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Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time. Please email Maritza Alvarado at malvarado@norwalkct.org to provide written public comment prior to the meeting.

**CITY OF NORWALK
ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
OF THE COMMON COUNCIL
REGULAR MEETING
VIA TELECOMMUNICATIONS
MAY 5, 2022**

ATTENDANCE: John Kydes, Chair; Thomas Keegan; Lisa Shanahan;
Barbara Smyth; Darlene Young; Tom Livingston

STAFF: Garrett Bolella, Assistant Director of Transportation and Mobility;
Sabrina Church, Director of Business Development and Tourism;
Steven Kleppin, Director of Planning and Zoning;
Jessica Vonashek, Chief of Economic and Community
Development; Mike Yeosock, Principal Engineer

OTHERS: Brian Bidoli, Norwalk Redevelopment Agency; Bruce Beinfeld
and Matt Edvardsen, Spinnaker

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:01 p.m.

ROLL CALL

Those present are indicated above.

PUBLIC PARTICIPATION

Mr. Kydes reviewed the procedure for public participation. No members of the public wished to comment this evening.

I. ADMINISTRATION

A. Approval of the Minutes of April 7, 2022 Meeting.

The following corrections were made to the minutes:

Page 5 – delete the incomplete sentence.

Correct the spelling of Mr. Travers' name throughout.

**** MS. SMYTH MOVED TO ACCEPT THE MINUTES AS CORRECTED**

**** MOTION PASSED WITH ONE (1) ABSTENTION (MS. SHANAHAN)**

II. NEW BUSINESS

A. PLANNING AND ZONING

1. Review of the Industrial Zone Study.

Mr. Kleppin presented the Industrial Zone Study. He said this was a recommendation that came out of the 2019 Study.

Ms. Young expressed concern about a lot of things that are allowed in South Norwalk. She added that the area deserves more public eyes on it.

Mr. Livingston commended Mr. Kleppin for all of his work. He asked if a traffic study was done in the Chestnut Street area. He said that he knows trucks have a hard time navigating that area. Mr. Kleppin said they looked at a couple of options where the trucks would not have to go through the neighborhood streets.

Ms. Young asked Mr. Kleppin how he expects South Norwalk to look like. She said this is an issue. It needs to be brought to the public, in addition to this evening's public hearing. Mr. Livingston said there are enough questions being raised that they need to look at this more carefully.

Mr. Kleppin presented a chart highlighting the uses currently allowed and proposed. A discussion took place about contractor yards and commercial vehicles. Mr. Kleppin explained that under the new regulations, existing contractor yards would be non-conforming. He gave examples of contractor yards in South Norwalk and specifically on Chestnut Street.

Mr. Kleppin said this item can be kept open until June. He reviewed the approval steps.

In response to Ms. Young's question, Mr. Kleppin said the moratorium ends in June, but the Commission extended it to September.

Mr. Kydes said there were a lot of open-ended questions and that he believes good can come out of this plan. He advised Committee members to reach out to Mr. Kleppin. Ms. Young suggested that Committee members take a ride around the area to get a different perspective. Mr. Kydes agreed.

PUBLIC HEARING ON POCD, CITYWIDE PLAN AMENDMENT TO INCLUDE INDUSTRIAL ZONES STUDY.

Mr. Kydes reviewed the procedures for the public hearing,

Public hearing comments are not verbatim and represent a summarization of statements unless otherwise noted.

Ms. Diane Lauricella commended Mr. Kleppin, the staff and Ms. Vonashek and this committee for this long-awaited effort. She suggested not closing out the public hearing, because there are additional pieces of information that could be helpful. She said that some of the people on the Common Council do not know her history with the Department of Environmental Protection.

Ms. Lauricella encouraged the Committee members to make sure people do not think the industrial use is a bad use. In addition, she said she wanted to be sure the I-1 and I-2 uses were not a threat. She said they would not be threat as long as there was enforcement from the City. Ms. Lauricella said she spent a lot of time with businesses in South Norwalk.

Ms. Lauricella said they need to be sure the illegal contractor yards are shut down. She thanked Mr. Kleppin and others for listening to her regarding Perry Avenue. She said there is more work to be done. She said the pile contains a human carcinogenic in a residential area.

Ms. Lauricella said the MLK Corridor was supposed to be an industrial area. She asked if the Chamber of Commerce or Ms. Church look for clean industrial uses.

Ms. Lauricella encouraged all to contact her since she has professional experience in manufacturing.

Mr. Bryan Meek suggested stopping the traffic study. He said that a few months ago, the State Senate voted to move on the daylight savings time, which will change the analysis.

Mr. Keith Brown said that most of the issues he was going to bring up were already discussed and discussed with Mr. Kleppin. She said the area has had six different studies. He said he knows what is going on in the neighborhood.

Mr. Brown said if they encourage more industrial uses, more residents will disappear. He suggested changing Industrial -2 to include the lightest industrial use and no parking garages for industrial vehicles.

Ms. Diane Cece said that she has been looking at this Study for a long time. She asked Mr. Kleppin if he could post the presentation on the website. She agreed with hitting the pause button. She noted that some of the items will go before Mr. Kleppin and he will not have the legal authority to deny the item. She applauded those who worked on reducing the size of the parcels, but not enough was done to reduce objectionable uses.

Ms. Cece said the justification should not be based on the presence of existing businesses. She asked the Committee or staff to provide their rationale for approval. She said there has been a lot of debate over building height in Norwalk. She also suggested paying attention to front and side yardage.

