

**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: JUNE 29, 2017

RE: **MEETING NOTICE**

.....
The next scheduled meeting of the Planning Committee of the Common Council will be held on **Thursday, July 6, 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
JULY 6, 2017
7:00 PM**

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. APPROVAL OF MINUTES

- A. June 12, 2017 Special Meeting

II. BUSINESS

A. COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

1. Approve a public hearing on the PY42 CAPER for the August 3, 2017 Planning Committee meeting.

B. HEAD OF THE HARBOR NORTH

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

C. PARTICIPATION IN FEMA'S COMMUNITY RATING SYSTEM

1. Approve advancing to the Common Council Planning and Zoning's request to have the City of Norwalk participate in FEMA's Community Rating System
2. Approve advancing to the Common Council Authorization for Mayor Rilling to sign related documents

D. NORWALK ENTERPRISE ZONE

1. Follow up on incentives

III. OLD BUSINESS

IV. NEW BUSINESS

ADJOURNMENT

**CITY OF NORWALK
THE PLANNING COMMITTEE OF THE COMMON COUNCIL
SPECIAL MEETING
JUNE 12, 2017**

ATTENDANCE: John Kydes, Chair; Doug Hempstead; Thomas Livingston;
John Igneri; Shannon O'Toole-Giandurco

STAFF: Timothy Sheehan, Executive Director, Redevelopment
Agency; Steve Kleppin, Director, Planning & Zoning;
Elizabeth Stocker, Director, Economic Development

OTHERS: Bruce Kimmel; Richard Bonenfant, Common Council
Members

1. CALL TO ORDER

Chairman Kydes called the meeting to order at 6:05PM.

ROLL CALL

Chairman Kydes called the roll and everyone listed on the attendance was present.

PUBLIC PARTICIPATION

Ms. Deborah Goldstein stated that she was heartbroken when the COG was joined so late in the process and that the last round of TOD grant application award process was missed. She said she is now pleased that Norwalk is so engaged with the COG and that we are not only able to be aware of the TOD grant opportunity, but Mr. Kleppin has found a way to apply for TOD grant planning money that would help benefit more than just East Norwalk. She said that she thinks that letters of support will be forthcoming from stakeholders prior to it going to the Common Council for approval and that she is very excited to see that there may be some formal planning going on in the East Norwalk transit area, and she is hoping that the Commission gives its support to pass it on to the Common Council for approval.

Ms. Diane Cece stated that she thinks that the dollar amount for the POCD is woefully inadequate when compared with the funding for something that has to do with the parking studies and other studies, and thinks that it is a very limited amount of money considering the POCD takes on the future of the city for the entire city.

Ms. Cece spoke about the TOD request for allotment for the special grants for East Norwalk and stated that one of the things that people would want to guard against is having other people's visions thrust upon the neighborhood, and it needs to be something that starts with a question of what people envision for the neighborhood and build on it from there. She said that she is also excited about it because there is an opportunity when looking at TOD in the East Norwalk area to revisit some projects that are already on the books that are very questionable.

Ms. Cece said in the correspondences that were received from Ms. Stocker in terms of what the incentives may be regarding the enterprise zone, it concerned her that the word "stalled" was included which probably means that it is already approved, and that some portion of the permits are ready to go. She said she is also concerned because the correspondences said that there are guidelines that are being offered for discussion and approval and suggested that better contracts are written in the City, so that when a developer thinks that the conditions have changed for them and it is no longer profitable that it is not Norwalk's problem. She said that she understands that the proposals on the enterprise zones are on a case by case basis but she wants to make sure that it is for that project, and that it is with the project and developer and that it does not transfer with the land.

I. APPROVAL OF MINUTES

A) May 4, 2017 Regular Meeting

**** MR.IGNERI MOVED TO APPROVE THE MINUTES.**

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR AND ONE (1) ABSTENTION (MR. HEMPSTEAD).**

B) May 9, 2017 Special Meeting/Public Hearing

**** MR. LIVINGSTON MOVED TO APPROVE THE MINUTES.**

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR AND ONE (1) ABSTENTION (MR. HEMPSTEAD).**

C) May 15, 2017 Special Meeting/Public Hearing

**** MR. LIVINGSTON MOVED TO APPROVE THE MINUTES.**

**** THE MOTION PASSED WITH FOUR (4) IN FAVOR AND ONE (1) ABSTENTION (MR. HEMPSTEAD).**

II. BUSINESS

A. PLAN OF CONSERVATION AND DEVELOPMENT.

1. Advance to the Common Council the contract for the Plan of Conservation and Development to Stantec in the amount of \$195,000.

