

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: JOHN KYDES, CHAIRMAN

DATE: AUGUST 31, 2017

RE: **MEETING NOTICE**

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, September 7, 2017 at 7:00 pm** in Room 231 in Norwalk City Hall. Please Note the Time and Location.

**PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
SEPTEMBER 7, 2017
7:00 PM**

**PUBLIC HEARING – 7:00PM -- REVIEW CDBG PROGRAM PERFORMANCE
FOR PROGRAM YEAR 42 – (JULY 1, 2016 – JUNE 30, 2017)**

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

- I. APPROVAL OF MINUTES
 - A. July 6, 2017 Regular Meeting
- II. BUSINESS
 - A. Review RFP for Master Planning Services for Library Area
- III. OLD BUSINESS
 - A. Update on Incentive Subcommittee Recommendation Regarding Economic Distress for Census Tract 437
- IV. NEW BUSINESS

ADJOURNMENT

The Norwalk Hour

CLASSIFIED MARKETPLACE

203-333-4151

classifieds@hearstmediact.com

Hours: 8:30 a.m.-4:30 p.m., M-F • Major Credit Cards Accepted

PUBLIC NOTICES

LEGAL NOTICE PERMIT NOTIFICATION

APPLICANT:
Petrucchi Builders LLC,
238 Flax Hill Road
Norwalk, CT 06854
PROPERTY: 6 Old Mill Court
District 5, Block 45, Lot 215
ACTIVITY: Construction of a new
single family residence adjacent
to a wetland and watercourse
DECISION: Permit #D17-460
APPROVED with conditions

The full record of this action is
available for public review at the
Conservation Office, Room 215,
City Hall, 125 East Avenue,
Norwalk, CT

NOTICE

Pursuant to state law, a sale will
be held at Westy's - Fairfield,
2070 Kings Highway, Fairfield, CT
on 8/31/2017 at 10:00 am. The
following goods will be sold:

Space #	Name
03C58	Kimla Cook

NOTICE

Pursuant to state law, a sale will
be held at Westy's - Norwalk,
50 Keeler Ave, Norwalk, CT on
8/31/2017 at 11:45 am. The
following goods will be sold:

Space #	Name
04Y31	Treehouse Technologies
03E15	Cherie Yopp
02X23	Michael Barrett
04G04	Patricia Anderson
01C12	Randolph Hampson

NOTICE

Pursuant to state law, a sale will
be held at Westy's - Wilton, 65
Danbury Road, Wilton, CT on
8/31/2017 at 11:00 am. The
following goods will be sold:

PUBLIC NOTICES

Notice of Intent to Demolish

Notice is hereby given of the intent to demolish the existing 2,300 sq-ft
SFR structure located at 18 Drim Road.
Contact Karp Associates at (203) 972-3366
16 Cross Street, New Canaan, CT 06840.
Chapter 55-3 Norwalk Demolition Ordinance Procedure.

- LEGAL NOTICE - PUBLIC COMMENT PERIOD ON CAPER YEAR-END CDBG REPORT TO HUD & PUBLIC HEARING ON CDBG PROGRAM PERFORMANCE

As the administering agent for the City of Norwalk's Community
Development Block Grant (CDBG) Program, the Norwalk Redevelopment
Agency (Agency) will submit the Consolidated Annual Performance and
Evaluation Report (CAPER) to HUD on or by **September 30, 2017**.

This report details the use of CDBG funds over the course of the PY42
(July 1, 2016 through June 30, 2017) grant period. In accordance with the
provisions of 24 CFR 91.105(d), a 15-day public comment period on the
draft CAPER begins at **12:00pm on Friday, August 25, 2017** and ends
at **12:00pm on Saturday, September 9, 2017**.

The draft CAPER will be available in hard copy at the Norwalk
Redevelopment Agency (City Hall, Room 202, 125 East Avenue), the
Norwalk Public Library (1 Belden Avenue), the South Norwalk Branch
Library (10 Washington Street), the offices of the South Norwalk
Community Center (98 South Main Street) and the Norwalk Housing
Authority's administrative offices (24 1/2 Monroe Street). The draft CAPER
will also be available online via the Redevelopment Agency's link on the
City of Norwalk's website: <http://www.norwalkct.org/1412/Community-Development-Block-Grant>.

Public comment must be received by the Agency no later than **12:00pm
on Saturday, September 9, 2017** and may be mailed, delivered or
emailed to Tami Strauss, Director of Community Development Planning
(tstrauss@norwalkct.org or Norwalk Redevelopment Agency City Hall,
Room 202, 125 East Avenue, Norwalk, CT 06851).

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Thursday, September 7, 2017 at 7:00PM in Room 231 of Norwalk
City Hall, 125 East Avenue**. This is an accessible room. Oral language
assistance for the hearing may be obtained by calling (203) 854-7810
ext 46783 or by visiting the Redevelopment Agency office (City Hall, room
202) at least 48 hours prior to the hearing.

Members of the public are invited to attend and are encouraged to
speak. Persons unable to attend may submit written comments for the
record no later than **12:00PM on Thursday, September 7, 2017** to
Tami Strauss at the above address.

Following the public comment period, Agency staff will amend the draft
CAPER to reflected citizen participation at the public hearing and during
the public comment period. The revised draft will be submitted to the
Planning Committee on September 21, 2017 for advancement to the
Common Council for approval on September 26, 2017, before submission
to HUD by September 28, 2017.

SITUATIONS WANTED

WANTED: LOOKING for something
that will enrich your life?
Join our Sept 2017 & Jan 2018
Puppy Raiser Class. Volunteer
Application on Website PutnamServ
iceDogs.org 917-449-5359.
Info@putnamservicedogs.org

MERCHANDISE FOR SALE

WHEELCHAIR- Quickly. all new
parts. \$499. 203-853-0010 Ext 2265

TAG / ESTATE / CRAFT FLEA MARKET SALES

**282 GRUMMAN Ave, Norwalk. Sat.
8/19 & Sun. 8/20, 9-5.** Furn, trunks,
pics. Old china, crystal, glass,
silverware. 2 saxs, clarinet, flute.
Elphnts, ducks, bronze statue. Pckt
bks, plants, ad signs. Lots more!

