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 24, 2021

RE: MEETING NOTICE

The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, July 1, 2021 at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at www.norwalkct.org/meetings.

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 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.

PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
JULY 1, 2021
7:00PM
AGENDA

CALL TO ORDER

ROLL CALL

PUBLIC PARTICIPATION

I. ADMINISTRATION

A. Approval of the Minutes of June 3, 2021 Meeting.

II. NEW BUSINESS

A. PLANNING AND ZONING

1. Review the draft East Norwalk TOD regulations and Design Guidelines.
2. New development update: https://norwalk.maps.arcgis.com/apps/Media/index.html?appid=8268f55526c54f808a1d355fc444687e&center=-73.4268,41.1148&level=13

III. OLD BUSINESS

ADJOURNMENT

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PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
JUNE 3, 2021
VIA TELECONFERENCE

ATTENDANCE: John Kydes, Chair; David Heuvelman; Thomas Keegan; Barbara Smyth; Thomas Livingston; George Tsiranides; Lisa Shanahan (6:13 pm.

STAFF: Sabrina Church, Director Business Development and Tourism; Steve Kleppin, Director of Planning and Zoning; Jessica Vonashek, Chief Economic and Community Development; Michael Yeosock, Transportation, Mobility and Parking

OTHERS: Brian Bidoli, Executive Director, Norwalk Redevelopment Agency

Mr. Kydes opened the public hearing at 6:10 p.m.

PUBLIC HEARING: 2021 NAA-TCP PROGRAM

Applications: https://www.norwalkct.org/1709/Neighborhood-Assistance-Act-Tax-Credit-P

No members of the public wished to comment, and no comments were submitted.

Mr. Kydes closed the public hearing.

ROLL CALL

Mr. Kydes called the Roll as indicated above.

PUBLIC PARTICIPATION

No members of the public wished to comment this evening.

Ms. Shanahan joined the meeting at 6:13 p.m.

I. ADMINISTRATION

A. Approval of the Minutes of May 6, 2021 Meeting.

The following correction was made:

Add Mr. Heuvelman's name to the attendance.

** **MR. LIVINGSTON MOVED TO ACCEPT THE MINUTES AS CORRECTED**
** **MOTION PASSED UNANIMOUSLY**

II. NEW BUSINESS

There was no new business discussed this evening.

III. OLD BUSINESS

A. PLANNING AND ZONING

1. Update on Industrial Zone Public Hearing

Mr. Kleppin said that a memo with backup should have been received by the Committee members. He said they are at the point where they are examining the report and making edits. It will be out for public consumption in July.

Mr. Kleppin explained that they realized that the water front industrial areas were more complex and they decided to look at this as an addendum to the study.

** **MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AMENDMENT TO THE AGREEMENT BY AND BETWEEN THE CITY OF NORWALK AND UTILE, INC. IN AN AMOUNT NOT TO EXCEED $60,000 FOR THE ADDITIONAL SCOPE OF SERVICES TO CONDUCT THE NORWALK URBAN WATERFRONT LAND USE PLAN.**

Mr. Kleppin said his previous comments were related to this item. A public hearing related to the study was held. He said he would be happy to share the draft plan once it is vetted. This is a request for additional funds for the study.

Mr. Livingston asked Mr. Kleppin why they were doing a separate study. Mr. Kleppin said there are a lot of complexities with the waterfront. He explained those issues and added that they also have to think about how the rise in sea level will impact those areas. Mr. Livingston said he was all in favor of enhancing the water front access.

Ms. Smyth said she was thrilled that they are at the point where they can move forward; there is so much that can be activated there. Mr. Kydes said there has always been a need for a plan and said he was looking forward to updates in the coming months.

** **MOTION PASSED UNANIMOUSLY**

B. REDEVELOPMENT AGENCY

** **MR. TSIRANIDES MOVED TO ADVANCE THE RECOMMENDED APPLICATIONS TO THE COMMON COUNCIL FOR APPROVAL AT THE JUNE 8, 2021 COMMON COUNCIL MEETING OF THEIR INCLUSION IN THE 2021 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT PROGRAM.**

Mr. Bidoli reviewed the item. He said this is a program that is administrated on behalf of the City. He explained that the amounts are based on need and operating budgets.

** **MOTION PASSED UNANIMOUSLY**

C. TRANSPORTATION PARKING & MOBILITY

** **MR. KEEGAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT WITH VANASSE HANGEN BRUSTLIN, INC (VHB) FOR THE DESIGN OF A ROUNDABOUT ON GREGORY BOULEVARD AT FIFTH STREET FOR AN AMOUNT NOT TO EXCEED $10,600.00. ACCOUNT NUMBER: 09 20 4120 5777 C0232**

Mr. Yeosock reviewed the item. He said they did some work there a few months ago, but they want to look at a permanent solution. It is unfriendly to bikers and pedestrians.

