



REGULAR MEETING – LAND USE & BUILDING MANAGEMENT COMMITTEE AGENDA

MARCH 5, 2025, 7:00
PM BY ZOOM VIRTUAL
MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording on 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 comments are encouraged to submit those via email in advance of the meeting. For these comments to be included in 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 with the subject line "Public Comment" to provide written public comment prior to the meeting.

ATTENDANCE: Barbara Smyth, Chair; Nicole' Eaddy; Greg Burnett; Nicol Ayers; James Frayer

ABSENT: Dajuan Wiggins; Heather Dunn

OTHERS: Dan Philips, Project Manager, Construction Solutions Group; JoAnn Acquarulo; Asst. Building and Facilities Manager; Brian Lutz, Asst. Parking Director

I. CALL TO ORDER

Ms. Smyth called the meeting to order at 7:01 PM. There was a quorum present.

II. ROLL CALL

Ms. Smyth called the roll and all who were listed in the attendance were present.

III. ACCEPTANCE OF MINUTES

A. Regular Meeting: February 5, 2025

**** MS. FRAYER MOVED TO APPROVE THE MINUTES AS SUBMITTED.
** THE MOTION PASSED UNANIMOUSLY.**

IV. PUBLIC PARTICIPATION

There was no public participation this evening.

V. OLD BUSINESS

There was no old business discussed this evening.

VI. NEW BUSINESS

A. SOUTH NORWALK TRAIN STATION

1. AUTHORIZE PUBLIC HEARING ON THE APRIL 2, 2025, LAND USE & BUILDING MANAGEMENT COMMITTEE MEETING CONCERNING #2.

Mr. Lutz said Lobster Craft previously occupied the space at the South Norwalk Train Station, but their lease was up in August, and they have been trying to fill the space for the commuters. The Parking Authority manages approximately 4,300 square feet of retail space at the South Norwalk Train Station and currently two tenants occupy the area. We have had a few opportunities, and Mr. Hurtado was one of the interested parties and was the one that the Parking Authority wanted to move forward with after negotiations with the previous party did not come to fruition. The second step in the process is to hold a public hearing, as it is a state

regulation to go through this process before entering into a lease agreement with a potential tenant.

Ms. Smyth said that once it is approved, the public hearing will take place on April 2, 2025, before their regular meeting, and then it will be referred to the Planning and Zoning Commission.

**** MS. AYERS MOVED TO APPROVE THE ITEM.**

**** THE ITEM PASSED UNANIMOUSLY.**

2. **AUTHORIZE THE LEASING OF APPROX. 1300+ SQ. FEET OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO ADRIAN HURTADO (TACOS PLEASE LLC) FOR A TERM OF 5 YEARS WITH TWO (2) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) FIVE YEAR PERIOD EACH, RENT TO BE NEGOTIATED AND APPROVED BY THE NORWALK PARKING AUTHORITY**

**** MS. AYERS MOVED TO APPROVE THE ITEM.**

**** THE ITEM PASSED UNANIMOUSLY.**

3. **8-24 REFERRAL TO PLANNING & ZONING COMMISSION OF LEASING OF APPROX. 1300+ SQ. FEET OF SPACE AT THE SOUTH NORWALK TRAIN STATION (INBOUND SIDE) TO ADRIAN HURTADO (TACOS PLEASE LLC) FOR A TERM OF 5 YEARS WITH TWO (2) LESSEE OPTIONS TO EXTEND THE TERM FOR CONSECUTIVE (5) FIVE YEAR PERIOD EACH FOR REVIEW AND REPORT**

**** MS. AYERS MOVED TO APPROVE THE ITEM.**

**** THE ITEM PASSED UNANIMOUSLY.**

VII. DISCUSSION

There was no discussion this evening.

VIII. ADJOURNMENT

**** MS. EADDY MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:10 PM.

Respectfully submitted,

Dilene Byrd