opposed an immediate vote, citing the major changes (e.g., table removals) lacked prior circulation or public notice. She appreciated Ms. Dunn's Chamber outreach but suggested ensuring input from Washington Street and Wall Street district stakeholders to avoid backlash, preferring a holistic review.

Ms. Shanahan echoed concerns about piecemeal changes and the importance of cohesive definitions, proposing a full revision with Mr. Candela, Ms. Dunn, and the Chief, potentially involving a sound expert to update tables, aiming for a single, well-prepared public hearing.

Mr. Candela committed to sending updated drafts for Sections 68-3, 68-5, and 68-11, reflecting comparisons with other municipalities.

Ms. Shanahan suggested involving the Board of Health, but Ms. Dunn reported prior input from Health Department Head Deanna and Chief Walsh, who noted reduced Washington Street noise complaints and resident satisfaction, supporting Table 3's removal for better enforceability. Ms. Shanahan proposed sharing the comprehensive draft two weeks before the next meeting for committee review.

Ms. Dunn offered to recirculate noise ordinances from other towns and state guidelines, with Ms. Niedzielski-Eichner requesting the latter for reference. Mr. Candela explained the state's hands-

off approach, delegating enforcement to municipalities while requiring at least state-level strictness, noting Norwalk's current severity and the proposed changes' alignment with peers.

Ms. Dunn highlighted Section 68-4(D)'s practical citation rule for loud amplification devices and a tracking mechanism for repeat offenders via initial citations, designed non-punitively for monitoring.

Mr. Lopez inquired about distinguishing aftermarket vehicle parts (e.g., loud mufflers) from stock vehicles like Harley-Davidsons. Ms. Dunn clarified the ordinance targets stationary amplified noise (e.g., driveway revving) rather than passing vehicles, a public health issue for police. Mr. Candela detailed amended sections on motor and recreational vehicles, requiring compliance with state decibel limits and prohibiting excess noise from amplification devices, addressing stationary sources distinct from moving violations.

The committee agreed to delay the vote, prioritizing a complete revision for the October meeting, with Mr. Candela to distribute drafts and supporting documents promptly.

VIII. NEW BUSINESS

A. Discuss and vote on Chapter 126, Pension Plan, Sections 126-1, 126-2, 126-3, 126-4, 126-5 and 126-6

Mr. Livingston described the proposed amendments as housekeeping to reflect current practices.

****MS. DUNN MOVED TO SEND CHAPTER 126, THE PENSION PLAN, TO PUBLIC HEARING AT THE NEXT MEETING.**

****MOTION PASSED UNANIMOUSLY.**

B. Discuss and vote on Chapter 84, Retirement Benefits, Article III, Post-Employment Benefits Trust, Sections 2 and 3

****MS. DUNN MOVED TO SEND CHAPTER 84 TO PUBLIC HEARING AT THE NEXT MEETING.**

****MOTION PASSED UNANIMOUSLY.**

IX. DISCUSSION

Discussion on the Noise Ordinance under Old Business C continued into this section, with the committee affirming the plan for comprehensive revisions and public hearing in October.

X. ADJOURNMENT

****MR. GOLDSTEIN MOVED TO ADJOURN.**

****THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at approximately 8:42 p.m.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary

Candela, Brian

From: global4@aol.com
Sent: Monday, September 15, 2025 8:42 PM
To: Candela, Brian; Margaret Poswistilo; Daniel E. Ryan III; Pat Burns
Subject: My wife and I are strongly in support of the neighborhood parking initiative

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Thank you

Jeremiah Schnee

President
Bridge Real Estate
<https://www.bridgereal-estate.com/>

Founder Wealth & Values Initiative Dolphin Foundation
<https://www.wvidolphin.org>

<https://www.youtube.com/watch?v=imS-8oKja9k&feature=youtu.be>

President & CEO Next Opportunity Group
Cell: 718 415 5807
www.nextoppgroup.com

Candela, Brian

From: Daniel E. Ryan III <DERyan@RyanDelucaLaw.com>
Sent: Monday, September 15, 2025 9:50 PM
To: Candela, Brian
Subject: public comment

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Dear Members of the Ordinance Committee:

Given the pending opening of the "Manresa Wilds" park on Manresa Island, I am urging the committee to do everything necessary to implement a residential parking program as soon as possible. As the committee is undoubtedly aware from their many public events and website, Manresa Wilds is being developed (with the undeniable and astounding generosity of Allison and Austin McChord) as a 125 acre waterfront park for the entire Northeast region.

Austin McCord has stated it is likely that people traveling to the park on foot or by bicycle will be admitted without charge. While I think it's a great idea to discourage travel by private automobile, if people arriving by foot or on bike will be admitted for free or at a discount, the neighboring streets will be overwhelmed by private vehicles.

There is absolutely no downside to a residential parking program and I would urge the committee to do whatever is needed to implement one as soon as possible. Manresa Wilds has stated its intent to open to the public in stages, with public access as soon as this Spring, so action is needed asap.

Thank you for your consideration.

