

**CITY OF NORWALK
LAND USE COMMITTEE
June 20, 2017**

PRESENT: George Tsiranides, Chair; Frances DiMeglio; Steven Ferguson;
Walter McLaughlin; Nora King; David Davidson; William Dunne

STAFF: Steve Kleppin; Mike Wrinn; Frank Strauch

OTHERS:

The meeting began at 7:55 p.m.

I. REFERRALS: Review and recommendation

a) 8-24 Review – Corporation Counsel’s Office, on behalf of the City and the Norwalk Public Library Foundation – Review of a six year lease of 11 Belden Avenue property with an option for the City to purchase in the amount of \$4,885,000

b) Capital Appropriation – In the amount of \$460,000 for the City and the Norwalk Public Library Foundation to obtain the lease /option fee for 11 Belden Avenue

c) Zoning Commission referral: #5-17R – Zoning Commission – Proposed amendments to Article 121 regarding changeable copy (automatic) signs at public high schools in residential zones

Mr. Kleppin began the presentation by explaining how Brien McMahon would like to have a changeable copy of sign that Norwalk High has. He showed them the schematic of the sign as well as what the colors the sign would be. There was a discussion about what the Norwalk High is doing, which could be a zoning violation. This sign would be all one color. It is meant to display information for the high school. There was a discussion about the hours it would be in operation. Some of the commissioners thought it would be a good idea for the city. It would be on the Planning Commission agenda later in the night.

d) Zoning Commission referral: #4-17R – NW MFP Norwalk Town Center II, LLC – Proposed amendments to Section 118-504 to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and related technical amendments – For distribution only: action at July meeting

Mr. Kleppin and Mr. Wrinn began the presentation with an explanation of the revised amendments which included what types of businesses would be allowed in the Waypointe area. They spoke about uses which included dry cleaners. The commissioners were showed the plans on an aerial map. According to Mr. Wrinn Dave and Busters would not be allowed. The commissioners asked for more information for next month's meeting. Mr. Kleppin showed revised plans from the developer. He said the movie theater is still part of the project but they are proposing new users. However, at this point, they are not certain which businesses would be there.

II. Plan of Conservation and Development (POCD) a) Status report

Mr. Kleppin reported that he went to the Planning Committee of the Common Council and received approval to go to the full Common Council in order to have StanTec to be the consultant on this project. He explained they were planning on coordination with different departments for outreach to the city.

III. Redevelopment Plan Updates – Wall Street, West Avenue, and Washington Street

Ms. King said she was at the last meeting. The group discussed the good points about the area and what was not working. This included building height and better traffic flow and unanimously a train station. It tied into the POCD.

There was a discussion about Stan Tec also being hired to work on the Walk Bridge which Mr. Kleppin explained. A different part of StanTec was working on it but was coordinating with the group that was working on Norwalk's POCD. There was a discussion about whether should be more coordination between departments to work on grant funding.

IV. Transit Oriented Development – Grant Submittal

Mr. Kleppin explained the different parts of the grant, one of which included a new train station. He would submit the application on Thursday.

The meeting was adjourned at 8:21

Respectfully submitted by,

Diana Palmentiero