

CITY OF NORWALK
REGULAR MEETING
PLANNING COMMITTEE OF THE COMMON COUNCIL
OCTOBER 7, 2021

ATTENDANCE: John Kydes, Chairman; Thomas Keegan; Lisa Shanahan; George Tsiranides; Tom Livingston; Barbara Smyth; Darlene Young (7:02 P.M.)

STAFF: Sabrina Church.

OTHER: Steve Kleppin, Head of Planning & Zoning; Diane Lauricella; Brian Bidolli, Head of Redevelopment

CALL TO ORDER

Chairman Kydes called the meeting to order at 7:01 P.M.

ROLL CALL

Chairman Kydes performed a roll call of all those present. There was a quorum present.

PUBLIC PARTICIPATION

I. ADMINISTRATION

A. APPROVAL OF THE MINUTES OF SEPTEMBER 2, 2021 MEETING.

**** MR. TSIRANIDES MOVED TO APPROVE THE MINUTES OF SEPTEMBER 2, 2021 AS SUBMITTED.
** THE MOTION PASSED WITH SIX IN FAVOR (KYDES; KEEGAN; TSIRANIDES; LIVINGSTON; SMYTH)
AND ONE ABSTENTION (SHANAHAN).**

Ms. Young joined the meeting at 7:02 P.M.

II. NEW BUSINESS

**** MR.KYDES MOVED TO TABLE ITEM D. TRANSPORTATION, MOBILITY AND PARKING 1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND VANESSA HANGEN BRUSTLIN, INC. (VHB, INC.) FOR THE SEAVIEW AVENUE CORRIDOR PRELIMINARY ENGINEERING AND CONCEPTUAL DESIGN SERVICES IN A TOTAL AMOUNT NOT TO EXCEED \$32,000. ACCT: 0918 4021 5777 C0599; SEAVIEW AVE. IMPROVEMENTS UNTIL THE NEXT MEETING.
** THE MOTION PASSED UNANIMOUSLY.**

A. PLANNING AND ZONING

1. UPDATE ON ZONING REWRITE

2. UPDATE ON INDUSTRIAL ZONES AND WATERFRONT STUDY

Mr. Kleppin came forward to discuss this item. He provided images and a plan for the Committee to review. Copies and emails have been submitted previously with the information for review. The key takeaways are as follows:

- Defining the types of industrial uses, including the types of contractor yards.
- Reshaping the areas where certain industrial uses can go.
- Incentivizing industrial areas to repurpose for a higher and better use.
- Defining and determining where the types of contractor yards can operate.
- Evaluating and enhancing screening and site remedial measures for certain uses.

He reviewed some of the difficulties such as movement of large amounts of earth in residential zones, existing boundaries to the district also existed and where they should exist. He presented a slide containing information on industrial uses. He suggested reclassifying the industrial use into four categories: Heavy Industrial, Mixed-Use Heavy, Mixed-Use Light, and Mixed-Use Artisan. He provided a map of the city with the proposed zoning use. He noted the following:

- Several parcels are not color-coated that are industrial or marine properties that will not be changed.
- The Norton site is unique and special and need specific care.
- Lakota Oaks Property which is a stymied property and will not be touched.

They are looking to incentive different development on these properties. Modern industrial/manufacturing needs a taller ground floor. This will require an increased in allowed height with upper floors being used to cross-subsidize the lower floors. He also reviewed the impact of the property when in proximity to residential areas. He provided a map displaying the different areas for classification. Further discussion followed regarding the industrial regulations, zoning codes, and city layout. Their target approval is in March of 2022.

Mr. Keegan asked about what the maximum heights were in South and East Norwalk.

Mr. Kleppin said that they would have the industrial 1 go up to 85 feet, industrial 2 to 65, and central business district areas may have extra height as well.

Ms. Diane Lauricella came forward to speak on this item as a member of the public. She commended Mr. Kleppin, the consultants, and the committee. She noted that many people have a negative view of heavy industry similar to the 1930's, 1940's, and 1950's. She noted that this could be the way at times but they didn't want to discourage changes such as the installation of a machine shop or manufacturer or microgreens location. She noted that the City could use heavy industry and good-paying jobs.

No one else wished to speak at this time.

Mr. Kleppin noted that they were taking steps to ensure the industry would not have a major impact on things like water quality and would be open to other industries. Further discussion followed regarding

the impact in the City. They are aware of issues regarding water use in these properties. He answered the question to the satisfaction of the Commission.

Mr. Kleppin provided an update on the Zoning Regulations re-write. There had been a virtual charette in the prior weeks in which different topics were discussed. He asked them to contact him if there were any questions. A draft on the table of contents is currently underway. There are currently over 30 zones. Multiple areas can be consolidated. Once settled they will begin to work on the code.