HUGE TAG SALE! Back by popular
demand, our annual sale! We have it
all from A-Z. See Craigslist Ad.
Hazel St, Norwalk. Sat 8/19
& Sun 8/20, 10AM-3PM.

NORWALK ESTATE SALE

8/16-8/23 9AM-5PM
198 South Main Street

WESTON MOVING SALE

8/18, 8/19, 8/20, 9AM-5PM, 83
Newtown Turnpike, Everything must
go! Ethan Allen Georgian Court
solid Cherry, exc. cond, king BR,
DR set, table, 8 chairs, breakfast/
serving, Thomasville walnut bed set,
5 pcs, Wakefield maple bed set, 5
pcs, clothes (ladies/ men's/
children's), custom baby bedding
like new, rocking chair, Coach
handbags, tools, weights, 2 men's
leather jackets, X-Mas Vint. Crystal,
Ethan Allen home decorations, bar
glasses/trays, things for kids,
garden & more!

WESTPORT ESTATE SALE

8/18-8/19, 9:30AM-3:30PM
40 Tamarac Rd.
Great Collector's sale- DR table & 4
chairs, China Cabinet, sofas, md.
kitchen table w/ 4 Windsor chrs.,
Ethan Allen BR set, old cameras,
toys, lots of books, costume
jewelry, records & much more!
Joan's Great Estate Sales
203-434-8537

ROOMS FOR RENT

LARGE STUDIO \$1200, single
rms, from. \$650, shared Kit & Bath
Please Call 203-866-7840

APARTMENTS FOR RENT

3 BDRM, 1.5 bath duplex. LR, DR w/
sliders to deck. Kitchen w/appls.
Basement. \$1795. Schor
Associates. 203-846-1631

NEW CANAAN office. Medical,
dental, or legal. 5RM, 1,000SF plus
storage, plus 6 parking spaces.
Zoned for 2 physicians. \$2,995.
Call 203-966-0224

**NORWALK 1BDRM, LR, EIK w/
appl, AC, laundry, OSP, \$1195.**
SCHOR Associates, 203-846-1631

NORWALK 2BR Condo for Rent.

PUBLIC NOTICES

- LEGAL NOTICE -
PUBLIC COMMENT PERIOD ON CAPER YEAR-END
CDBG REPORT TO HUD &
PUBLIC HEARING ON CDBG PROGRAM PERFORMANCE

As the administering agent for the City of Norwalk's Community Development Block Grant (CDBG) Program, the Norwalk Redevelopment Agency (Agency) will submit the Consolidated Annual Performance and Evaluation Report (CAPER) to HUD on or by September 30, 2017.

This report details the use of CDBG funds over the course of the PY42 (July 1, 2016 through June 30, 2017) grant period. In accordance with the provisions of 24 CFR 91.105(d), a 15-day public comment period on the draft CAPER begins at 12:00pm on Friday, August 25, 2017 and ends at 12:00pm on Saturday, September 9, 2017.

The draft CAPER will be available in hard copy at the Norwalk Redevelopment Agency (City Hall, Room 202, 125 East Avenue), the Norwalk Public Library (1 Belden Avenue), the South Norwalk Branch Library (10 Washington Street), the offices of the South Norwalk Community Center (98 South Main Street) and the Norwalk Housing Authority's administrative offices (24 1/2 Monroe Street). The draft CAPER will also be available online via the Redevelopment Agency's link on the City of Norwalk's website: <http://www.norwalkct.org/1412/Community-Development-Block-Grant>.

Public comment must be received by the Agency no later than 12:00pm on Saturday, September 9, 2017 and may be mailed, delivered or emailed to Tami Strauss, Director of Community Development Planning (tstrauss@norwalkct.org or Norwalk Redevelopment Agency City Hall, Room 202, 125 East Avenue, Norwalk, CT 06851).

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Members of the public are invited to attend and are encouraged to speak. Persons unable to attend may submit written comments for the record no later than 12:00PM on Thursday, September 7, 2017 to Tami Strauss at the above address.

Following the public comment period, Agency staff will amend the draft CAPER to reflected citizen participation at the public hearing and during the public comment period. The revised draft will be submitted to the Planning Committee on September 21, 2017 for advancement to the Common Council for approval on September 26, 2017, before submission to HUD by September 28, 2017.

LEGAL NOTICE

At a meeting of the Norwalk Zoning Commission held on Wednesday, August 16, 2017, the following actions were taken:

APPROVED THE FOLLOWING APPLICATIONS WITH CONDITIONS,
EFFECTIVE AUGUST 25, 2017:

#2-17SP/#12-17CAM - Web Construction - 34 Meadow Street - Contractor's storage yard with rock crushing/processing facility (District 2, Block 91, Lot 105)

Copies of all applications are on file at the office of the Zoning Commission, 125 East Avenue, Norwalk, CT.

DATED THIS TWENTY-FOURTH DAY OF AUGUST 2017.

NATHAN SUMPTER, CHAIR MICHAEL WITHERSPOON, SECRETARY

PUBLIC NOTICES

LEGAL NOTICE

At a meeting of the Norwalk Zoning Commission held on Wednesday, August 16, 2017, the following action was taken:

MODIFIED & APPROVED THE FOLLOWING AMENDMENTS TO THE
BUILDING ZONE REGULATIONS, EFFECTIVE OCTOBER 30, 2017:

#6-17R - Zoning Commission - Adopted amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones as shown on a certain document entitled "#6-17R - Zoning Commission - Proposed amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones" and dated June 14, 2017. The modified and adopted amendments will revise the Building Zone Regulations to permit licensed medical marijuana dispensaries as a new special permit use only in the Business #1 zone. The proposed amendments would also delete text referencing the current moratorium on such uses.

Copies of all applications are on file at the office of the Zoning Commission, 125 East Avenue, Norwalk, CT. A complete copy of the adopted amendments to the Building Zone Regulations is available for review at the Planning & Zoning office, 125 East Avenue Norwalk, CT. A copy of the adopted amendments to the Building Zone Regulations is also posted at the Town Clerk's office at the same address.