Daniel E. Ryan III, Esq.
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Cell: 203.561.1708
Email: deryan@ryandelucalaw.com
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Candela, Brian

From: Pat Burns <pburns@sof328.com>
Sent: Monday, September 15, 2025 9:51 PM
To: Candela, Brian
Subject: Public Comment

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Dear Mr. Candela,

As a resident of Sable Street, I strongly am in favor of a residential parking permit program. Sable Street and Woodward are already busy with cars because of the new pickle ball courts. In the wake of the new Manresa Wilds, parking and traffic will be even more congested. This is a positive way to limit street parking to just tax paying residents.

Can the city explore parking behind the industrial buildings on Woodward? Even if the city has to implement paid parking for the players, it is a small price for them to pay considering all neighborhoods will be bearing the burden of additional traffic and parking. We are just sharing the burden.

Thanks,
Pat Burns
Tax Payer from Sable Street
Norwalk

Pat Burns
Sales Vice President



328 Selleck Street
Stamford, CT 06902
203.388.2320 direct
646.709.1063 ccell

pburns@sof328.com
stamfordofficefurniture.com

MillerKnoll Certified Dealer

Candela, Brian

From: Angus Beavers <angusbeavers@msn.com>
Sent: Tuesday, September 16, 2025 8:03 AM
To: Candela, Brian
Subject: Parking Ordinance. Potential for overnight parking at Manressa.

Follow Up Flag: Follow up
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Hello Brian,

I live at 36 Neptune in Harbor Shores less than 500 yards from the entrance to Manressa. I cannot attend tonight's zoom on Parking so I am submitting my thoughts below.

I love what is happening at the former power plant. As for the parking, I am sure all of us who live nearby will be impacted — not all negatively.

That said, I do not wonder that there will be both sufficient parking at the site for daily attendants as well as special events.

My suggestions:

1. At the Manressa Park, there should be large overflow space with grass parking for special events. Maybe the parking areas can be both fields for play or lounging -- as well as parking during special events. These flex lots should be planned accordingly (hybrid grass and sturdy lawns.)
2. **To appease disgruntled local residents, perhaps relieve some of the parking on local streets.** Consider offering overnight parking for commercial — and even private -- vehicles at Manressa. Too many trucks and cars are parked in Harbor Shores especially along Woodward Ave — the main access street that hosts a lot of 18 wheel trucks.
3. That said, overnight vehicles in Manressa need to be out by a certain time during the work week. This may address some of the current overflow on the streets in the Harbor Shores neighborhoods. It also honors the commercial workers who are vital to Norwalk.
4. **The increase in traffic may possibly be addressed by adding parking and/or street lanes by the commercial buildings that have large lawns and re-routing some traffic on a new road behind (on the water side of) LaJoies recycling.**
5. **Public Buses do need to access Manressa to reduce traffic.**
6. **Add a small dedicated lane for bikes to and from Manressa to encourage bikers and possibly reduce cars.**
7. **A guard or even scientists (students) could stay at the site overnight to monitor the situation.**
8. The gates could close at an appropriate time so night traffic is quieted.

These were just some thoughts that I will no doubt will expand in the weeks ahead. This project has engaged my household. I have attended every meeting about Manressa but one so far. Please feel free to share or to reach out to me about these comments.

Thanks

Angus

Angus Beavers
36 Neptune Ave
Norwalk, CT 06854

435.962.0094
angusbeavers@msn.com

Candela, Brian

From: Beverly Krieger <bkrieger@lovejoyrimer.com>
Sent: Tuesday, September 16, 2025 9:18 AM
To: Candela, Brian
Subject: Proposed Residential Parking Program Ordinance

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Dear Mr. Candela,

I am writing to express my strong support for the proposed Residential Parking Program ordinance.

It is especially urgent that resident parking only be implemented in sections of South Norwalk. It is not infrequent for the passage of large vehicles, including emergency vehicles, to be blocked by other stationary vehicles in this area.

On numerous occasions I and my neighbors have witnesses large vehicles have to back up and wait for other vehicles to have to clear the way and rearrange themselves to get access to the neighborhoods south off Woodward Avenue.

This problem is only getting worse with time and will be further exacerbated with the proposed development of Manresa Island.
I am urging that a residential parking only ordinance be implemented on Woodward Avenue south of Burritt Street, Quintard and throughout the neighborhood of Harbor Shores.

Thank you,

Beverly Krieger

9 Seabreeze Place
South Norwalk, CT

Candela, Brian

From: Dede Yoder <ddyoder10@gmail.com>
Sent: Tuesday, September 16, 2025 11:37 AM
To: Candela, Brian
Cc: Daniel E. Ryan III
Subject: Norwalk Residential Parking Ordinance

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Dear Brian,

I am writing to you in support of the Norwalk Residential Parking Ordinance. It is a great idea and also very important to help keep our neighborhood streets from filling up with cars. I live on Sable Street which is one block long with a dead end and we are already having parking issues due to the popularity of the pickleball courts at the end of our block. We also have several multiple family houses on our block that add multiple cars parked on the street. I cannot imagine what will happen when the Manresa Wilds open up for visitors from all over the country. It will be a nightmare. Please pass this ordinance.

Thanks very much.

Diane Yoder
22 Sable Street
Norwalk, CT 06854

