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**CITY OF NORWALK
PLANNING COMMITTEE
REGULAR MEETING
VIA TELECONFERENCE
JULY 1, 2021**

ATTENDANCE: John Kydes, Chair; Thomas Keegan; Thomas Livingston;
George Tsiranides; Darlene Young

STAFF: Sabrina Church, Director of Business Development and Tourism;
Stephen Kleppin, Director of Planning and Zoning; Jessica
Vonashak, Chief of Economic Development and Community
Development

OTHERS: Brian Bidola, Executive Director, Norwalk Redevelopment
Agency; David Heuvelman, Common Council member

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:03 p.m.

ROLL CALL

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

PUBLIC PARTICIPATION

No members of the public wished to participate this evening.

I. ADMINISTRATION

A. Approval of the Minutes of June 3, 2021 meeting.

- ** MR. LIVINGSTON MOVED TO ACCEPT THE MINUTES AS PRESENTED**
- ** MOTION PASSED UNANIMOUSLY**

II. NEW BUSINESS

A. PLANNING AND ZONING

1. Review the draft East Norwalk TOD regulations and Design Guidelines.

Mr. Kleppin asked if the committee members had an opportunity to review the information he sent. He gave a presentation describing the East Norwalk TOD zone.

Mr. Kleppin explained that the last time he was before this Committee to discuss the East Norwalk TOD, there was a discussion about adding green amenities to the Plan. Mr. Kleppin explained that the Corporation Counsel said they could not require green amenities. Mr. Kleppin said that two thirds of amenity points have to be sustainable. He said the amenities were broken into different categories. He said that the requirement for a water amenity was removed from the Plan because that type of amenity would only be used for a portion of the year.

Mr. Kleppin said that a secondary peer review was done, and the recommendations were incorporated into the Plan. Mr. Kydes said that any new development will need to conform to the Plan.

2. New development

update: <https://norwalk.maps.arcgis.com/apps/Media/index.html?appid=8268f55526c54f808a1d355fc444687e¢er=-73.4268,41.1148&level=13>

Mr. Kleppin navigated the website and presented an update on various projects. He did not have an update on the PoKo project. He said a performing arts college may move into the Wall Street area. There is no new application for the Norden property.

Mr. Kleppin said he anticipates a building plan for the Loehmann's Plaza site by the end of the year or in early 2022. The Norwalk Hospital had plans for the old YMCA site, but he has not received an update. He noted that the Norwalk Hospital pulled several demolition permits and will follow up on that.

South Norwalk has a lot going on. A project at 10 Monroe Street for 150 units was approved and 121-123 Water Street opened last week at over 80% leased. Soundview Landing is on the third phase. The Spinnaker commercial project in East Norwalk is close to 100% leased and the residential project is over 80% leased.

Mr. Kleppin said he is seeing interest in the Route One corridor. He said he would like to see it re-developed to look more attractive. He added that he met with three grocers. He said he received a Letter of Intent from a developer to look at the site at Manresa Island.

The Staff is working on an affordable housing study.

Mr. Kydes asked for an update on Manresa Island. Mr. Kleppin said that a developer put together a website for a marketing campaign; however, they did not put out a press release. Mr. Livingston added that the developer has indicated they engaged someone who has experience remediating properties. He said that the cost of remediation will depend on what is built there.

Ms. Vonashek explained that the developer seems to have an idea of the skillset they are looking for. She said she gets a few calls from developers about the property and steers them back to the study and discusses the constraints on the site. She said that remediation is on the top of the list. Mr. Livingston said CONN DOT is planning to use a portion of the property during the WALK Bridge construction project.

Mr. Keegan asked about the location of the waterfront zone. Mr. Kleppin explained that it runs from Water Street to Wall Street.

Ms. Vonashek reported that she secured a \$3 million bond related to the Martin Luther King corridor initiatives. Locations for banners have been identified in the urban corridor. In addition, new trash and recycling bins were placed on Wall Street. Mr. Kydes asked if this Committee would be involved in the allocation of the \$3 million. Ms. Vonashek said they would. She added that several sub committees have been created to work on this initiative.

Mr. Bidoli reported that the Norwalk Redevelopment Agency has taken the lead on the South Norwalk TOD study and they are taking a deep dive on some of the concerns. He said they are focusing on developing a community advisory committee. They are also looking at other parcels in the area.

Mr. Bidoli reported that he has six ongoing projects for façade improvement in South Norwalk. Ms. Vonashek said that Mr. Bidoli is leading the installation of the chairs and tables at the 50 Washington Street park.

Ms. Vonashek said they are working with Code Enforcement to do online permits for plumbing and electrical permits.

Ms. Young thanked Ms. Vonashek, Mr. Kleppin and Mr. Bidoli for being responsive to the concerns of the residents in District B. She said it is encouraging and she appreciates all the time and effort they make to listen to the residents.

III. OLD BUSINESS

There was no old business discussed this evening.

ADJOURNMENT

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

There was no further business, and the meeting was unanimously adjourned at 8:01 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services

City of Norwalk
Planning Committee
July 1, 2021
Via Teleconference
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