DATED THIS TWENTY-FOURTH DAY OF AUGUST 2017.

NATHAN SUMPTER, CHAIR MICHAEL WITHERSPOON, SECRETARY

LEGAL NOTICE

The Norwalk Zoning Board of Appeals will hold a Public Hearing on Thursday, September 7, 2017 at 7:30 p.m. in the Common Council Chambers City Hall, 125 East Avenue on the following applications:

17-0601-03 - 197 Rowayton Ave. LLC - Variance of Section 118-800B(5) and variance of Section 118-330C; front yard setback 40ft. required 11.6ft proposed; side yard setback 10ft required; 9ft proposed for replacement of non-conforming single family residence in A Residence zone. Property located at 197 Rowayton Ave. District 6, Block 1E, lot 14, CAM.

17-0713-01 Gavrielidis, Andreas - Variance of rear setback for deck (Section 118-510C) 20ft rear setback required 0ft proposed; aggregate side yard setback 20ft required 14.3ft proposed in Neighborhood Business zone. Property located at 80 Seaview Ave. District 3, Block 42, Lot 34. CAM

17-0907-01 Kaicheng Yu & Jie Hu - Variance to allow parking within the zoning front setback (Section 118-340 & 118-1220J) 30ft required 6.4ft existing & proposed in B residence zone. Property located at 20 Linden St. District 5, Block 21, Lot 124.

17-0907-02 Nick Ouzounidis et al /CT DOT -Variance of lot area (Section 118-522) 6,098 sqft existing 5,369 sqft proposed for acquisition of land area by State of Ct DOT for construction project in Business #2 Zone. Property located at 379 Westport Ave. District 5, Block 9, Lot 42.

17-0907-03 Frank Santo - Variance of zoning front setback for construction of porch, 24.2ft existing & proposed, 30ft required (Section 118-340C) B Residence Zone. (Previous variance #16-0602-01 granted for 24.8ft) Property located at 68 Strawberry Hill Rd. District 3, Block 17, Lot 121.

At this hearing interested persons may appear and be heard and written communication received. Copies of all applications are on file at the Zoning Office, Room 223, City Hall, 125 East Avenue, Norwalk, CT. 06851

ANDREW CONROY, CHAIRMAN JOSEPH BEGGAN, SECRETARY

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NATHAN S

mid 60s through New Hartford.

►► Housatonic River. Fishing has been very good and conditions for the weekend should continue to be very good. Morning water temperatures continue in the upper 60s to low 70s. Anglers can't go wrong taking a few casts for smallmouth, pike, fallfish, and carp. All are on fire now hitting a variety of poppers and streamers and will not disappoint.

CONNECTICUT RIVER

Largemouth bass are active throughout the river, especially in the coves. Smallmouth bass offer some decent action in the upper river (Windsor & Enfield area). Small to medium size baits were working well. Carp are being caught in the upper and lower river on pre-baited "swims." Anglers are finding some chunky catfish by night angling in the Hartford to Middletown stretch. Try from just north of Hartford on downstream, fish the outside bends (deep holes are producing as well, try cut bait).

SALT WATER

Striped bass fishing has been slow to fair this week with very few discards reported. We have heard reports of a fair number of smaller striped bass being taken on diamond jigs along with the abundant bluefish in the eastern Sound and reports of smaller strippers being taken by anglers casting lures on the evening ebb tide at the Watch Hill reefs.

Summer flounder (fluke) reports continued to be good this week with some nice size fish being caught and a few bag limits being reported. Catches were beginning to slow down as the weekend approached. We also continue to hear good reports of fluke fishing from Fort Trumbull fishing pier in New London.

Black sea bass fishing continues to be excellent with abundant smaller sizes. Larger fish have been elusive over the past week, staying in smaller schools and difficult to land. Fishing over almost any deep-water structure/cobble/gravel in 80 to 120 feet around slack tide will produce black sea bass. They will readily eat cut bait like squid and clams on a hi-lo rig — but if you want to weed out the smaller fish and target the trophies, try jiggging small metal jigs or bucktails on a light spinning rod — you'll catch bigger fish and have a blast doing it. Black sea bass tend to school up by size — so if you are in an area where you are consistently catching undersized fish — move on to a different area to find a school of bigger fish. This will increase your chances of catching keepers, and will reduce the likelihood of incidental mortality of smaller fish that you release.

Scup (porgy) are around in good numbers. These fish seem relatively spread out and not in very large schools overall. Sizes have varied with large "pie plates" continuing to be reported. These "panfish of the sea" are easily caught on sandworms/cut squid or any other small piece of bait. Contact your local bait and tackle shop for updated fishing information. Bluefish fishing continues to be fantastic in Long Island Sound. Many anglers are having luck with diamond jigs and there are blitzes of fish along the shore at times. Bucktails and chunk baits (like bunker or mackerel) will also help you score a "gator" during the day, and casting poppers or plugs at sunrise or sunset is also a great way to hook into a big "chopper." Snapper bluefish are very abundant in most of the rivers and bays throughout the state. The DEEP Marine Headquarters fishing pier and Fort Trumbull fishing pier are two great spots to catch these feisty little fish — your local tackle shop can clue you in to other great spots. Snapper fishing is a fantastic way to introduce kids to saltwater fishing — get those kids out of the house and get a rod in their hands before summer is over!

Blackfish (tautog) are around in good numbers in shallow rocky areas with a fair number being caught. Chub mackerel have been around in the Sound in decent numbers and there have been reports of Atlantic bonito east of Connecticut, indicating that bonito and albies should be arriving any time!