Mr. Kleppin gave an overview of the plan. Mr. Livingston asked if the Library will be incorporated into the POCD Plan and if so how will it be incorporated into the plan. Mr. Kleppin said they will need to wait and see what will come out of the next steps for the library. Mr. Livingston said if the library project proposal is approved, that one of the ideas was that the city would be looking at the whole area, and asked if that will be part of the POCD or a separate planning exercise. Mr. Kleppin said that would be a separate planning exercise, but that there would be connectivity between the two plans. Mr. Livingston asked if the \$195,000 is enough funds for the POCD plan. Mr. Kleppin discussed the scope of work Stantec has put together and the multiple planning processes that are underway, and said that the concern among city staff is that after a while people get burned out on meetings, and that they have talked about coordination between all the studies, in terms of outreach and he thinks it will save money for the city, and will lead to a better product, and that he thinks that it's better planning cohesive for everybody. Mr. Hempstead asked what the Oversight Committee is. Mr. Kleppin said that he will get him the list but that it is a group that was put together prior to him being hired through the Mayor's office, and since then there has been numerous individuals that have been added but that statutorily the Planning Commission has oversight of the POCD itself, so the Planning Commission has merged with the Oversight Committee that was already established in order to get a broader collision of people. Mr. Hempstead said that the Common Council also has to approve the plan and asked if any members of the Common Council are on the Oversight Committee. Mr. Kleppin said "yes". Mr. Igneri said that there are representatives from each of the districts. Mr. Kleppin said that he will e-mail a list of the Oversight Committee to all the members of the Planning Commission. Mr. Hempstead asked Mr. Kleppin if he will be meeting with all the boards or agencies in the beginning of the process to try and extract what their vision for Norwalk is. Mr. Kleppin said that the consultant will be meeting with representatives from each of the boards and or commission, as well as department heads in interview sessions and that there will also be a kickoff meeting in the fall where everyone will be invited to participate. Mr. Kydes asked when the deadline is. Mr. Kleppin said technically it is July, 2018, but they will not make that deadline and that the State is aware of that and that he has been in contact with them and as long as the process has begun it is not a problem. Mr. Kydes stated that he would like to see specifics in the plan a specific projects and incorporate capital dollars behind that which in the past has never been the case, and he plans to keep himself and the Planning Committee updated moving forward. Mr. Livingston asked what the expected completion date is. Mr. Kleppin said by the fall of 2018. Mr. Kydes asked if the Planning Committee will have the ability to amend the document. Mr. Kleppin said that once the Planning Committee accepts the

draft he will refer it to the Common Council for their approval, and if they have any issues it will go come back to the Planning Committee to look at those issues, but said that hopefully the plan is inclusive enough in terms of individuals participating and the outreach that is conducted that there will be no changes. Ms. O'Toole Giandurco asked Mr. Kleppin with his background if he has done a POCD before. Mr. Kleppin said "yes" for the Town of New Canaan. Mr. Kimmel asked if the plan will show where Norwalk will be in the future and if there is a vision for particular areas. Mr. Kleppin said "yes" and one of the first steps of the plan will be to develop a theme and vision and the plan will build from there.

**** MR.IGNERI MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. TRANSIT ORIENTED DEVELOPMENT

1. Advance to the Common Council a resolution authorizing the submission of a Smart Growth/TOD grant application to the State Office of Policy and Management requesting the amount of \$225,000.

Mr. Kleppin gave an overview and stated that this is the second offering of this specific grant proposal from the State, and there may not be an offering of a third opportunity so he thinks this is a good opportunity to try and get some funding while the funding is there. He said that he is proposing to submit a planning grant application for East Avenue and the Wall Street area, and specifically the idea of have a train station in that area. He said that he has received his first letter of partnering support from the East Norwalk Business Association and that he thinks there will be others forthcoming in both the East Norwalk and Wall Street areas. Mr. Kydes requested that Chris Perone be invited to participate. Mr. Kleppin said that the grant is due by June 23, 2017. Mr. Hempstead asked if the grant is granted what is the estimated time frame on getting this completed. Mr. Kleppin said based on his past experience the announcement will come out sometime in the fall, so the process should begin in the late winter or spring of 2018.

