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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.gov](mailto:malvarado@norwalkct.gov) to provide written public comment prior to the meeting.

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON  
COUNCIL  
REGULAR MEETING  
VIA TELECONFERENCE  
JUNE 1, 2023**

ATTENDANCE: John Kydes, Chair; David Heuvelman; Lisa Shanahan; Barbara Smyth; Darlene Young

STAFF: Alexis Cherichetti, Senior Environmental Officer; Sabrina Godeski, Director of Business Development and Tourism; Steve Kleppin, Director of Planning and Zoning; Jessica Vonashek, Chief of Economic and Community Development

OTHERS: Tod Kallenbach, Dorenburg Kallenbach Advertising, LLC;  
Tim Love, Utile Consulting Firm

**CALL TO ORDER**

Mr. Kydes called the meeting to order at 7:02 p.m.

### **ROLL CALL**

Mr. Kydes called the Roll as indicated above. A Quorum was present.

### **PUBLIC HEARING ON THE 2023 NEIGHBORHOOD ASSISTANCE ACT PROGRAM**

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

Ms. Godeski provided an overview of the Neighborhood Assistance Act Program.

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

Mr. Kydes closed the Public Hearing.

### **PUBLIC PARTICIPATION**

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

Mr. Kydes reviewed the rules for public participation.

Mr. Richard Bonenfant suggested not chasing the boat yards out of Water Street. He said he was not in favor of turning single family zones into two family zones. He said that Zoning Commissioners should be able to have a dialogue with the community because this is a Citywide review of Zoning. Mr. Bonenfant said he does not agree that Mr. Kleppin is the only one they can talk to. He added that he heard the public hearing is going to be virtual only and does not agree with that.

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

### **I. ADMINISTRATION**

A. Approval of the Minutes of May 4, 2023 Meeting.

**\*\* MS. SMYTH MOVED TO APPROVE THE MINUTES AS PRESENTED  
\*\* MOTION PASSED WITH ONE (1) ABSTENTION (MR. HEUVELMAN)**

## **II. NEW BUSINESS**

### **A. PLANNING AND ZONING**

- \*\* MR. HEUVELMAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS AND AMENDMENTS THERETO AS MAY BE NECESSARY FOR THE CITY OF NORWALK TO RECEIVE GRANT FUNDS FROM THE NATIONAL FISH & WILDLIFE FOUNDATION AND ITS NATIONAL COASTAL RESILIENCE FUND GRANT PROGRAM IN THE AMOUNT OF \$211,750. – Alexis Cherichetti**

Ms. Cherichetti reviewed the request.

- \*\* MOTION PASSED UNANIMOUSLY**

- \*\* MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL AGREEMENTS, DOCUMENTS, INSTRUMENTS AND AMENDMENTS THERETO AS MAY BE NECESSARY FOR THE CITY OF NORWALK TO RECEIVE GRANT FUNDS FROM THE STATE OF CONNECTICUT ACTING BY THE CONNECTICUT PORT AUTHORITY THROUGH THE SMALL HARBOR IMPROVEMENT PROJECTS PROGRAM (SHIPP) IN THE AMOUNT OF \$44,000. – Steve Kleppin**

Mr. Kleppin reviewed the request.

- \*\* MOTION PASSED UNANIMOUSLY**

### **3. WATERFRONT STUDY DISCUSSION – Steve Kleppin & UTILE Consulting Firm**

Ms. Vonashek explained that Mr. Kleppin worked with the team to address items that were concerning. She shared her screen and presented the existing zoning along with the proposed zoning for waterfront parcels and solutions for the waterfront parcels.

Ms. Young asked for an example of a CD 5W business. Ms. Vonashek said it would be a mixed use building with the potential for a dock/slip system. They are trying to balance public access with the marine piece. Mr. Kydes asked if this is a widely used Zoning designation. Mr. Kleppin explained that this is one of the transect zones. Mr. Heuvelman asked how difficult it would be to turn space on Commerce Street into green space. Ms. Vonashek said that if it was requested by the public, it would take a zoning amendment. She said they are essentially removing the industrial use out of the more northern piece but all existing uses are legacied.