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1 in 5 kids faces hunger

There's more than enough food in America for every child who struggles with hunger. Help get kids the food they need by supporting Feeding America, a national network of food banks, visiting feedingamerica.org

FEEDING AMERICA

Ad Council

KNOW FOR S
IF YOUR CHILD IS IN THE RIGHT

VISIT SAFERCAR.GOV/THERIGHT



THE PLANNING COMMITTEE OF THE COMMON COUNCIL

**125 East Avenue
P.O. Box 5125
Norwalk, CT 06856**

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY DEVELOPMENT

RE: PY42 CDBG PUBLIC HEARING ON DRAFT CAPER

DATE: JULY 25, 2017

Program Year 42 (PY42) Summary

The current Consolidated Annual Performance and Evaluation Report (CAPER) is a review of the CDBG program for Program Year 42 (July 1, 2016 - June 30, 2017). With prior approval of the Planning Committee and in keeping with the City's Citizen Participation Plan, the draft PY42 CAPER is available for public comment (August 1, 2017 - August 16, 2017) and a public hearing is scheduled for the August 3, 2017 Planning Committee meeting.

Following the public comment period, Agency staff will amend the draft CAPER to reflected citizen participation at the public hearing and during the public comment period.

The revised draft will be submitted to the Planning Committee on September 7, 2017 for advancement to the Common Council for approval on September 12, 2017, before submission to HUD by September 30, 2017.

Sources and Uses of Funds

The City made \$894,880 in funds available for its PY42 Community Development Block Grant Program. The City expects to deploy 89% of those funds by September 30, 2017 towards activities that further the City's progress towards meeting the five year Consolidated Plan goals. Of the remaining funds, 11% will be reprogrammed into the 2017-2018 grant cycle.

Program Beneficiaries

During the PY42 year, 979 people benefited from services provided by the CDBG grants, 4 public facilities were renovated, 15 businesses received technical assistance and the environmental condition of 2.5 acres of land was assessed. Four funded programs provided a city-wide benefit.

Progress towards achieving ConPlan Objectives and Strategies

In the second year of the 5-year Consolidated Plan period, substantial progress was made towards meeting the five-year objectives of modernization and safety improvements of public infrastructure (154%), technical assistance to businesses (135%) and homelessness prevention (110%).

ATTACHMENT: PY42 Draft CAPER: <http://www.norwalkct.org/1412/Community-Development-Block-Grant>

ACTION REQUESTED: No Action Requested

**CITY OF NORWALK
PLANNING COMMITTEE
JULY 6, 2017**

ATTENDANCE: John Kydes, Chair; John Igneri; Thomas Livingston;
Shannon O'Toole Giandurco; Douglas Hempstead (7:12 p.m.);
Travis Simms (7:20 p.m.)

STAFF: Timothy Sheehan, Executive Director; Tami Strauss, Director
Community Development Planning; Steve Kleppin, Director,
Planning and Zoning; Frank Strauch, Site Planner

OTHERS: Richard Bonenfant; Bruce Kimmel, Common Council members;
Michael Towle, CRS Coordinator

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:03 p.m. and called the Roll.

PUBLIC PARTICIPATION

Ms. Diane Lauricella spoke in support of the Common Council partnering with the Western Connecticut Council of Government (WestCOG). She said she hoped that any program approved would be user friendly. She added that this is a good time to look at land use opportunities; it is important to have a comprehensive plan for the coast.

There were no other members of the public who wished to speak this evening.

APPROVAL OF MINUTES

A. June 12, 2017 – Special Meeting

**** MS. O'TOOLE GIANDURCO MOVED TO ACCEPT THE MINUTES AS
PRESENTED
** MOTION PASSED UNANIMOUSLY**

BUSINESS

A. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

**** MR. IGNERI MOVED TO APPROVE A PUBLIC HEARING ON THE
PY42 CAPER FOR THE AUGUST 3, 2017 PLANNING COMMITTEE
MEETING**

Ms. Strauss reported that the allocation from HUD was a little bigger than expected.

**** MOTION PASSED UNANIMOUSLY**

B. HEAD OF THE HARBOR

1. Discuss Option Agreement Terms (Pending submission by Corporation Counsel)

**** MR. LIVINGSTON MOVED TO TABLE THIS ITEM UNTIL THEY HAVE THE SUBMISSION FROM THE CORPORATION COUNSEL**

Mr. Sheehan asked the Committee members to table this item because it is not ready.

**** MOTION PASSED UNANIMOUSLY**

C. PARTICIPATE IN FEMA'S COMMUNITY RATING SYSTEM

**** MR. KYDES MOVED TO APPROVE ADVANCING TO THE COMMON COUNCIL PLANNING AND ZONING'S REQUEST TO HAVE THE CITY OF NORWALK PARTICIPATE IN FEMA'S COMMUNITY RATING SYSTEM**

AND TO APPROVE ADVANCING TO THE COMMON COUNCIL AUTHORIZATION FOR MAYOR RILLING TO SIGN RELATED DOCUMENTS

Mr. Strauch explained that this is an opportunity for the City to participate in FEMA's Community Rating System. The City has to meet certain criteria to be in the program and it is based on points. He noted that the City has been doing a lot of the requirements all along, including going out of their way, where they can, to preserve open space.

Mr. Towle explained that the Community Rating System is an incentive program. For every 500 points, the policy holders get a discount of 5% on their premiums. He said that Norwalk and other towns, such as Darien, Greenwich and Danbury have the most to gain from the program.

Mr. Hempstead joined the meeting at 7:12 p.m.

Mr. Towle explained how the program works and said it would be seamless. The process takes about a year; however, every five years, a re-verification is required and every year an update has to be provided.

Ms. O'Toole Giandurco noted the deadline of June 30th and asked if they can get in for this year. Mr. Towle explained he set the date, so the City will be able to join this year.

Mr. Livingston asked about out of pocket costs. Mr. Towle said the program is funded by a grant.

Mr. Simms joined the meeting at 7:20 p.m.

Mr. Strauch said the City has good regulations in place and tries to deal with flooding issues. This program recognizes what they already do and will save the taxpayers who, pay for flood insurance, some money.

The Committee members discussed revisions to the letter of enrollment. Mr. Hempstead asked if there are any fees associated with this as long as they have the grant. Mr. Towle said the grant in place is to perform the start up. The funding will come from State funds that support the COGs. The State wants to provide regional services.

Mr. Hempstead asked to add a length of time to the letter of enrollment and that it is a voluntary program. Mr. Livingston asked to add that the City could withdraw from the program with or without notice. Mr. Kleppin said they could provide an update after the first year.