**** MR. LIVINGSTON MOVED TO APPROVE THE ITEM.**

**** THE MOTION PASSED UNANIMOUSLY.**

C. NORWALK ENTERPRISE ZONE

1. Follow up on incentives

Ms. Stocker said that she is back before the ommittee as a result of the last discussion and that originally she had submitted a recommendation that the enterprise zone get extended to the West Avenue and Wall Street area under the

State Statue, and she heard back from the committee requesting additional information on all of the incentives which she had provided, and if this can be done on a case by case basis rather than a geographic area. She said that she reviewed the statute again and 12-65B does permit the city to consider incentives on a case by case basis. She said that she has provided guidelines for the committee's consideration and discussed the parameters. She said it provides flexibility when you have the guidelines to consider and should be adopted so that there is a formal program. Mr. Kydes asked if there is a way to be specific if the area where to be blanketed on whom would benefit from the tax incentives, and at what stage of development could they be at to be able to apply for the tax incentive. Ms. Stocker said that per the guidelines the incentive can be offered to any project. Mr. Livingston asked what the need of the enterprise zone is. Mr. Sheehan so that there is some level of substance associated with a project so that the return is adequate to what the market is looking for, and that there are specific findings that the areas have to meet to become an enterprise zone. There was discussion of the approval process and Mr. Sheehan said that if a program is adopted that at least there is an understanding that there is the ability to pursue an incentive package for a particular development, and that becomes allotted to a development at the discretion of the Common Council. Mr. Kydes asked if that leaves the city open to liability. Mr. Sheehan said that would be a question for the Corporation Counsel's office. Mr. Hempstead asked why this is being done prior to the TOD study. Ms. O'Toole Giandurco asked if negotiating each project individually opens the City up to liability, and if the Common Council should be deciding public benefit on specific projects and giving huge tax incentives. There was further discussion and it was decided that there needs to be further discussion at a later date.

ADJOURNMENT

**** MR. HEMPSTEAD MOVED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:30PM.

Respectfully submitted,

Dilene Byrd
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 PLANNING AND DEVELOPMENT
RE: PY42 CAPER PUBLIC HEARING
DATE: JUNE 22, 2017

As the administering agent for the City's CDBG program, the Agency will prepare the year-end Consolidated Annual Performance and Evaluation Report (CAPER) for PY42, which ends June 30, 2017.

Pursuant to the Citizen Participation Plan, the CAPER requires a 15-day comment period and a public hearing prior to approval by the Planning Committee (September 7, 2017) and the Common Council (September 12, 2017) in preparation for submission to HUD by September 30, 2017.

The Public Comment period will commence on August 1, 2017 and close on August 16, 2017.

The Agency requests a Public Hearing be scheduled for the August 3, 2017 Planning Committee meeting.

REQUESTED ACTION:

- Approve a Public Hearing on the PY42 CAPER for the August 3, 2017 Planning Committee meeting.



CITY OF NORWALK - PLANNING & ZONING

Frank J. Strauch, RLA

Site Planner

fstrauch@norwalkct.org

P: 203-854-7955 / F: 203-854-7958

125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

MEMORANDUM

June 14, 2017

TO: Mayor Rilling

FROM: Steven Kleppin, Director of P&Z

RE: Participation in FEMA's Community Rating System

The Western CT Council of Governments (WestCOG) has reached out to Norwalk to request our participation in FEMA's Community Rating System (CRS). Information as to why this program could be beneficial to the citizens of Norwalk is outlined below.

From the FEMA website: The Community Rating System (CRS) recognizes and encourages community floodplain management activities that exceed the minimum National Flood Insurance Program (NFIP) standards. Depending upon the level of participation, flood insurance premium rates for policyholders can be reduced up to 45%. Besides the benefit of reduced insurance rates, CRS floodplain management activities enhance public safety, reduce damages to property and public infrastructure, avoid economic disruption and losses, reduce human suffering, and protect the environment. Technical assistance on designing and implementing some activities is available at no charge. Participating in the CRS provides an incentive to maintaining and improving a community's floodplain management program over the years. Implementing some CRS activities can help projects qualify for certain other Federal assistance programs.

