Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.

Members of the public who wish to provide "live comments" will need to register in advance and 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 on by the host of the meeting during the public comment section. Please find the information using the link above.

Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.

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 read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Maritza Alvarado at malvarado@norwalkct.org to provide written public comment prior to the meeting.

CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
REGULAR MEETING
VIA TELECONFERENCE
DECEMBER 1, 2022

ATTENDANCE:	John Kydes, Chair; David Heuvelman; Thomas Livingston; Lisa Shanahan; Barbara Smyth; Darlene Young
STAFF:	Sabrina Church, Director of Business Development and Tourism; Jessica Vonashek, Chief of Community and Economic Development; Stephen Kleppin, Director of Planning and Zoning
OTHERS:	Joshua Goldstein and Nora Niedzielski Eichner, Common Council members; Greg Belew and Doug Brown, Quarterra; Brian Gafney Antunovich Associates; Brian Bidoli, Norwalk Redevelopment Agency

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:00 p.m.

ROLL CALL

Mr. Kydes called the Roll as indicated above.

PUBLIC PARTICIPATION

***Public participation comments are not verbatim and represent a summarization of statements unless otherwise noted*.**

Ms. Diane Lauricella discussed the Waterfront Industrial Zone Study and expressed concern that there were barely talks about the issue of contaminated soil. She said there are know toxic sites that will inhibit potential growth and redevelopment.

Ms. Lauricella said it was left out of the study to make it look nicer. She said she is not suggesting that she wants to scare people off but these sites are in the public record. She asked that this matter be reconsidered.

Ms. Lauricella said she agrees there should be some neighbor notification to let people know that there is going to be an ADU proposal.

There were no other speakers this evening.

I. ADMINISTRATION

A. Approval of the Minutes of November 3, 2022 Meeting.

**** MR. LIVINGSTON MOVED TO APPROVE THE MINUTES AS PRESENTED**
**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. SHANAHAN)**

II. NEW BUSINESS

A. REDEVELOPMENT AGENCY

1. PRESENTATION AND UPDATE ON WEBSTER STREET LOT.

Mr. Bidoli explained that this was looked at as a Redevelopment project. He said hey issued a bid for the procurement of the lot and received strong responses to their nationwide search. They are bringing forth the selected firm, Quarterra.

The Divisional President from Quarterra gave an overview of their corporate structure and noted they are a very well capitalized company. He described local projects they've worked on. He said they have been working on preliminary concept plans. He noted that they do a great deal of community engagement and will start out with listening tours and soliciting feedback.

Mr. Brian Gaffney presented their plan. The plan is to build a parking garage that borders Martin Luther King drive with a series of single family houses in addition. In addition they will put a bike lane along Martin Luther King drive as well as a pedestrian promenade. This is a mixed-use with about 420 apartment units along with retail and incubator space. The park space will be on top of the parking structure.

The timeline was presented. They plan to reach out to the community over the next six to nine months. They envision the timeline happening through the fall and then they will begin designing the project period from there they are in the range of 18 to 20 months for construction the time however the timeline is not set in stone. They plan to begin the project with the construction of the parking garage.

Mr. Kyde's asked if the project will be able to move forward if they are not able to purchase a abutting parcels. He was told it can move forward; however, they will continue to have conversations with the parcel owners.

Mr. Livingston noted the current economic condition and asked about their sense of financial wherewithal and if there is anything that could affect that. The representative from Quarterra described how they are capitalized and said they raise their own private equity funds. They also have large institutional investors. The equity side of the project is very strong. The construction lending market has been impacted by the economy however they have a solid 18 months before they start construction.

Ms. Shanahan said she would like to know what kind of green initiatives they have planned for this project. She was told that the company has substantial ESC initiatives going on. They look to implement sustainable features where they can. They are going to be focused on energy consumption. Ms. Smyth said she likes what she is hearing and seeing. The park space is wonderful. She thanked Mr. Bidoli for his leadership on this.

Mr. Bidolli described the next steps, including out reach and working toward a term sheet. They will be doing a traffic study to look at the impact of this project. They are looking at ways to maximize the workforce/affordable housing initiative in this project.

B. PLANNING AND ZONING

** **MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE ALL DOCUMENTATION AND/OR RESOLUTIONS ASSOCIATED WITH THE CITY OF NORWALK'S OPT OUT OF THE STATE OF CONNECTICUT ACCESSORY DWELLING UNIT PROVISIONS OF PUBLIC ACT NO. 21-29 (HB 6107).**

Mr. Kleppin explained that this is a revision to the plan. Mr. Heuvelman expressed concern that that is being done is more restrictive than the State Statute. He said he would opt out of this. Ms. Smyth thanked Planning and Zoning for adding the set back information and said she would be supporting this.