Mr. Sheehan said he will provide a revised letter for Tuesday's Common Council meeting.

Mr. Bonenfant asked what scores better for the City. Mr. Towle said that one of the biggest point scorers is open space that overlaps a flood hazard area. Mr. Strauch added that Public Works just updated their drainage manual and that is also a big scorer.

**** MOTION PASSED UNANIMOUSLY WITH THE ADDITION OF
RECOMMENDED CHANGES**

D. NORWALK ENTERPRISE ZONE

1. Follow up on incentives.

Mr. Kydes noted that a lot of ideas have been discussed and that Mr. Sheehan suggested creating a sub-committee with members of this committee and staff. Mr. Sheehan said they considered this item several times and suggested that a sub-committee spend time with staff to come to a determination as to whether there is a quantifiable need for an incentive package. If it determined there should be an incentive, the sub-committee would work with the staff to formulate a plan and bring that back to the full Planning Committee. Mr. Kydes agreed that forming a sub-committee was a good idea.

**** MR. KYDES MOVED TO CREATE A SUB-COMMITTEE WITH THE
FOLLOWING MEMBERS:**

MR. HEMPSTEAD, MR. IGNERI, MR. KYDES AND MR. LIVINGSTON

**** MOTION PASSED UNANIMOUSLY**

OLD BUSINESS

There was no old business discussed this evening.

NEW BUSINESS

There was no new business discussed this evening

ADJOURNMENT

**** MR. IGNERI MOVED TO ADJOURN**
**** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 7:45 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

**THE PLANNING COMMITTEE
OF THE COMMON COUNCIL**
125 East Avenue
P.O. Box 5125
Norwalk, CT 06856

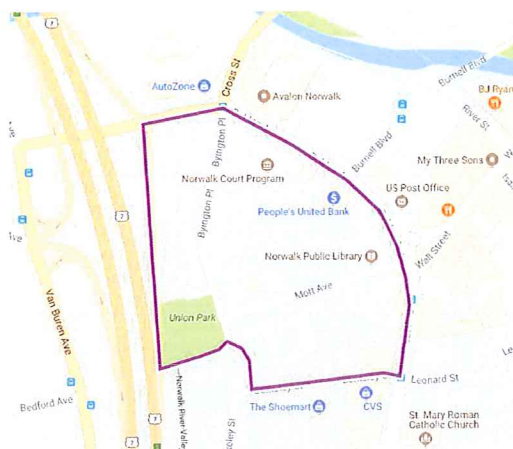
TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: TAMI STRAUSS, DIRECTOR OF COMMUNITY DEVELOPMENT

RE: PLANNING for LIBRARY AREA

DATE: AUGUST 30, 2017

In anticipation of the City exercising an option agreement to utilize and own adjacent parcels to the Main Branch of the Norwalk Public Library, the Redevelopment Agency, in partnership with Planning and Zoning staff and Library officials, has developed a Request for Proposals (RFP) for a Master Plan of the 16-acre Library Area, depicted here. If and when the option agreement is exercised, the City will own nearly 10% of the acreage of the Library Area.



The RFP requests responses from professional planning and urban design firms, or teams of firms including a local land use attorney, for the purpose of preparing plans, designs, and receiving appropriate municipal approvals for a “form-based code” of the Library Area.

The anticipated option agreement presents a prime opportunity for the City to explore a form-based code, the first of its kind in Norwalk. Rather than recommending conventional zoning and design guidelines, the proposed form-based Library Area plan will present a required physical form, designating appropriate form, scale and character of development. Anchored by the library, and as the northern gateway to Wall Street, West Avenue and the entire urban core of Norwalk. A form-based code will ensure that the City has as much control as to how the area will look and function. A diagram that visually explains conventional zoning vs. design guidelines vs. form-based code is included below.

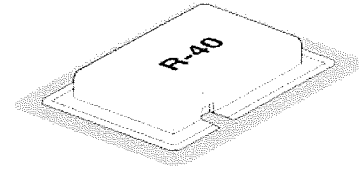
The outreach and content of the Library Area Plan (to be re-named and branded as part of the Plan) will be conducted and prepared in coordination with the update of the Redevelopment Plan for Wall Street/West Avenue, the update of the Plan of Conservation and Development (POCD) and the upcoming Library Strategic Plan.

The dates and schedule in the RFP will be updated based on the ultimate release date of the RFP.

Conventional Zoning vs. Zoning Design Guidelines vs. Form Based Code

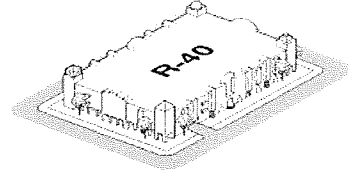
Conventional Zoning

Density use, FAR (floor area ratio), setbacks, parking requirements, maximum building heights specified.



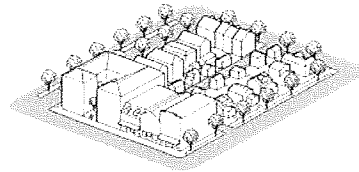
Zoning Design Guidelines

Conventional zoning requirements, plus frequency of openings and surface articulation specified.



Form-Based Codes

Street and building types (or mix of types), build-to lines, number of floors, and percentage of built site frontage specified.