From WestCOG: Specifics of CRS as it relates to Norwalk. The program provides a discount for flood insurance policy holders in Norwalk. As of 2014 Norwalk reported 2,247 policy holders, who paid \$3.3 million in premiums annually. The program would offer 5% discount, which comes to about \$168k in savings annually, or around \$75 per policy holder. These reductions are applied automatically so all policy holders would see the benefit. The program is mostly managed by the COG as a regional service funded under state regional service funds. Additionally being a member of the CRS program can be mentioned to strengthen grant proposals related to Mitigation grants.

From P&Z: Obtaining the credits needed to be in the program. The City – between various departments – already has regulations that we enforce regarding open space preservation, the building code, stormwater regulations (updated for 2017), and erosion and sedimentation controls. P&Z and the Building Department strictly enforce current flood regulations. Flood certifications and elevation certificates have been required for 30+ years.

An enrollment letter and a letter of interest, signed by Mayor Rilling, are necessary to become a member of the program. The deadline to submit is June 30, 2017.

If you have any comments or questions do not hesitate to call me at x47956.

[Attach to Municipal Letterhead]

June 9, 2017

Chris Markesich, FEMA Region I Coordinator
Federal Emergency Management Agency (FEMA)
Region I
99 High St.
Boston, MA 02110

Dear Chris Markesich:

The City of Norwalk is interested in participating in the Community Rating System (CRS) so that our residents will qualify for discounted flood insurance premiums.

Our CRS Coordinator is Michael Towle, who can be reached at 475-3232064 or mtowle@westcog.org.

We will cooperate with FEMA, the Insurance Services Office, Inc. (ISO), and the CRS verification process to ensure that our credited activities are fully earned and warranted.

Please ask ISO to visit us to review our program in depth and verify the creditable activities. We understand that approval from the FEMA Regional Office is needed for the ISO/CRS Specialist to visit the community.

Sincerely,

Harry W. Rilling, Mayor

Date

cc:

Eugene Kohls, Connecticut ISO/CRS Specialist
Diane Ifkovic, NFIP State Coordinator

[Attach to Municipal Letter Head]

Letter of Enrollment

For the City of Norwalk into the Regional CRS Program

Regarding: Participation in the Regional Community Rating System (CRS) Program and CRS Coordinator Designation.

Upon signature this letter of enrollment formally recognizes the City of Norwalk as a participant in WestCOG's Regional CRS Program. Additionally, this letter designates the acting CRS Coordinator for the City of Norwalk.

CRS Coordinator Designation

Harry W. Rilling, Mayor of Norwalk, designates Michael Towle, Planner at Western Connecticut Council of Governments (WestCOG), to serve as the CRS Coordinator for the City of Norwalk. In regards to fulfilling the duties associated with the CRS program, the CRS Coordinator will be recognized as speaking for the CEO when requesting documentation and assistance from the various community offices and departments. Additionally, the CRS Coordinator is authorized to sign CRS-related documents on behalf of the City of Norwalk.

CRS Coordinator Duties

- Become familiar with the CRS's operation, prerequisites, and credited activities.
- Assemble, coordinate, and maintain the documentation for the community's CRS application, modifications, cycle verification visits, and annual recertification visits.
- Complete and sign the community's CRS Activity Worksheets.
- Coordinate verification visits with the ISO/CRS Specialist. This includes lining up representatives from the offices that implement the credited activities so that they can participate in the visit.
- Research additional opportunities for the community within the CRS Program.

Signatures:

City of Norwalk

Harry W. Rilling, Mayor

Date

Regional Flood Mitigation Rating System

A program implemented by Western Connecticut Council of Governments (WestCOG) with supporting funds from the Connecticut Institute for Resilience and Climate Adaptation (CIRCA)

The Community Rating System (CRS)

The CRS program is an incentive program for municipalities to go above and beyond federal requirements for flood mitigation activities. Communities receive credits for the number of additional flood mitigation activities they perform and those credits translate into reduced premiums for flood insurance policy holders within the community.

Example topics of activities include: public outreach, public education, mapping, and protected flood zones.

Documentation of these activities are monitored annually. Table 1 illustrates the level of flood insurance savings and the corresponding points to reach that goal.

Implementation challenges

As a region, Western Connecticut is impacted by both riverine and coastal flooding. A number of critical assets including public safety and sanitation facilities, transportation corridors, employment centers, and affordable housing are located on or near the coast or the region's many inland waterways. Given the region's role as an economic engine of Connecticut, damage and loss of these facilities would create economic impacts that would reverberate far beyond the region's borders.

