

**CITY OF NORWALK
PLANNING COMMITTEE
SEPTEMBER 7, 2017**

ATTENDANCE: John Kydes, Chair; John Igneri; Tom Livingston; Shannon O’Toole Giandurco;
Douglas Hempstead; Faye Bowman

STAFF: Timothy Sheehan, Executive Director, Tami Strauss, Director Community
Development Planning

**PUBLIC HEARING- REVIEW CDBG PROGRAM PERFORMANCE FOR
PROGRAM YEAR 42 – (JULY 1, 2016 – JUNE 30, 2017)**

No member of the public came forward.

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:04 p. m. and called the Roll. A quorum was present.

PUBLIC PARTICIPATION

No member of the public came forward.

I. APPROVAL OF MINUTES

July 6, 2017

- ** MR. IGNERI MOVED TO APPROVE THE JULY 6, 2017 MINUTES AS SUBMITTED.**
- ** THE MOTION PASSED UNANIMOUSLY.**

II. BUSINESS

A. Review RFP for Master Planning Services for Library Area

Ms. Strauss stated that the Redevelopment Agency, in partnership with Planning and Zoning staff and Library officials, has developed a RFP for a Master Plan of the 16 acre Library Area. If the option agreement is exercised, the City will own nearly 10% of the acreage of the Library Area. She stated that the RFP requests responses from professional planning and urban design firms. They will be expected to prepare plans, designs, and receive appropriate municipal approvals for a form-based code of the Library Area.

Ms. Strauss stated that rather than recommending conventional zoning design guidelines, the proposed form-based Library Area plan will present a required physical form, designated appropriate form, scale and character of development. She stated the form-based code will give the City control of how the area will look and function. Mr. Sheehan stated that the area currently has a large amount of parking, which should be reduced.

Mr. Alex Knopp came forward and stated that we are happy to have the process move quickly. He stated that part of the process of the design of the library may hinge on what the consultant ends up recommending. He stated that in Stamford, a coffee shop is built into the library. Similarly, in Boston, a television station is built into the library. There are a lot of options we may want to consider.

OLD BUSINESS

A. Update on Incentive Subcommittee Recommendation Regarding Economic Distress for Census Tract 437

Mr. Sheehan stated that we were charged with finding the level of economic distress, and it warrants consideration of the subcommittee to look at the potential of an incentive. He stated that if the determination is made favorably, we would then advance to considering the structure of an incentive. Mr. Sheehan stated that the Tract 437 was looked at in terms of what issues of distress there are in relation to the current enterprise zone.

Mr. Sheehan stated that the demographics of Tract 437 were analyzed. Income and poverty levels, job markets, modes of travel and travel time, commercial market and vacancies, and blight were measured. Housing character and quality were analyzed. He stated that development potential was analyzed.

Ms. Bowman arrived to the meeting at 7:42 p. m.

Mr. Kydes stated that the area is in dire need of help. Mr. Livingston stated that incentives should be considered. Mr. Hempstead stated the City should know what it wants instead of responding to a developer coming in with a development proposal.

Mr. Sheehan stated that the subcommittee will have to be brought back together and work through what the structure of incentives could be. The subcommittee would report back to the Planning Committee on an ongoing basis.

IV. NEW BUSINESS

No items were brought forward.

ADJOURNMENT

**** MR. HEMPSTEAD MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:58 p. m.

Respectfully submitted,

Tom Blaney
Telesco Secretarial Services

City of Norwalk
Planning Committee
September 7, 2017
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