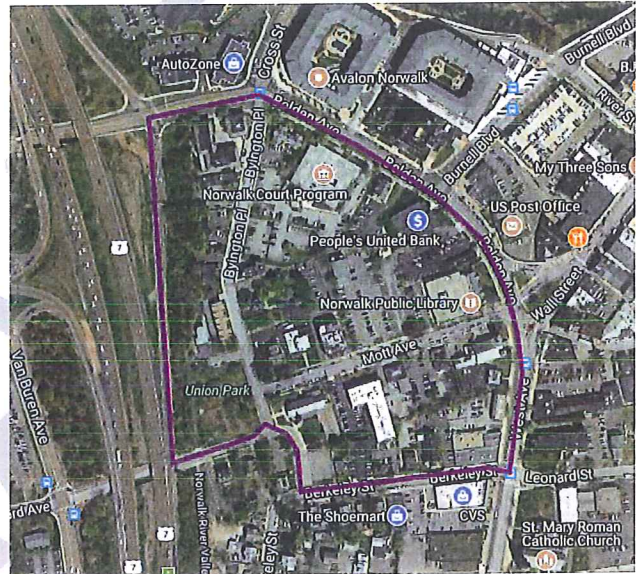
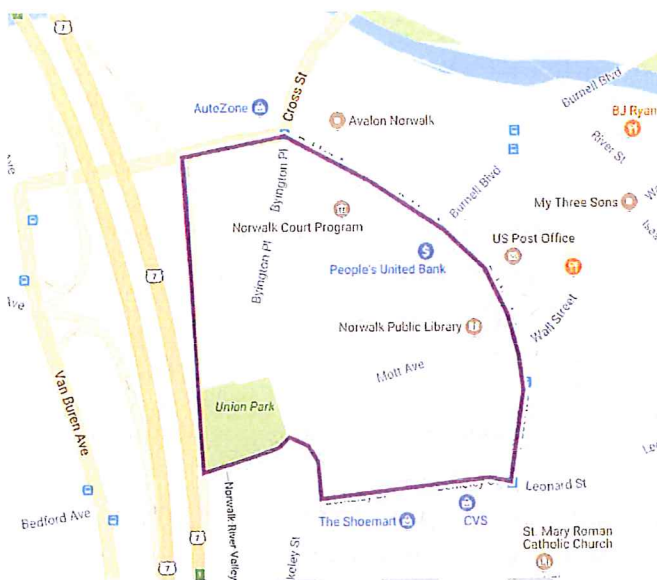
ATTACHMENT: Library Area Request for Proposals

ACTION REQUESTED: No Action Requested

Request for Proposals

Library Specific Area Plan

September 4th, 2017



Issued by:

The Norwalk Redevelopment Agency

Representative: Tami Strauss, Director of Community Development Planning

tstrauss@norwalkct.org

(203) 854-7810 x46787

1. Introduction

The Norwalk Redevelopment Agency (The Agency), in conjunction with the City of Norwalk, is accepting responses to the following Request for Proposals (RFP) from Professional Planning and Urban Design firms, or teams of firms including a local land use attorney, licensed in the State of Connecticut, for the purpose of preparing and receiving appropriate municipal approvals for a specific area plan centered around a form-based code for a 16-acre site at the juncture of West Avenue and Wall Street in Norwalk.

This plan and form-based code will address known issues in the area including housing affordability, parking, and a dearth of optimal uses. The purpose of this study is to make recommendations to the City of Norwalk, and the Norwalk Redevelopment Agency, for future development regulations that apply to the designated project area that will inform its design. This area can be seen in Attachment A of this RFP. Our goals of the area plan are to:

- Create, recommend, and obtain municipal approval for form-based zoning that will dictate the design of the area (this will be the first of its kind in the City of Norwalk)
- Guide the best use for the area to accommodate future growth
- Maintain current uses that provide community benefit
- Increase access to and circulation within the area
- Create design standards that will guide future development that aligns with the larger Wall Street and South Norwalk area
- Propose parking standards for the study district, based upon the development plan recommended, taking into consideration the location of the study area in relation to the surrounding city neighborhoods and transportation assets.

The objective of this Request for Proposals is to identify a team that will provide the best overall value to the Agency and the City of Norwalk. While price is a significant factor, other criteria will form the basis of our award decision, as more fully described in the Evaluation Factors section of this Request for Proposals below.

2. Submission Guidelines & Requirements

The following submission guidelines & requirements apply to this Request for Proposals:

- 1) First and foremost, only qualified firm teams with prior experience on projects such as this should submit proposals in response to this Request for Proposals.
- 2) Bidders intent on submitting a proposal should so notify the representative identified on the cover page no later than September 11th, 2017.

- 3) Bidders must list at least 2 projects that are substantially similar to this project as part of their response, including references for each. This must include at least 1 form based code example.
- 4) A technical proposal must be provided. This technical proposal must provide an overview of the proposed solution as well as resumes of all key personnel performing the work. In addition, the technical proposal should provide a proposed schedule and milestones, as applicable.
- 5) A price proposal must be provided. This price proposal should indicate the overall fixed price for the project as well as hourly rates and an estimated total number of hours, should The Agency decide to award a contract on an hourly rate basis.
- 6) Proposals must be received prior to September 25th, 2017 to be considered.

3. Project Description

Project Summary:

The Agency and the City of Norwalk has identified a specific area of the Wall Street /West Avenue Redevelopment plan area, Library Block Area (to be branded with name and logo as a part of this process), as an important opportunity to influence and direct the future course of development and redevelopment in the larger Wall Street/West Avenue area. The surrounding urban core is undergoing rapid developmental growth paired with a demographic shift that will largely affect the project area and its uses.

To accommodate these changes, the Agency and the City are looking to develop an area plan with form-based zoning recommendations to examine the growth potential, optimal mix of land uses, and overall form and design of the project area. The goal of the project is to develop a long-term vision and identity for the area that optimizes economic and fiscal sustainability, a mix of land uses and opportunities for redevelopment and/or development that will support these changes and those that may arise in the future.

The area is presently utilized mainly by the Norwalk Public Library, Norwalk Superior Court House, People's United Bank, and a multitude of private and public institutions. With the current and expected growth trends, this specific area will be heavily utilized. Currently, over 500,000 visitors utilize the library each year. The project area has various issues including lack of identity, insufficient parking mechanisms, low density, and absence of connectivity to surrounding urban areas.

For these reasons the Agency and the City seeks the services of an urban planning and design firm together with parking, financial feasibility and legal expertise to make recommendations for the future reuse, development, design and zoning of the Library

Block Area. Additionally the project must analyze the potential for commercial, residential and/or mixed use development in the Library Block Area, the need to improve the existing space and the establishment of viable pedestrian and transit connections from the project area to the surrounding Wall Street, West Avenue, and South Norwalk areas.