FEMA's Community Rating System (CRS) Program has an intensive startup and maintenance cost (Staff time) which deters a number of municipalities from participating. WestCOG aims to address the start up and maintenance burden with a regional approach.

Community	CRS Policies	Premiums	Projected CRS Discount**	CRS % Discount
Stamford	2,763	\$ 2,196,492	\$339,474	15%
Westport	1,339	\$ 1,093,823	\$209,383	19%
Newtown	961	\$ 782,273	\$148,814	19%
Participating CRS communities				
Norwalk	3,247	\$ 3,235,379	\$588,269	18%
Greenwich	1,239	\$ 1,078,848	\$248,385	23%
Darien	632	\$ 565,784	\$130,924	23%
Danbury	341	\$ 281,657	\$68,569	24%
Wilton	195	\$ 163,679	\$39,834	24%
New Milford	120	\$ 100,568	\$23,528	23%
Bethel	209	\$ 175,827	\$41,291	23%
New Canaan	144	\$ 120,208	\$28,110	23%
Ridgefield	109	\$ 90,554	\$21,178	23%
Bridfield	66	\$ 54,043	\$12,602	23%
New Fairfield	45	\$ 37,463	\$8,862	24%
Shrman	38	\$ 31,974	\$7,484	23%
Bridgewater	8	\$ 6,674	\$1,592	24%
Region	7,593	\$ 6,242,232	\$1,406,452	23%

** Currently rate part in the CRS program.
*** Premium discounts include extended municipal open space credits, based off a preliminary GIS analysis. Actual savings may vary and are contingent upon more detailed and localized analysis.

Table 2: Anticipated Savings. This table shows the potential savings from flood insurance savings within the WestCOG region. The amount of premium paid out, and anticipated savings assuming a 5% reduction. This table also highlights the three communities which are currently active in the CRS program.

A regional approach

Traditionally communities participating in the CRS program do so individually. WestCOG believes it can reduce the municipal burden by performing many of the credit earning activities for multiple towns simultaneously.

WestCOG's regional services in GIS, Hazard Mitigation Planning, and stormwater management apply to all communities and can likely earn enough credits for at least the first tier in flood insurance savings.

Project overview

The Regional CRS program anticipates 5% savings representing around \$380,000 in projected savings annually across the four participating communities in the WestCOG region (see table 2 for more details). WestCOG implements this project with the following strategy in mind for its project implementation.

Maximize cost benefits: The program targets communities which have the most to gain from the CRS program, while maintaining a manageable amount of municipal outreach (4 municipalities). These communities include Greenwich, Darien, Norwalk, and Danbury.

Target new communities: The selected 4 communities are currently not involved in the CRS program. As to not disrupt currently successful CRS communities. Following a successful implementation, WestCOG will consider opening the service to additional communities including those who are currently active in the CRS process.

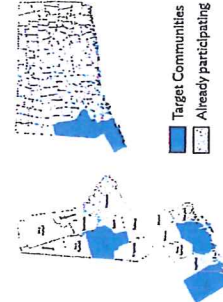
Reduce municipal effort: Recognizing that towns are currently maximizing resources as is, WestCOG aims to take on much of the CRS workload from prepping for reviews with FEMA and serving as the town's CRS coordinator.

Leverage existing WestCOG Resources: WestCOG's existing resources in GIS mapping, stormwater management, hazard mitigation planning, and public outreach will serve as a baseline of CRS credits to bring communities into the first tier of the CRS program (5% savings).

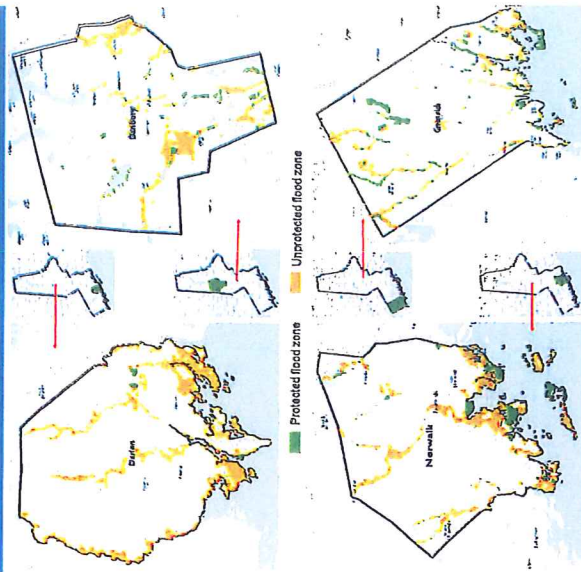
Keep it going: Following a successful implementation WestCOG plans on providing the regional program as an ongoing regional service beyond the timeline of the grant program. The four communities should be up and running by October 2017, with much of the leg work completed by the end of June.

