



**REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE  
AGENDA  
MARCH 4, 2026, 7:00 PM  
BY HYBRID VIA ZOOM**

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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 JoAnn Acquarulo, Buildings and Facilities Manager at [jacquarulo@norwalkct.gov](mailto:jacquarulo@norwalkct.gov) with the subject line "Public Comment" to provide written public comment prior to the meeting.

**ATTENDANCE:** Colin Hosten, Chair; Brian Bailey; Vice Chair; Nicole' Eaddy; Jim Frayer; Jan Degenshein; Johan Lopez (arrived at 7:45PM)

**OTHERS:** JoAnn Acquarulo, Buildings and Facilities Manager; Darin Calahan, Asst. Corporation Counsel; James Travers, Director, TMP; Moina Noor, President, Norwalk Library Board of Directors; Jannie Williams, Treasurer, Norwalk Board of Directors; Randall Garr; Robert Pennington;

**CALL TO ORDER**

Mr. Hosten called the meeting to order at 7:00 PM. There was a quorum present.

**I. ROLL CALL**

Mr. Hosten called the roll, and all those listed in the attendance were present.

**II. PUBLIC HEARING**

Mr. Hosten said this public hearing was previously held and is now being held again so that all protocols are followed.

Mr. Hosten opened the public hearing at 7:01 PM.

Mr. Hosten closed the public hearing at 7:02 PM.

No one from the public attended.

Mr. Hosten opened the public hearing at 7:02 PM.

Mr. Hosten closed the public hearing at 7:03 PM.

No one from the public attended.

**III. ACCEPTANCE OF MINUTES**

A. Regular Meeting: February 4, 2025

Under the attendance change, “ Duane” to “Dajuan”

**\*\* MR. DEGENSHEIN MOVED TO APPROVE THE MINUTES AS AMENDED.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**IV. PUBLIC PARTICIPATION**

There were no public comments this evening.

**V. NEW BUSINESS**

**A. PROPOSED LAND SWAP READJUSTING THE PROPERTY LINES BETWEEN LAND THE CITY OWNS AT 328 FLAX HILL ROAD AND LAND OWNED BY DOUGLAS PEOPLES AT 25 POGANY STREET.**

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**B. NAMING THE CHILDREN'S READING ROOM WITHIN THE NORWALK BELDEN LIBRARY THE "CELESTE Y. GARR CHILDREN'S READING ROOM".**

*Mr. Degenshein moved the item for discussion.*

Ms. Noor said that she is here to reiterate the request from the Norwalk Library Board, which falls within the Council's naming ordinance, as Ms. Garr has made a significant contribution to the community through public service and deeds, is respected for her accomplishments and good conduct, and has historic ties to the city. She was an educator in the Norwalk Public Schools, dedicating her professional life to teaching. Her family roots in Norwalk extend back over 100 years, and she attended Norwalk Public Schools, graduating as valedictorian. After attending UCONN, she chose to return home to teach and raise her family in Norwalk, and she had over 80 years of personal residence and service to the community. The library was the cornerstone of Ms. Garr's life and was one of her favorite places. The Library Board urges the Council to name this room in the children's section for Celeste Y. Garr.

Mr. Garr thanked the committee for considering this request.

Ms. Williams said that Ms. Garr was a long-term resident and, together with her children, were dedicated patron of the Norwalk Public Library throughout her life. She read Ms. Garr's obituary and said it explained more about who she was.

Mr. Hosten questioned the ordinance regarding the naming of rooms, buildings, or public property. He said the ordinance specifically states that it cannot be done in exchange for payment and suggested the items be voted on separately. Mr. Callahan explained that it is a matter of statutory reconstruction and allows the two to be connected, but could be disentangled if the committee so wishes.

Mr. Garr noted that the Celeste Garr trust was dissolved when her assets were distributed and would come through his trust, and that he would provide the details of the trust.

**\*\* MR. FRAYER MOVED TO AMEND THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**BE IT RESOLVED, THE CITY OF NORWALK AUTHORIZES THE FOLLOWING:**

- A. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO ENTER INTO AGREEMENTS AND OTHER SUCH INSTRUMENTS AS DEEMED NECESSARY TO COMPLETE THE RECEIPT OF A GIFT IN THE AMOUNT OF \$100,000 OR MORE FROM THE CELESTE GARR TRUST.**

**BE IT RESOLVED THAT THE CITY OF NORWALK HEREBY AUTHORIZES THE FOLLOWING:**

- B. THE CITY OF NORWALK AUTHORIZES A ROOM OF NO LESS THAN 200 SQ. FT. ACCESSIBLE TO THE GENERAL PUBLIC WITHIN THE NORWALK PUBLIC LIBRARY TO BE NAMED THE CELESTE Y GARR CHILDREN’S READING ROOM. “THE LOCATION (OR RELOCATION) OF WHICH SHALL BE AT THE SOLE DISCRETION OF THE CITY OF NORWALK.**

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**VI. NEW BUSINESS**

**REVIEW THE PROPOSED ACQUISITION OF PROPERTY LOCATED AT GILBERT HILL ROAD FOR A PEDESTRIAN RIGHT OF WAY AND PROCEED WITH THE APPROVAL OF THE FOLLOWING ACTIONS:**

