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**CITY OF NORWALK  
PLANNING COMMITTEE  
REGULAR MEETING  
DECEMBER 2, 2021  
VIA TELECONFERENCE**

**ATTENDANCE:** John Kydes, Chair; David Heuvelman; Thomas Keegan;  
Thomas Livingston; Barbara Smyth; Darlene Young;  
Lisa Shanahan (7:34 p.m.)

**STAFF:** Garrett Bolella, Assistant Director for Transportation Services;  
Sabrina Church, Director Business Development and Tourism;  
Stephen Kleppin, Director, Planning and Zoning; Greg Pacelli,  
Transportation Planner; Jessica Vonashek, Chief Economic and  
Community Development

## CALL TO ORDER

Mr. Kydes called the meeting to order at 7:05 p.m. and called the Roll as indicated above.

## PUBLIC PARTICIPATION

No members of the public wished to participate this evening.

## ADMINISTRATION

Approval of the Minutes of the November 4, 2021 meeting

- \*\* **MR. LIVINGSTON MOVED TO APPROVE THE MINUTES AS PRESENTED**
- \*\* **MOTION PASSED WITH ONE (1) ABSTENTION (MR. HEUVELMAN)**

Mr. Heuvelman is a new member of the Committee and Mr. Kydes asked Ms. Church and Ms. Vonashek to help bring up to speed.

## NEW BUSINESS

a. Business Development and Tourism

- \*\* **MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING, TO EXECUTE ANY AND ALL DOCUMENTS REGARDING THE PARTNERSHIP WITH KIVA AND THE NATIONAL LEAGUE OF CITIES FOR A SMALL BUSINESS AND ENTREPRENEURSHIP LOAN PROGRAM**

Ms. Church reviewed the item using a PowerPoint presentation. She said that KIVA is a loan investment platform that offers small loans with no interest to business owners. Norwalk will provide a Capital Asset person. Ms. Vonashek noted that the Capital Asset person will look at the contract.

Ms. Vonashek said they feel strongly that the ARCA funds will align with this project. Ms. Church said her research showed, this program was successful in other municipalities. She responded to questions from the Committee members. She said that the most that can be loaned to one business owner would be \$15,000. The Capital Asset

person will not help the business owners write a business plan but will help them get started on the KIVA platform.

Ms. Church explained that KIVA started in 2016 and they have 45 hubs nationally. They focus on the contiguous United States. They have specific program managers for various regions along with three to five staff people in technical support. The campaign lives on the platform until it is fully funded, but there is flexibility to take the funds out if it makes sense to do so.

Ms. Shanahan joined the meeting at 7:34 p.m.

Ms. Church explained that KIVA focuses on small entrepreneurs that traditional lenders will not support. They make their money through their fees and through philanthropic entities. She noted their loans traditionally go to women and minority owned businesses.

Mr. Kydes said this is a good use of the ARPA funds and asked Ms. Church and Ms. Vonashek to provide an update at future meetings.

**\*\* MOTION PASSED UNANIMOUSLY**

#### PLANNING AND ZONING UPDATES

Update on Industrial Zones and Waterfront Study  
General update on active developments and permits

Mr. Kleppin provided an update on Planning and Zoning and explained the two commissions were combined. They are in the process of re-writing Zoning regulations.

The Consultant is framing different scenarios for the Industrial Zones and Waterfront study.

Mr. Kleppin highlighted new initiatives, including their work on an affordable housing plan. He said there are a lot of funding sources to help them work on a coastal resiliency plan.

Mr. Kleppin reviewed major developments. Mr. Kydes asked him to provide updates to the Committee at every fourth meeting. Mr. Kleppin said several new projects are anticipated in 2022 in South Norwalk, East Norwalk and on Connecticut Avenue.

Mr. Kleppin explained that 50 residential properties in South Norwalk will become non-conforming, their use can continue.

Mr. Keegan asked about the Norden property. Mr. Kleppin said he was hopeful there would be an application next year with a better use of the land and is not objectionable.

Ms. Young asked about the vacancy rate at the SoNo Collection. Mr. Kleppin said the vacancy rate is low. He added that they had a busy holiday weekend.

Ms. Young asked about 10 Monroe Street. Mr. Kleppin said that project was approved last year and they anticipate breaking ground by spring 2022. Ms. Young said she was concerned about traffic flow. Mr. Kleppin explained that Mr. Bolella has been working closely with the traffic engineer.

Ms. Voneshek apologized for stating that the Hospital pulled demo permits for the old YMCA building and the two structures. Since then, she heard from two different sources that the Hospital intends to put the two parcels on the market.

Mr. Heuvelman asked about the contractor yards. Mr. Kleppin explained that if the Zone is changed, the contractor yards will no longer be allowed, but they are not taking away owner's rights. Any operational contractor's yard can continue to operate; however, if they voluntarily change the use, they would not be able to go back to a contractor yard use. The idea is they will replace that use with something that will provide better jobs and not be bothersome to the neighborhood.

Ms. Young asked Mr. Kleppin for the number of contractor's yards in the area.

#### TRANSPORTATION, MOBILITY AND PARKING

**\*\* MR. LIVINGSTON MOVED TO 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. Pacelli gave an overview of the request. He said they are looking at a plan that will ultimately fix the issue at Seaview Avenue. He said they coordinated with Land Use and Planning and Zoning to incorporate recommendations for the East Norwalk plan.

Mr. Pacelli shared his screen and said the project will start at Fort Point Street and go to First Street. There are no formal plans at this time.

Mr. Livingston said he would like to see the access near Harbor Lights incorporated into the plan.

Mr. Kydes thanked Mr. Pacelli and said he was very familiar with the area. He noted that crossing Seaview Avenue can be very dangerous along with the area by Mr. Frosty's .

Mr. Boletta said that with approval, they will initiate the study early next year. Then they are looking to go out to the community with a concept next summer.

Mr. Kydes asked Mr. Pacelli and Mr. Boletta to come back to the Committee once they have something to present.

**\*\* MOTION PASSED UNANIMOUSLY**

### **OLD BUSINESS**

Ms. Young asked Ms. Church about the pump station art project. Ms. Church said the mural is complete and the art work on the stairs is 80% complete. She said they may have to wait until after the winter for the ribbon cutting. The traffic box art projects are being done in partnership with Art Space.

### **ADJOURNMENT**

**\*\* MS. YOUNG MOVED TO ADJOURN**

**\*\* MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 8:45 p.m.

Respectfully submitted,

Rosemarie Lombardi  
Telesco Secretarial Services