CRS Class	Credit Points	Premium Reduction in SFHA	Outside SFHA
1	4,500+	45	10
2	4,000-4,499	40	10
3	3,500-3,999	35	10
4	3,000-3,499	30	10
5	2,500-2,999	25	10
6	2,000-2,499	20	10
7	1,500-1,999	15	5
8	1,000-1,499	10	5
9	500-999	5	5
10	0-499	0	0

Table 1: CRS Incentive table. Demonstrates the amount of savings in flood insurance premiums.



Special Flood Hazard Area (SFHA) Maps



What's a WestCOG?

The Western Connecticut Council of Governments (WestCOG) consists of 18 member towns. It is dedicated to preserving and improving the quality of life and economic vitality in Western Connecticut. WestCOG works on topical areas such as transportation, economic, environmental and emergency management planning. WestCOG also provides a forum for municipalities to communicate and collaborate in addressing inter-municipal issues and needs.



Works Cited

CRS Manual, ARCGIS, DEER, FEMA, WestCOG website

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

DATE: JUNE 5, 2017

TO: MEMBERS, PLANNING COMMITTEE OF THE COMMON COUNCIL

FROM: ELIZABETH STOCKER, AICP, DIRECTOR OF ECONOMIC
DEVELOPMENT

RE: INCENTIVES FOR DEVELOPMENT

.....

This memo is a follow up to the November 2016 and January 2017 meetings at which time I introduced options that may help to incentivise private development investments that are stalled and to attract additional development to the Wall Street/West Avenue area that will help to create jobs and increase the grand list.

The Committee felt that the option to grant an incentive on a case by case basis for a significant development project that met the planning goals of the area under discussion would be a preferred alternative. The Enterprise Zone expansion and the Tax Incremental Financing (TIF) options were not preferred options. It was further discussed whether the city needed to incentivise additional residential development within the Wall Street/West Avenue area.

Connecticut General Statute Section 12-65b would be the recommended tool to meet the concerns of the Planning Committee. The statute allows the City to fix the increase in assessment from a development that meets set parameters (use, investment amount & time limit for fixing the assessment) and requires the approval of the legislative body for any agreement. The use of the incentive is discretionary

Other Connecticut municipalities that have utilized the statute have considered projects on a case by case basis. Some have adopted guidelines for their legislative body to consider during the negotiation process others have adopted an ordinance. It has been suggested by Corporation Counsel that Norwalk adopt an ordinance to utilize the statute. I requested a report from CCM to learn more about the options for use of the statute i.e. guidelines vs ordinance.

The following guidelines are offered for discussion and approval

- Discretionary – each incentive agreement must be approved by legislative body
- Minimum investment \$15,000,000
- EZ Max is \$82,000,000 (do we set a cap?)
- Improvements must include at least one of the following uses:
 - Mixed use provided a minimum of 25% of the project is commercial use
 - Office

- Retail
- Structured multilevel parking necessary in connection with a mass transit system
- Information technology
- Recreation facilities
- Transportation facilities
- Fix the increase in assessment for up to 7 years – using a phased in formula (same as EZ) or a fixed % such as 50% over the seven year period – option may be negotiated with developer

Year	Percentage of Increase Deferred
First	100
Second	100
Third	50
Fourth	40
Fifth	30
Sixth	20
Seventh	10

- Only property located on the following roads will be considered for the incentive
 - West Avenue from the intersection with CT Ave. north to and including Belden Ave.
 - Wall Street from Belden to (former) South Smith Street
 - Cross Street
 - North Avenue
 - Main Street between Wall Street & North Avenue
- Development project must be in compliance with area Redevelopment Plan, if applicable, and the Norwalk Plan of Conservation and Development

Action Requested

Approve advancing to the Ordinance Committee a request for an ordinance that incorporates the guidelines above in compliance with Connecticut General Statute 12-65b

Or

Approve advancing to the Common Council a request to approve the guidelines above for use in offering an incentive on a case by case basis provided the proposed development is in compliance with the Area Redevelopment Plan and Plan of Conservation and Development.