Mr. Kydes left the meeting at 7:52 P.M. Mr. Tsiranides assumed the Chair.

B. BUSINESS DEVELOPMENT & TOURISM

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO INCREASE THE CONTRACT AMOUNT FOR MARKETING SERVICES BETWEEN THE CITY OF NORWALK AND DORENBURG KALLENBACH ADVERTISING, LLC, FIFTY THOUSAND DOLLARS (\$50,000) TO EXECUTE AN ECONOMIC DEVELOPMENT FOCUSED MARKETING CAMPAIGN AND WEBSITE. **ACCT: 0921 3780 5777 C0781**

Ms. Church came forward to discuss this item. In fiscal year 2021 the Council approved \$50,000 for an economic development strategy to draw citizens to Norwalk. She recounted their prior methods for doing this. They have also looked at different economic websites to see how they presented their city. She provided further detail on the company they were looking to hire and what they will need to perform the job.

Mr. Tsiranides asked if they would have an outreach program for other companies looking to open or move to Norwalk.

Ms. Church confirmed this. She said their normal strategy goes to a 50-mile radius and what they plan to be targeting once up and running. She is also looking into lead-generation software currently. They are also focused on entrepreneurship as well. She outlined the timeframe with the consultant group.

Ms. Young asked about the current state of the market in Norwalk in regard to space.

Ms. Church said that, across the entire county, there was large vacancies in office space due to multiple factors. Smaller spaces are performing better. Retail space is beginning to fill up again. The Class-A market is taking a large hit in general. They are expecting the site to be running in two to three months.

Mr. Keegan asked what the original contract was.

Ms. Church answered that it was \$100,000 to create the whole brand and all marketing associated with that brand.

**** MR. LIVINGSTON MOVED TO APPROVE ITEM 1: AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ALL DOCUMENTS TO INCREASE THE CONTRACT AMOUNT FOR MARKETING SERVICES BETWEEN THE CITY OF NORWALK AND DORENBURG KALLENBACH ADVERTISING, LLC, FIFTY**

THOUSAND DOLLARS (\$50,000) TO EXECUTE AN ECONOMIC DEVELOPMENT FOCUSED MARKETING CAMPAIGN AND WEBSITE. ACCT: 0921 3780 5777 C0781 AS SUBMITTED.

**** THE MOTION PASSED UNANIMOUSLY.**

2. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH STUDIO 162, LLC (LAUREN CLAYTON) TO COMPLETE TWO MARTIN LUTHER KING, JR. CORRIDOR ART INSTALLATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$26,500.
ACCT: 0921 1450 5777 C0792

**** MR. SHANAHAN MOVED TO APPROVE ITEM 2: AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE A CONTRACT WITH STUDIO 162, LLC (LAUREN CLAYTON) TO COMPLETE TWO MARTIN LUTHER KING, JR. CORRIDOR ART INSTALLATIONS IN A TOTAL AMOUNT NOT TO EXCEED \$26,500. ACCT: 0921 1450 5777 C0792 AS SUBMITTED.**

Ms. Church said that she had come to the Committee the prior month to present the item. They were unsure if they needed a contract in place and one is required. There are requirements to protect both the City and Artist and to delineate from an insurance perspective. There is both a licensing agreement and a terms agreement.

Mr. Livingston asked if this was in addition to what had been authorized previously.

Ms. Church said no and that the prior meeting had just been informational

Ms. Young asked when this would start pending approval. It will go to council on the 12th. It should take approximately three weeks to do.

**** THE MOTION PASSED UNANIMOUSLY.**

C. REDEVELOPMENT

1. WEBSTER STREET RFQ UPDATE

D. TRANSPORTATION, MOBILITY AND PARKING

1. AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE AN AGREEMENT BETWEEN THE CITY OF NORWALK AND VANESSA HANGEN BRUSTLIN, INC. (VHB, INC.) FOR THE SEAVIEW AVENUE CORRIDOR PRELIMINARY ENGINEERING AND CONCEPTUAL DESIGN SERVICES IN A TOTAL AMOUNT NOT TO EXCEED \$32,000.

ACCT: 0918 4021 5777 C0599; SEAVIEW AVE. IMPROVEMENTS

Mr. Bidolli came forward to discuss this item. He had sent an email to the entire council notifying that there had been a request for qualifications for a potential developer. The information will be presented to the market. This will determine what interest level exists. He provided a further update to the Committee.

III. OLD BUSINESS

There was no Old Business at this time.

ADJOURNMENT

**** MR. SHANAHAN MOTIONED TO ADJOURN.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:12

Respectfully Submitted,
Ian A. Soltes
Telesco Secretarial Services.