Project Area:

The exact boundary of the area of concern is illustrated on the map in Attachment A, entitled "The Library Block Area". This area is referred to below as the Project Area. It is within the Wall Street/West Avenue Redevelopment Plan area and is bounded by Route 1 to the north, West Avenue and Belden Avenue to the east, Union Park Square and Berkley Avenue to the south, and Route 7 to the west.

The total area is 16.04 acres of developed land that is owned by the City of Norwalk, the State of Connecticut, private entities, non-profits and institutions. The City of Norwalk currently owns 0.9 acres within the project area. The City also has a pending 6 year purchase option agreement with an adjacent property owner in which they would gain use of another 0.56 acres. In addition to the potential option agreement approval, the State of Connecticut has expressed interest in closing the courthouse property that is currently in the area. If closed, the City of Norwalk would have the opportunity to acquire an additional 2.4 acres. The City ownership possibilities are as follows and are outlined geographically in Attachment B to this RFP:

- Library only: 5.6%
- Library and Courthouse: 20.6%
- Library and Option Agreement: 9.1%
- Library, Option Agreement, and Courthouse: 24.1%

Project Background:

The Wall Street area, the northern terminus of Norwalk's urban core, was historically referred to as the urban center of the City of Norwalk. After the flood of 1955, the area and its surroundings were decimated, which resulted in the deterioration of its identity. Since then there have been multiple urban renewal and redevelopment plans that have attempted to revert the area back to its once prominent stature.

In the urban core's more recent history, multiple large scale housing developments including Head of the Harbor South, the Waypointe developments, the Berkeley, and the South Norwalk Pearl have been erected. These developments, and the surrounding restaurants and activities in the urban core have since spurred extensive growth.

Taking into account these recent developments, the Norwalk Redevelopment Agency and the City of Norwalk are undergoing the processes of updating multiple redevelopment plans and the Plan of Conservation and Development for the City of Norwalk. These documents will be the guiding force of the future growth and development of Norwalk over the next ten years.

The library is also undergoing a master planning process for a possible library expansion and rehabilitation of the site. This plan will not only cover the possible physical expansion and rehabilitation, but will also form the vision, mission, and values of the library as a whole as it continues to grow in the future. The plan is expected to be completed within the next 6 months to a year and should be taken into account and integrated within the new form-based code and plans for the surrounding area.

The main issue associated with the Library Block Area is a lack of integration with the surrounding Wall Street and West Avenue areas. This is due to poor pedestrian connectivity, excessive asphalt areas and inaccessible parking, car dominance, and an overall lack of cohesiveness within the area itself. Despite the major institutional uses within the project area, there is a lack of density and mixes of uses that can retain visitors in the area. As a result, the Agency and the City have extensive interest in the development potential, design, and form of the specific project area which will presumably serve as a gateway to both the Wall Street and West Avenue areas that will host a plethora of needed uses including the current community related uses. The ultimate goal of the code and plan will be to form an identity and cohesive theme for the project area.

4. Project Scope

The Plan should clearly articulate an inspirational yet realistic vision for the area that includes a form-based code to receive municipal approval. It should identify both public and private projects/activities that will serve to leverage existing as well as new resources. The plan must outline achievable actions to guide and stimulate further private and public investment in the planning area.

This proposed scope of work is intended to be a general outline of the type of work anticipated to be included in the plan development process. In general, the scope of work should include the following:

- Initial meeting with Agency and City staff to discuss and determine study parameters and objectives
- Bi-monthly progress meetings with Agency and City staff

Brand Creation and Marketing

- Establish a name and logo for the project area
- Include logo and name on all associated documents and outreach initiatives

Stakeholder and Community Engagement

- Design charrettes
- Stakeholder meetings with individual property/business owners
- Planning Commission, Planning Committee, and Redevelopment Agency meetings/workshops
- City Council meetings to present initial and final reports
- Organize, advertise, and provide graphics and other materials for charrettes and meetings.

Existing Conditions Analysis

- Inventory of existing utilities: The City of Norwalk has a robust Geographic Information Systems (GIS) database and will provide available information regarding condition assessments and locations of city utilities and infrastructure.
- Inventory of public streets and other connections
- Evaluate and incorporate appropriate access for bicycles, pedestrians, and other modes of transportation
- Review existing land use regulations and make recommendations for potential changes to encourage development and redevelopment
- Incorporate appropriate elements of existing plans and studies and those that are currently being updated which include:
 - The Wall Street/West Avenue Redevelopment Plan
 - The Norwalk Plan of Conservation and Development
 - The City of Norwalk Parking Study
 - Transit Oriented Development Plan
 - General information on existing utilities, relevant plans and studies, and other project information is available on the City's website at <http://www.norwalkct.org/658/Plans-Studies>.

Land Use and Development Analysis

- Evaluate opportunities and constraints for future development and redevelopment
- Identify and analyze barriers to development in the area and recommend solutions or programs to mitigate the identified barriers
- Identify and evaluate opportunities for use of vacant or underutilized building sites within the plan area

- Identify financial resources/mechanisms to fund public/private redevelopment projects
- Suggest performance indicators and a framework for tracking progress
- Prioritize the various components of the final recommendations into short-, middle- and long-term objectives

Context Analysis

- Assess the current connection of the project area to the surrounding area
- Suggest improvements to the project area that will promote connectivity to the surrounding areas

Form-Based Zoning Code & Potential Site Designs

- Recommend form-based zoning that focuses on design and placement of new structures on parcels rather than a list of permitted land uses
 - Sections of this should include:
 - Overview, including definitions, principles, and intent; and explanation of the regulations and process in clear user-friendly language.
 - Regulating Plan (a schematic representation of the area plan) illustrating the location of streets, blocks, public spaces (such as wider sidewalk areas, greens, squares, and parks), and other special features. The regulating plan should also include aspects of Building Form Standards such as "build-to-lines" or "required building lines" and building type or form designations.
 - Building Form Standards governing basic building form, placement, height, and other fundamental urban elements to ensure that all buildings complement neighboring structures and the street. These standards should be based upon study of building types appropriate for the region and climate, emphasizing neighborhood vitality and community character.
 - Public Space/Street Standards defining design attributes and geometries that balance the needs of motorists, pedestrians, bicyclists, and transit riders while promoting a vital public realm. These standards should include design specifications for sidewalks, parking, curb geometry, trees, street furniture, and lighting. The plan must reflect standards allowed by the Connecticut Department of Transportation for elements such as travel lane widths.
- 3 potential site designs based on created form-based zoning

Design Review Guidelines

- Currently, there are design guidelines for the Wall Street Area. It is expected that the design team will update the design guidelines for the Library Block Area. These guidelines will be mandatory review and voluntary compliance. These typically would consist of items that cannot be required in the code, but are preferred for the district.