Ms. Vonashek explained that public hearings will take place on June 21st and June 28<sup>th</sup>.

#### 4. ZONING REWRITE UPDATE – Steve Kleppin

Mr. Kleppin reported that there has been a series of neighborhood meetings and they have additional meetings scheduled. He said they received a lot of feedback that included similar comments. As a result of the comments, they went back and cut back on some of the areas proposed for upzoning. Mr. Kleppin said they are working on a sustainability round table and trying to pull together a different stakeholder group.

Mr. Kydes asked about the change to two family zoning in an existing one family zone. Mr. Kleppin said they scaled that back to make it more palatable for people. Ms. Shanahan said that in her district, people are concerned about density and flooding. Ms. Smyth said she attended three of the meetings and said it was very helpful to hear comments from the residents. She told Mr. Kleppin that he did a good job listening to the residents. She said she has been hearing from her constituents about multifamily housing in the more historic areas, such as Golden Hill. Mr. Kleppin said he met with the residents in Golden Hill.

Ms. Vonashek said that Mr. Kleppin's team put out 19,000 flyers in both English and Spanish encouraging people to attend the public hearings on June 21<sup>st</sup> and June 28<sup>th</sup>.

#### B. BUSINESS DEVELOPMENT AND TOURISM

**\*\* MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO RENEW THE CONTRACT FOR MARKETING SERVICES BETWEEN THE CITY OF NORWALK AND DORENBURG KALLENBACH ADVERTISING, LLC FOR ONE HUNDRED AND FIFTY THOUSAND DOLLARS (\$150,000). – SABRINA GODESKI & TOD KALLENBACH  
ACCT: 01-37-80-5258**

Ms. Godeski reviewed the request.

Mr. Kallenbach shared his screen and summarized their marketing efforts on behalf of the City. He presented their scope of services and their marketing initiatives. He reviewed the 2023 Business Marketing Campaign and presented more promotional ideas for the upcoming year.

Ms. Godeski said their Special Events Coordinator came on board today.

Ms. Young asked how the City is doing in drawing people to Norwalk and what do those numbers look like. Ms. Godeski said that Norwalk is one of the sole municipalities that funds

marketing. She said she is not sure if any other towns track as closely as Norwalk, but can check to learn about other municipality campaigns. She said that new Events Coordinator will create events. Ms. Young said she would be interested in knowing what the attendance is for Norwalk events. Ms. Godeski agreed and said she would like to see which events draw the most people.

**\*\* MOTION PASSED UNANIMOUSLY**

### **C. REDEVELOPMENT AGENCY**

**\*\* MS. YOUNG MOVED TO ADVANCE THE SUBMITTED APPLICATIONS TO THE COMMON COUNCIL FOR THEIR APPROVAL AT THE JUNE 13, 2023 COMMON COUNCIL MEETING FOR THEIR INCLUSION IN THE 2023 CONNECTICUT NEIGHBORHOOD ASSISTANCE ACT PROGRAM. – Katie O’Leary**

Ms. Godeski explained that this action is to advance the package to the Common Council for its ratification from the State.

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. HEUVELMAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO EXECUTE A CONTRACT WITH KERAMIDA INC. IN AN AMOUNT NOT TO EXCEED \$31,490 TO COMPLETE A GREENHOUSE GAS INVENTORY AND MODELING. – JESSICA VONASHEK  
ACCT: 133710-5796-AEC19**

Ms. Vonashek explained the request and said this is an opportunity to expand their Climate Action Plan. The funding will come from ARPA funds that were not utilized for the Economic Impact Analysis for The Maritime Aquarium.

**\*\* 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 8:27 p.m.

Respectfully submitted,

Rosemarie Lombardi  
Telesco Secretarial Services