**"THE CITY IS HEREBY AUTHORIZED TO PURCHASE, ACQUIRE AND/OR TAKE BY EXERCISE OF EMINENT DOMAIN A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “*PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)*” ON A SURVEY MAP ENTITLED “*CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT*” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC, AND FURTHER THAT THE MAYOR, BARBARA C. SMYTH OR HER DESIGNEE IS AUTHORIZED TO EXECUTE AND DELIVER ANY AND ALL AGREEMENTS, DOCUMENTS AND OTHER INSTRUMENTS NECESSARY TO**

**PURCHASE, ACQUIRE AND OR TAKE BY EXERCISE OF EMINENT DOMAIN POWERS SAID PROPERTY.**

**8-24 REFERRAL TO THE PLANNING AND ZONING COMMISSION RE: ACQUISITION OF A PEDESTRIAN RIGHT OF WAY EASEMENT IN THE REAL PROPERTY IDENTIFIED AS “PROPOSED 9.5’ WIDE PEDESTRIAN RIGHT OF WAY EASEMENT (CROSS-HATCHED AREA)” ON A SURVEY MAP ENTITLED “CITY OF NORWALK SHOWING PROPOSED PEDESTRIAN RIGHT OF WAY EASEMENT OVER PORTION OF UNDEVELOPED GILBERT HILL ROAD LOCATED BETWEEN WOODBINE ROAD & HUNT STREET NORWALK, CONNECTICUT” DATED SEPTEMBER 22, 2025 AND PREPARED BY ADVANCED SURVEYING FOR PURPOSES OF PEDESTRIAN PASSAGE BY THE GENERAL PUBLIC.”**

Mr. Travers said this is a critical path for commuters to get to the Rowayton Train Station; it has served as a pedestrian path and is maintained as such. The city is making an additional investment and, this past year, worked with DPW to complete sidewalks on Witch Lane and Rowayton Avenue, and is now designing sidewalks on Hunt Street, which will be a direct connection to this path.

Mr. Callahan said that the property has been surveyed and that it was formally a paper road and had requested that the surveyor geolocate the centerline so there will be no effect to the property owner at all, and will effectively extinguish confusion regarding the rights of the public to use the property for pedestrian passage, and for the ability for the city to maintain it to ensure that the passage is open and available to the public for use.

Mr. Bailey said the area around the train station has been transformative over the last year and has helped the community. He asked whether the neighbors support this, whether it will now be city property, and whether the city would be responsible for snow removal. Mr. Travers said the people in the area strongly support this and will be a significant value to the community. He also said he will speak with the Sixth Taxing District to see whether they can add resources to help maintain the trail.

**\*\* MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**B. "AUTHORIZE THE PURCHASING AGENT TO ISSUE A PURCHASE ORDER TO AAA BAND RENTALS, LLC. FOR PROJECT 4471R BAND INSTRUMENTS REPLACEMENTS FOR NORWALK HIGH, BRIEN MCMAHON, WEST ROCKS, PONUS RIDGE, NATHAN HALE, ROTON AND CONCORD SCHOOLS IN THE AMOUNT OF \$282,363.00. ACCT. #09265010-5777-C0685 AND FORWARD TO THE CITY COUNCIL FOR FURTHER ACTION".**

Mr. Pennington said that many of the middle school band instruments are over 20 years old, and the normal life expectancy of a school-owned instrument is approximately 10 years. There has also been a decline in family-owned and rented instruments, as the financial burden of renting or purchasing an instrument is beyond the means of many of the families. The music programs have historically been a showcase for Norwalk Public Schools. To provide an exceptional music education, they want to supply students with high-quality instruments and instruction.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**C. REQUEST A PUBLIC HEARING TO HEAR COMMENTS REGARDING THE NAMING OF THE COMMUNITY ROOM IN THE NEW NORWALK COMMUNITY RECREATION CENTER IN HONOR OF ERNIE DUMAS. ERNIE WAS A COMMUNITY ADVOCATE AT HIS CORE, LED BY HIS UNWAVERING FAITH AND COMMITMENT TO LIVE HIS LIFE IN SERVICE TO OTHERS AND HE DID THAT TO THE FULLEST EVERY DAY. MR. DUMAS SERVED ON THE CITY COUNCIL AND WAS INVOLVED WITH MANY EFFORTS/INITIATIVES TO HELP IMPROVE AND UPLIFT HIS COMMUNITY.**

Mr. Hosten said this is to request a public hearing to receive comments on naming the Community Room in the new Norwalk Community Recreation Center in honor of Ernie Dumas. Mr. Dumas was a community advocate at his core, led by his unwavering faith and commitment to live his life in service to others, and he did that to the fullest every day. Mr. Dumas served on the City Council and was involved with many efforts/initiatives to help improve and uplift his community.

Ms. Acquarulo said that Ms. Young had made this request to the Recreation and Parks Department and that this item is to approve scheduling a public hearing at the next meeting.