Approval and Adoption

- The proposed plan and form-based zoning code must be approved and adopted by all respective Commissions and Councils. These include:
 - Planning Commission
 - Zoning Commission
 - Common Council
 - Planning Committee
 - Redevelopment Agency Commission

5. RFP & Project Timeline

The following tentative dates are provided to assist consultants in preparing proposals. A final schedule will be negotiated with the contract for services.

Issue Request for Proposals	September 4, 2017
Proposals Due	September 25, 2017
Short List Interviews	October 2-6, 2017
Final Selection	October 10, 2017
Agency Award Contract	October 16, 2017
Public Engagement	October-November, 2017
Draft Plan Delivered to City	January 8, 2018
Planning Commission Presentation	January 16, 2018
City Council Presentation/Adoption	February 12, 2018
Final Copies of Plan Delivered to City	February 19, 2018

6. Budget

The Agency's budget for the project is \$100,000.

7. Submission

Please submit the following items:

- 3 hard copies

- 1 USB drive with document in PDF format

Send all materials to:

The Norwalk Redevelopment Agency
Attn: Tami Strauss
125 East Avenue, Room 202
Norwalk, CT 06851

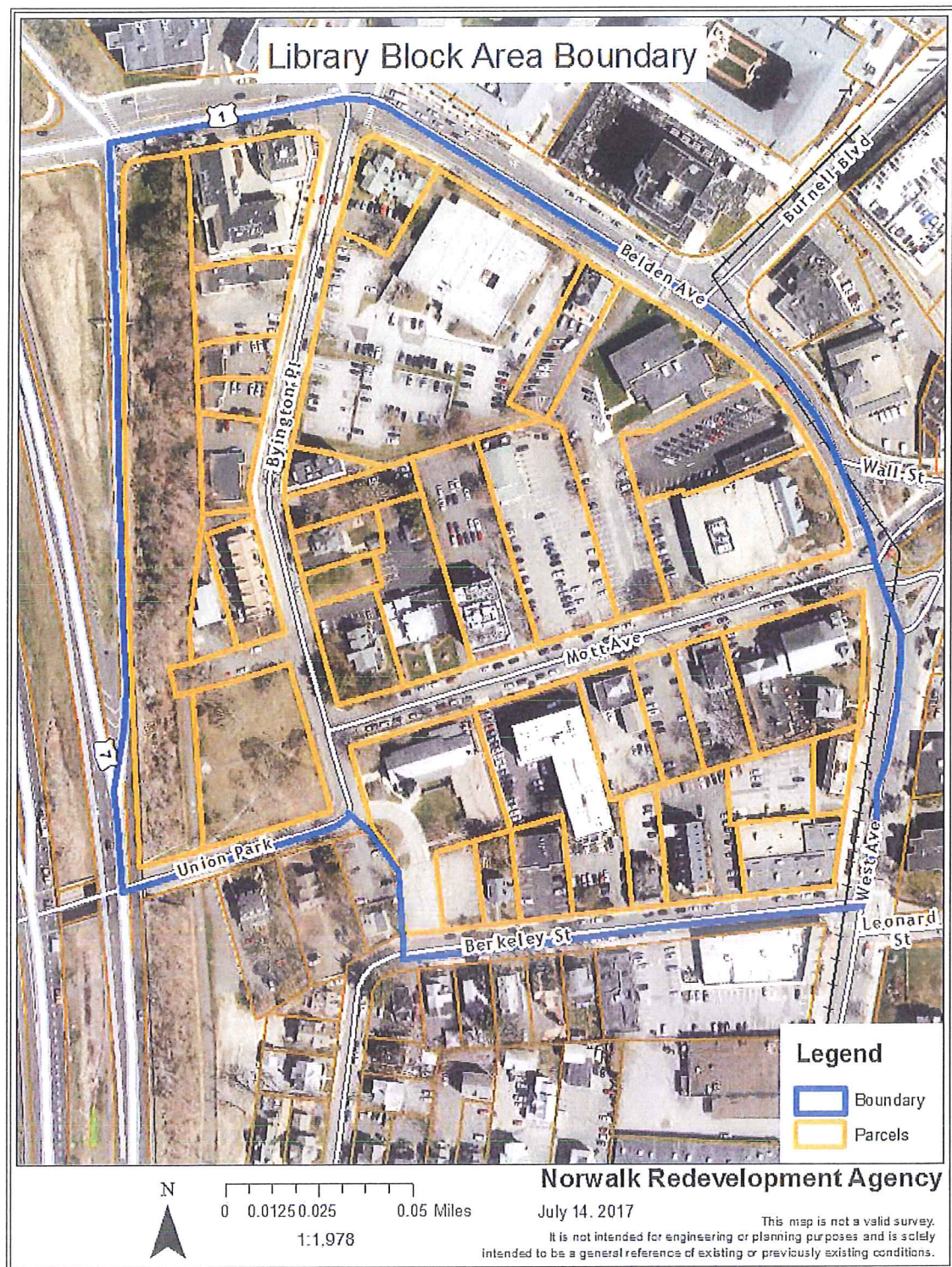
8. Evaluation Factors

The Agency with the City of Norwalk will rate proposals based on the following factors, with cost being the most important factor:

- 1) Responsiveness to the requirements set forth in this Request for Proposal
- 2) Relevant past performance/experience
- 3) Samples of work
- 4) Cost, including an assessment of total cost
- 5) Technical expertise/experience of bidder and bidder's staff

The Agency reserves the right to award to the bidder that presents the best value to The City of Norwalk as determined solely by The Agency and the City in its absolute discretion.

Attachment A



Attachment B

