

**CITY OF NORWALK
PLANNING COMMITTEE
AUGUST 1, 2019**

ATTENDANCE: John Kydes, Chair; Douglas Hempstead; John Ignieri;
George Tsiranides (7:20 p.m.)

STAFF: Tami Strauss, Acting Executive Director, Norwalk Redevelopment
Agency; Sabrina Church, Community Development Planner;
Steven Kleppin, Director, Planning and Zoning

OTHERS: Gregory Burnett; Colin Hosten, Common Council

PUBLIC PARTICIPATION

Mr. Kydes opened the public participation portion of the meeting at 7:02 p.m.

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

CALL TO ORDER

A Quorum was not present when Mr. Kydes opened the meeting at 7:02 p.m.

ROLL CALL

Mr. Kydes called the Roll.

II. PLANNING AND ZONING

**REVIEW PLAN OF CONSERVATION AND DEVELOPMENT BY STEVE KLEPPIN,
DIRECTOR OF PLANNING AND ZONING**

Mr. Kleppin presented the POCD. He said the Oversight Committee was established by Mayor Rilling in 2016. Since then there has been a lot of public outreach. He reviewed the outreach initiatives, including reaching out to youth and the Hispanic population.

Mr. Kleppin reviewed the major themes of the POCD. The most important item identified by the Planning Commission was economic development. One recommendation was to convene a Blue Ribbon panel of local business owners, including the businesses at Merritt 7, South Norwalk, Norwalk center and other areas to provide recommendations on attracting businesses to the City. A lot of good ideas came out of the roundtable discussion.

Mr. Kleppin reviewed the schedule to adopt the POCD.

Mr. Tsiranides joined the meeting at 7:20 p.m. A Quorum was present.

The Planning Commission will be invited to attend the Planning Committee's public hearing on the POCD.

Mr. Kleppin reviewed the plan implementation.

The Committee discussed holding a public hearing on September 5, 2019 on CDBG and POCD; a special meeting on September 16, 2019 and then voting on the POCD and CDBG at the September 24, 2019 meeting of the Common Council.

Mr. Kleppin responded to questions and observations raised by Mr. Hempstead on the POCD. Mr. Hempstead asked if anyone reached out to the senior housing projects. Mr. Kleppin said that they had one of their outreach meetings at The Marvin. Mr. Hempstead noted that Norwalk has not built any new senior housing in 30 years. He said the POCD acknowledges that the residents are aging in place, but there was no suggestion about adding senior housing or enhancing senior housing.

Mr. Hempstead commented that one section of the POCD was dismissive of people who said there are enough apartments. Mr. Kleppin said there were people who wanted more apartments. The plan recommended increasing housing and to build around transportation and amenities.

Mr. Hempstead asked about industrial type businesses. Mr. Kleppin said that is part of the study.

Mr. Hempstead said, in reviewing the goals and policies, heavier explanations and costs need to be included. Mr. Kleppin said that the Planning Commission, in their Executive Summary, acknowledged the budgetary impacts for each project.

Mr. Hempstead said he did not support combining the Planning and Zoning Commissions. Mr. Kleppin explained the advantages of combining the Commissions.

Mr. Kleppin presented a map showing Norwalk development. He said the plan does not recommend changes for the outer areas. Mr. Hempstead asked about the East Norwalk TOD plan. He asked at what point does the increase in density impact the neighborhood and if it will change the character of the neighborhood. Mr. Kleppin said he would come back and discuss the TOD study. He said it is going to be very strategic.

Mr. Hosten asked about future open space at Manresa. Mr. Kleppin noted that the area was grown over and did not think anyone would want to remediate that area.

Mr. Burnett said a goal for the Common Council would be to enact the complete street policy with a resolution behind it. Mr. Kydes said he would be happy to help with the language in the resolution.

Mr. Kydes commended all who worked on the POCD.

I. ADMINISTRATION

A. APPROVAL OF MINUTES

** MR. HEMPSTEAD MOVED TO APPROVE THE MINUTES OF JUNE 6, 2019 AS PRESENTED

** MOTION PASSED UNANIMOUSLY

** MR. IGNERI MOVED TO APPROVE THE MINUTES OF JULY 2, 2019 – SPECIAL MEETING AS PRESENTED

** MOTION PASSED WITH ONE (1) ABSTENTION (MR. HEMPSTEAD)

** MR. HEMPSTEAD MOVED TO APPROVE THE MINUTES OF JULY 18, 2019 – PUBLIC HEARING AS PRESENTED

** MOTION PASSED UNANIMOUSLY

III. PROGRAMS

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

** MR. IGNERI MOVED TO APPROVE A PUBLIC HEARING ON THE PY44 CAPER FOR THE SEPTEMBER 5, 2019 PLANNING COMMITTEE MEETING

** MOTION PASSED UNANIMOUSLY

** MR. IGENRI MOVED TO SUSPEND THE RULES TO APPROVE A PUBLIC HEARING ON THE PLAN OF CONSERVATION AND DEVELOPMENT FOR THE SEPTEMBER 5, 2019 PLANNING COMMITTEE MEETING

** MOTION PASSED UNANIMOUSLY

** MR. HEMPSTEAD MOVED TO APPROVE A PUBLIC HEARING ON THE PLAN OF CONSERVATION AND DEVELOPMENT FOR THE SEPTEMBER 5, 2019 PLANNING COMMITTEE MEETING

** MOTION PASSED UNANIMOUSLY

OLD BUSINESS

There was no old business discussed this evening.

NEW BUSINESS

There was no new business discussed this evening.

ADJOURNMENT

**** MR. IGNERI MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 8:19 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services