**\*\* MR. FRAYER MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**D. APPROVE ONLINE BUILDING SYSTEMS, LLC AS THE SOLE SOURCE VENDOR TO SERVICE AND REPAIR THE 911 DISPATCH CENTER'S BACKUP POWER (UPS) SYSTEM AT THE POLICE HEADQUARTERS. THIS APPROVAL SHALL EXPIRE JULY 1, 2029.**

Mr. Rennie said this vendor has been on board since the inception of the Police Department and is very familiar with the infrastructure. Due to the criticality of the UPS system and what it services, they would like to maintain that relationship under the sole-source agreement.

Mr. Frayer asked if there is an annual cost. Mr. Rennie said it is minimal for maintenance unless there is an emergency call, in which case the cost can vary, and batteries are typically replaced every 3 to 5 years. The average cost to maintain the system has been \$3,000 over three years, but that does not include battery replacement.

**\*\* MR. DEGENSHEIN MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**E. 1. AUTHORIZE TO HOLD A PUBLIC HEARING AT THE NEXT LAND USE & BUILDING MANAGEMENT COMMITTEE FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE NARAMAKE SCHOOL HVAC IAQ PROJECT.**

Mr. Phillips said that Eversource is now requiring an easement for upgrades, and this is the first step in the process, which will allow Eversource to move forward with its work and the procurement of the transformer that is needed for this project.

Mr. Frayer asked whether the easement cost is included in the overall project. Mr. Phillips said “yes”.

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**2. REFER THE PROPOSED EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE NARAMAKE SCHOOL HVAC IAQ PROJECT PLANNING AND ZONING COMMISSION FOR APPROVAL IN ACCORDANCE WITH THE CONNECTICUT GENERAL STATUTES- SECTION 8-24.**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR AN EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR NARAMAKE SCHOOL HVAC IAQ PROJECT.**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

**F.1. AUTHORIZE TO HOLD A PUBLIC HEARING AT THE NEXT LAND USE & BUILDING MANAGEMENT COMMITTEE MEETING FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON SCHOOL HVAC IAQ PROJECT.**

Mr. Phillips said this is basically the same as the previous item, and the projects are similar. There are six HVAC indoor air quality projects at various schools, and the timeline would be the same for getting the easement approved for this work to take place over the summer.

Mr. Degenshein requested that, at the public hearing, Mr. Phillips discuss why this is the best place for the easement. Mr. Phillips noted that the transformer at Naramake School will remain in the same location, and the transformer at Rowayton School is being moved, which they believe will improve the location and reduce the number of new requirements Eversource requires to access the current location. He said they will be prepared to speak to that at the public hearing. Mr. Frayer requested that he also speak to the trees to be removed for the existing project and the new trees to be planted at Rowayton School. Mr. Phillips noted that those trees needed to be removed for the existing transformer location, but would not need to remove them to access the new location, and will confirm that at the public hearing.

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**2. REFER THE PROPOSED EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON SCHOOL HVAC IAQ PROJECT TO THE PLANNING AND ZONING COMMISSION FOR APPROVAL IN ACCORDANCE WITH THE CONNECTICUT GENERAL STATUTES - SECTION 8-24.**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

**3. AUTHORIZE THE MAYOR, BARBARA C. SMYTH, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY FOR EVERSOURCE ENERGY EASEMENT FOR ELECTRICAL SERVICE UPGRADES FOR THE ROWAYTON HVAC IAQ PROJECT**

**\*\* MS. EADDY MOVED TO APPROVE THE ITEM.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

## VII. DISCUSSION

### A. Monthly School Construction Project Reports

Mr. Phillips reported that the SONO School was occupied in August 2025; a rooftop solar system was recently approved and will be bid in the spring, and the work will take place over the summer. They will reach out to the state to let them know that the remaining balance will be used to install solar at the SONO school. He provided a high-level overview of the budget and noted that the overall state-approved budget was healthy throughout the project and enabled the acquisition of the Oxford properties. That expanded the project scope, and the state recognized the construction work related to those properties as reimbursable at the 60% rate, and is able to proceed with the solar at the end of the project based on the available free balance. Approximately \$2.9 million remains and will potentially be returned to the city at the conclusion of the project.

Mr. Degenshein asked that the costs for the brick-and-mortar for the SONO school be provided for the next meeting, along with the projected costs for the high school.

Mr. Phillips reported an update on the Norwalk High School/P-Tech project and said it is scheduled for occupancy in the fall of 2027, with the football field to be completed late in 2027 or early in 2028. He provided a high-level overview of the budget and said the original state budget was \$239 million. Early in the project, they anticipated additional costs, so there was a capital budget request, and the Board of Education had started that process and just had it approved. There is currently \$3 million in contingency remaining, and an additional \$7 million is being requested for the polluted soils and rock removal included in the capital budget request.

Ms. Eaddy requested that the budget be circulated to the committee members and posted for the public.

Mr. Phillips provided an update on the HVAC projects and overall schedules.

## VIII. ADJOURNMENT

**\*\* MR. DEGENSHEIN MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:44 PM.

Respectfully submitted,

Dilene Byrd