Mr. Kydes asked who will make the ultimate decision. Mr. Yeosock explained that the Traffic Authority and Common Council will weigh in on this. Ms. Vonashek explained that the Traffic Authority reviewed this two – three times and it was decided to look at the infrastructure at Gregory Boulevard. Mr. Kydes asked if the Planning Committee will have the opportunity to look at the plans. Ms. Vonashek said they can look at the design.

Mr. Kydes said he hopes he public will be involved. Mr. Yeosock said they will see the concepts in two – three months.

** **MOTION PASSED UNANIMOUSLY**

** **MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILING TO EXECUTE AN ASSIGNMENT OF CAPITAL FUNDS IN THE AMOUNT OF $50,000.00 TO THE NORWALK RIVER VALLEY TRAIL, INC. A 501-C, TO ASSIST IN THE CONSTRUCTION OF THE WIL-WALK SECTION OF THE NORWALK RIVER VALLEY TRAIL. ACCOUNT NUMBER: 09 21 3750 5777 C0777**

Mr. Yeosock gave an overview of the request and said the NRVT raised funds for the project; however, costs have gone up over the last three years and they had to cut back on the scope of the project. This request is to cover the shortfall. The project is under construction and if they get the funds, it will be completed this year. They can stipulate that these funds will only be used for the Norwalk portion of this project.

Mr. Kydes asked if they piggyback on the City's paving program. Mr. Yeosock explained there is no paving in this project.

** **MOTION PASSED UNANIMOUSLY**

ADJOURNMENT

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

There was no further business, and the meeting was unanimously adjourned at 6:25 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

PLANNING & ZONING DEPARTMENT
125 East Avenue
Norwalk, Connecticut

STAFF MEMORANDUM

June 24, 2021

TO: Planning Committee, John Kydes, Chair

FROM: Steve Kleppin, AICP, Planning & Zoning Director

RE: Draft East Norwalk Village TOD Zone (EVTZ)

As you will recall, when the East Norwalk Neighborhood TOD Plan was approved, there was considerable discussion regarding the draft zoning, which was an appendix to the approved plan. I indicated at that time that we would have an outside review of the draft zoning and also that we would make sustainable amenities a requirement, as opposed to another option, when seeking additional density and height.

The consultant (TPUDC) who is preparing the update on the zoning regulations evaluated the draft zoning and provide a report with recommendations, which when applicable, were incorporated into a revised draft of the zoning. Per your recommendation, we revised the point system to require that approximately 2/3 of the amenities be considered sustainable. The draft zoning has been revised to reflect some additional green/sustainable amenities as well as grouping the amenities by category so there is no misunderstanding as to what constitutes a sustainable amenity.

Documents for Your Consideration:

- East Norwalk Neighborhood TOD Plan (previously reviewed and approved), including appendices containing the draft zoning & design guidelines. East Norwalk Transit-Oriented Development | Norwalk Tomorrow (norwalkct.org)
- TPUDC peer review report. Norwalk-TOD-Plan-Review-Report-03-16-21-1 (norwalkct.org)
- Draft Bulk & Height standards. EVTZ-Schedule-5_31_21-3 (norwalkct.org)
- Draft Design Guidelines: Design-Guidelines-53021 (norwalkct.org)
- Draft zoning regulations: 2021-20R-6_18_21doc (norwalkct.org) Note there are a few items highlighted in yellow that we are still researching. In addition we are working with Corporation Counsel regarding whether the zoning enabling legislation allows us to require the sustainable initiatives as opposed to allowing additional development on an incentive basis.

- Three simple test-fit scenarios. 2021-20-R--M--East-Norwalk-TOD-Regulations-61821docx (norwalkct.org) These are meant only to illustrate potential for site development. They are not indicative of an application or proposal! From the initial look, it appears that implementing this on the smaller lots will not yield significant development. That may be ok and consistent with the plan, as consolidation of lots will yield more viable sites.

Unresolved Issues:

1. Point system. Is it too restricting? Can the desired development be realized?
2. We will be further analyzing the various scenarios and refining the point system accordingly.
3. Should we look at tiering the points based on lot size?

Next Steps:

1. Review with Planning Committee in July 1st. Suggested edits will be incorporated into a next draft.
2. Discuss and review draft again with the Zoning Commission at their July 21st meeting.
3. Start Referral process (West COG, CT DEEP, Planning Commission & Harbor Mgt.) after July 21, 2021 meeting, incorporating any changes made at that meeting.
4. Conduct joint public hearing in September with the Planning Commission to solicit input from public on the draft zoning, including the development community regarding the feasibility of the buildout scenarios and the point system.

END