

**CITY OF NORWALK
FAIR HOUSING COMMISSION
REGULAR MEETING
MAY 16, 2023**

ATTENDANCE: Jalin Sead, Chair; Carol Frank, Daisy Franklin, Sheri McCready-Pritchett,
Joe Mann (3:11 p.m.)

CALL TO ORDER

Mr. Sead called the meeting to order at 3:04 p.m. A quorum was present.

PUBLIC COMMENT

There was no one from the public present at this time.

APPROVAL OF MINUTES

• April 17, 2023

**** MS. FRANK MOVED THE MINUTES OF THE APRIL 17, 2023 MEETING.**

**** MS. MCCREADY-PRITCHETT SECONDED.**

**** THE MOTION TO APPROVE THE MINUTES OF THE APRIL 17, 2023 MEETING
AS SUBMITTED PASSED UNANIMOUSLY.**

NEW BUSINESS

**Presentation by Steve Kleppin, Director of Planning and Zoning regarding proposed new
Zoning and Fair Housing implications.**

Mr. Kleppin introduced himself and said that he had been the Norwalk Zoning Official for the last 7 years. He said that the Department was working on overhauling the Zoning regulations, which have been amended in a piece meal fashion for thirty years. He said that the new zoning regulations were a hybrid of the older zoning regulations, particularly where the private residential areas were. The other portions have moved to a Form based code. He displayed a current zoning map with the various zones indicated and gave a brief overview of the recent changes to the area.

Mr. Mann joined the meeting at 3:11 p.m.

He also gave a brief description of the function of overlays and listed the various areas where the overlays exist. Previously there were 31 different zones, and they have reduced the number of zones significantly.

Ms. Franklin asked about recent proposed development in the East Avenue area. Mr. Kleppin said that the new development was subjected to strict guidelines. The discussion moved to "up zoning", which is where a single family home might be developed to duplexes or multifamily zones. Mr. Kleppin also said that they were working on the areas that were previously industrial.

Ms. Frank asked several detailed questions about building a duplex in a single family neighborhood.

Mr. Kleppin said that they have focused on the transportation centers like the train stations, Route 1 and Route 7. They are trying to have a 1/4 mile buffer from the density centers. He also spoke about the Plan of Future Development.

Atty. Suib commented that before the development started, South Norwalk was very stable area, but after development started, more transient renter's moved in. She also pointed out that Norwalk was still suburbs in many ways.

Ms. Frank asked about the infrastructure in developments Mr. Kleppin said that they had studied the water usage in 2018 and that the results were that the water usage decreased. This is because when a development comes in, they have to replace the water lines and that repairs the leaks. He also noted that often the new developments do not have a number of children and gave some examples of the developments in the downtown area.

The discussion moved back to the Zoning Department is holding a series of meetings on the proposed zoning regulations update. Mr. Kleppin gave an overview of the timeline for the process.

Atty. Suib asked if Mr. Kleppin had been aware of how Boston was integrating the housing into the zoning regulations. She gave Mr. Kleppin a copy of one of the articles. She said that she was in favor of up-zoning because it was often discreet.

The discussion moved to accessory dwelling, granny pads, and the Use chart. There was a proposal to have an East Norwalk TOD residential parking pass. He noted that there were also discussions about developing nodes around certain focus areas.

ADJOURNMENT

***** MS. MCCREADY-PRITCHETT MOVED TO ADJOURN.**

**** MS. FRANKLIN SECONDED.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 4:05 p.m.

Respectfully submitted,

S. L. Soltes
Telesco Secretarial Services