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

ATTENDANCE: John Kydes, Chair; David Heuvelman; Bryan Meek; Thomas Livingston; Lisa Shanahan; Barbara Smyth; Darlene Young (7:04 p.m.)

STAFF: Bryan Baker, Planning & Zoning Principal Planner; Garrett Bolella, Assistant Director Transportation, Mobility and Parking; Sabrina Church, Director of Business Development and Tourism; Stephen Ivan, Norwalk Redevelopment Agency; Steven Kleppin, Director of Planning and Zoning; James Travers, Director Transportation, Mobility and Parking; Jessica Vonashek, Chief of Economic and Community Development

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:01 p.m.

ROLL CALL

Mr. Kydes called the Roll as indicated above.

**PUBLIC HEARING FOR THE PY47 (FY22) CONSOLIDATED ANNUAL
PERFORMANCE AND EVALUATION REPORT (CAPER) SUBMISSION TO HUD**

Mr. Kydes opened the public hearing.

Ms. Diane Lauricella said she did not see the agenda on the City of Norwalk's website and asked Mr. Kydes if he would accept public comment on items related to the decisions the Committee was going to make tonight.

Members of the Committee stated they could see this evening's agenda at its standard spot on the City's website.

There were no further comments, and the public hearing was closed.

Ms. Young joined the meeting at 7:04 p.m.

PUBLIC PARTICIPATION

There were no comments made by the public this evening.

I. ADMINISTRATION

A. Approval of the Minutes of August 4, 2022 Meeting.

The following correction was made to the minutes:

Correct the spelling of Mr. Meek's first name and the spelling of Mr. Livingston's name throughout.

**** MS. SMYTH MOVED TO APPROVE THE MINUTES AS CORRECTED
** MOTION PASSED UNANIMOUSLY**

II. NEW BUSINESS

A. NORWALK REDEVELOPMENT AGENCY

**** MS. SHANAHAN MOVED TO ADVANCE THE PY47 CAPER TO THE
COMMON COUNCIL WITH AUTHORIZATION FOR THE MAYOR TO SIGN
ALL FORWARDING DOCUMENTATION REQUIRED BY HUD.**

Mr. Ivan presented an overview of the item. They are currently in the public comment period and if any comments are received, they will be presented at next week's Common Council meeting.

Mr. Livingston asked for an update on their goals. Mr. Ivan explained they are set up based on demand and the goals are not necessarily pass/fail.

Mr. Kydes thanked Mr. Ivan and noted that a lot of work goes into this.

**** MOTION PASSED UNANIMOUSLY**

B. TRANSPORTATION, MOBILITY & PARKING

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND FITZGERALD & HALLIDAY, INC. D/B/A FHI STUDIO FOR PLANNING SERVICES FOR NORWALK COMPLETE STREETS PROJECT IN A TOTAL AMOUNT NOT TO EXCEED \$250,000.
ACCOUNT #: 133710 5796 AEC03**

Mr. Travers gave an overview of the Complete Streets Project. This is a growing movement that looks at how to prioritize all modes of transportation. He said they received two proposals, and the review committee unanimously chose Fitzgerald & Halliday.

Mr. Livingston spoke in support of this initiative and asked about timing. Mr. Travers said a stringent timeline will be created with the consultant. This will be an 18 month process and at the end of the process, the consultant will present any recommendations.

Mr. Meek asked for a copy of the proposal before the next Common Council meeting.

Ms. Shanahan asked Mr. Travers how they intend to engage the public. Mr. Travers explained that a lot of this is about education. He added that he is a fan of meeting people where they are.

**** MOTION PASSED WITH ONE (1) ABSTENTION (MR. MEEK)**

C. PLANNING AND ZONING

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, AND THE CITY OF NORWALK TO OPT OUT OF STATE LEGISLATION, PUBLIC ACT NO. 21-29 AN ACT CONCERNING THE ZONING ENABLING ACT, ACCESSORY APARTMENTS, TRAINING FOR CERTAIN LAND USE OFFICIALS, MUNICIPAL AFFORDABLE HOUSING PLANS AND A COMMISSION ON CONNECTICUT'S DEVELOPMENT AND FUTURE.**

Mr. Baker explained the changes that were recently approved by the Planning and Zoning Commission. He noted that several towns are opting out of this.

Mr. Kydes said that speaking for himself, he was not comfortable that neighbors will not be notified if a neighbor is approved to build an accessory apartment. He suggested people watch the Planning and Zoning meeting. Mr. Livingston said he also struggled with the same point and asked if there were any other mechanisms to ensure the ADUs (accessory dwelling unit) fit the neighborhood. Ms. Young said that the detached unit should warrant notification to the neighbors. Mr. Livingston agreed. Mr. Baker said the State legislation said the ADUs need to be approved as an as of right use.

Mr. Kydes said this Zoning regulation really concerns him. He said it came to the Committee under the blanket of affordability and added housing stock, but there is nothing in place that requires affordability or that the person living in the structure is a blood relative.

Ms. Smyth said she supports ADUs and added that they are needed; however, she is concerned about detached structures. Ms. Young said the neighbors need to be notified, particularly for the stand-alone structures. She asked if there were other tools they could use to alert the neighbors. Mr. Baker said there were two options they could look into.

Mr. Meek asked about parking requirements and code 120. Mr. Baker said there is an article that is specific to off street parking.

**** MR. MEEK MOVED TO TABLE THIS ITEM SUBJECT TO FURTHER
DELIBERATION
** MOTION PASSED UNANIMOUSLY**

D. ECONOMIC & COMMUNITY DEVELOPMENT

**** MR. LIVINGSTON MOVED TO APPROVE THE SOLE SOURCE REQUEST
FOR GATEWAY SIGNAGE WITH ABC SIGN CORPORATION IN AN
AMOUNT NOT TO EXCEED \$33,000.
ACCOUNT #: 0922 3720 5777 C0805
0922 3720 5777 C0806
0923 3720 5777 C0806**

Ms. Vonashek gave a presentation regarding gateway signs at various exits on I-95. She said that over the past few months, they have worked with sponsors to replace the signage, but now they have some older and some newer signage. They would like to move forward with three additional new signs.

ABC replaced the three signs and Ms. Vonashek said she would like them to replace the additional three signs as a sole source vender. Each sign will cost \$11,000.

Mr. Kydes said he remembered that the Redevelopment Agency proposed signage throughout the City. Ms. Vonashek said she read the signage plan and felt it was a wayfinding plan through the urban core.

**** MOTION PASSED UNANIMOUSLY**

III. OLD BUSINESS

There was no old business discussed this evening.

ADJOURNMENT

**** MS. YOUNG MOVED TO ADJOURN**

**** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 7:53 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services