Mr. Kydes said he was displeased and disappointed in the planning and zoning Commission. Without these restrictions in place they open us up to people making additional income from having a rental unit on their property. He would have liked to have seen this being a site plan review. Ms. Niedzielski Eichner said she would be joining Mr. Heuvelman in a no vote. She said that increasing housing stock for young people and seniors is crucial and feels that ADUs are crucial for this. She does appreciate the work that went into this. Mr. Goldstein said an issue is the location of the ADUs and wants to caution the Commission if they plan on being too restrictive; they would have to be very clear about that.

Mr. Kydes said the neighbors have a right to know if a neighbor is putting up an ADU. Mr. Kleppin noted that an addition to a house is not an ADU.

** **MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. HEUVELMAN)**

C. BUSINESS DEVELOPMENT & TOURISM

** **MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A GRANT AGREEMENT BETWEEN THE CITY OF NORWALK ARTS COMMISSION AND THE CONNECTICUT OFFICE OF THE ARTS IN THE AMOUNT OF $1,200.**

Ms. Church reviewed the item and said they applied for operational funds. In the past they used volunteer time, but will use these funds for a Curator.

****	MOTION PASSED UNANIMOUSLY**

****	MS. YOUNG MOVED TO APPROVE THE SOLE SOURCE REQUEST WITH KIVA USER FUNDS, LLC IN AN AMOUNT NOT TO EXCEED $25,000 FOR THE MANAGEMENT AND DISBURSEMENT OF AMERICAN RESCUE PLAN ACT FUNDS FOR WMBE MATCHING WITHIN THE EXISTING KIVA PLATFORM.**
ACCT: 0922-3710-5777-C0773
923-3710-5777-C0773

AND TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH KIVA USER FUNDS, LLC IN AN AMOUNT NOT TO EXCEED $25,000 TO DISPERSE $247,500 TO NORWALK WOMEN AND MINORITY OWNED ENTERPRISES OVER THE NEXT THREE YEARS.
ACCT: 133710-5796-AEC09 (ARPA)
0922-3710-5777-C0773
0923-3710-5777-C0773

Ms. Church reviewed the items and noted this is a sole source because they are already using the Kiva platform. This is the seed that will be paid to administer the $250,000. Mr. Livingston asked for clarification on the language. Ms. Vonashek said she would revise the language in the motion for the upcoming Common Council meeting.

****	MOTION PASSED UNANIMOUSLY**

B. PLANNING AND ZONING (continued)

****	MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTATION TO AMEND THE CITY OF NORWALK PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE AND RATIFY THE WATERFRONT INDUSTRIAL ZONES STUDY.**
WATERFRONT INDUSTRIAL ZONES STUDY LINK:
HTTPS://NORWALKCT.ORG/DOCUMENTCENTER/VIEW/28425/FINAL-WATERFRONT-STUDYREPORT

Mr. Livingston asked why they were not upzoning the heavy industrial sites up – river. He said the Harbor and River are some of Norwalk's prime assets. Mr. Kleppin said they spoke with all of the people who own property or businesses in the area. He expects that Devine Brothers will want to continue running their business at their existing site. Mr. Livingston said they need to think about when they are not there, otherwise they are being short sited.

Mr. Heuvelman said the problem he sees is that Norwalk is not doing industrial on the water as it did 70 years ago and is not looking at the potential to get back to the access to the water. Mr. Kleppin said a lot of material for Devine Brothers comes in by water. He added that because they are not changing the zone now, does not prevent it from being changed in the future. He said that Zoning designates changes all the time as long as it is consistent with the plans of the City.

Ms. Smyth asked about Meadow Street. Mr. Kleppin said the proposal was to keep that area as Industrial I.

Mr. Livingston said he was not going to support this. Mr. Heuvelman and Ms. Smyth also said they would not be supporting this. Mr. Kydes said he was frustrated with this and was in agreement with the group. Mr. Kleppin recommended speaking director with Devine Brothers. Mr. Livingston said they are not talking about Devine Brothers; they are talking about the property when they are not there.

**** MR. KYDES MOVED TO TABLE THE ITEM**
**** MOTION PASSED UNANIMOUSLY**

III. OLD BUSINESS

There was no old business discussed this evening.

ADJOURNMENT

**** MS. SHANAHAN MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:24 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services