Ms. Cece said that Mr. Kleppin said that some of the businesses were required in the community to serve the community. She asked if their activity served the region. Ms. Cece agreed with others that a traffic analysis needed to be done.

Residents were encouraged to send their feedback to Mr. Kydes.

No other members of the public wished to comment and the public hearing was closed.

Ms. Young thanked Mr. Kleppin and said she knew this was not easy. She said she appreciated his time and patience.

B. TRANSPORTATION, PARKING, AND MOBILITY

**** MS. SHANAHAN MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ON-CALL CONTRACT WITH FUSS & O'NEILL, INC. FOR AN AMOUNT NOT TO EXCEED \$300,000.00.**

ACCOUNT NO. 0921 4120 5777 C0232

0917 4021 5777 C0562

0918 4021 5777 C0562

0919 4021 5777 C0562

0921 4120 5777 C0562

0922 4120 5777 C0581

0918 4021 5777 C0598

0920 4120 5777 C0598

0921 4120 5777 C0598

0918 4021 5777 C0599

0921 4120 5777 C0648

0920 4120 5777 C0649

0921 4120 5777 C0649

0922 4120 5777 C0649

0922 3750 5777 C0774

0921 3750 5777 C0775

0922 3750 5777 C0777

0921 4095 5777 C0782

0921 4095 5777 C0783

133710-5796-AEC01

133710-5796-AEC02

133710-5796-AEC03

133710-5796-AEC18

133710-5796-AEC22

Mr. Bolella reviewed the item and described the scope of work that will be done by the consultant.

Mr. Keegan asked about the school start time. Mr. Bolella explained that he understood the Board of Education requested adding that to the contract. It will be funded by the Board of Education. This will be a traffic study on the revised start time.

Mr. Keegan asked if it was prudent to do this since they are going to undertake a major school construction project. Mr. Bolella said the consultants will rely on historical data, which will be for the entire Citywide network.

Mr. Yeosock explained that a few years ago, the bell time study was done and they moved the bell time last year, but it was a disaster. It was called off, but they want to do this again. The Board of Education put the money away for this traffic study.

Ms. Smyth said that Mr. Meek brought a question she was wondering about. She asked if the time change will be taken into consideration. Mr. Livingston said he would not count on that going through, but it is a good question. Mr. Yeosock said they could discuss this question with the consultants.

**** MOTION PASSED UNANIMOUSLY**

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ON-CALL CONTRACT WITH VANASSE HANGEN BRUSTLIN, INC. FOR AN AMOUNT NOT TO EXCEED**

\$400,000.00.

ACCOUNT NO.

0921 4120 5777 C0232

0917 4021 5777 C0562

0918 4021 5777 C0562

0919 4021 5777 C0562

0921 4120 5777 C0562

0922 4120 5777 C0581

0918 4021 5777 C0598

0920 4120 5777 C0598

0921 4120 5777 C0598

0918 4021 5777 C0599

0921 4120 5777 C0648

0920 4120 5777 C0649

0921 4120 5777 C0649

0922 4120 5777 C0649

0922 3750 5777 C0774

0921 3750 5777 C0775

0922 3750 5777 C0777

0921 4095 5777 C0782

0921 4095 5777 C0783

133710-5796-AEC01

133710-5796-AEC02

133710-5796-AEC03

133710-5796-AEC18
133710-5796-AEC22

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE AN ON-CALL CONTRACT WITH WSP USA INC. FOR AN AMOUNT NOT TO EXCEED \$300,000.00.**

Account No.

0921 4120 5777 C0232
0917 4021 5777 C0562
0918 4021 5777 C0562
0919 4021 5777 C0562
0921 4120 5777 C0562
0922 4120 5777 C0581
0918 4021 5777 C0598
0920 4120 5777 C0598
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0918 4021 5777 C0599
0921 4120 5777 C0648
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0922 4120 5777 C0649
0922 3750 5777 C0774
0921 3750 5777 C0775
0922 3750 5777 C0777
0921 4095 5777 C0782
0921 4095 5777 C0783
133710-5796-AEC01
133710-5796-AEC02
133710-5796-AEC03
133710-5796-AEC18
133710-5796-AEC22

**** MOTON PASSED UNANIMOUSLY**

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR, HARRY W. RILLING TO EXECUTE THE FIRST AMENDMENT TO THE AGREEMENT WITH FITZGERALD & HALLIDAY, INC. (DBA FHI STUDIO) FOR THE CITY OF NORWALK TRANSPORTATION MASTER PLAN TO EXAMINE THE IMPACTS ON TRAFFIC AND**

ROADS DUE TO PROPOSED CHANGES IN SCHOOL BELL TIME SCHEDULES FOR A COST NOT TO EXCEED \$31,375. THE FUNDING FOR THIS WORK TO BE PROVIDED BY THE BOARD OF EDUCATION.

Mr. Yeosock reviewed the item. He said a few years ago, the Board of Education proposed moving the start time, but the traffic study was not done due to Covid. They would like to look at this again by having a traffic study done. The traffic study will be paid for with their funds.

Mr. Kydes asked what spending \$32,000 will solve. Ms. Young asked where the funds were coming from. Mr. Yeosock said the Board of Education put the money away for the traffic study. Mr. Yeosock said if this passes, the Board of Education will probably look to implement it in a year or so. Ms. Shanahan said this traffic study needs to be done, if the Board of Education wants to move the start time.

**** MOTION PASSED WITH ONE (1) VOTE IN OPPOSITION (MR. KEEGAN)**

6. Update on parking in Norwalk over the past 5 years including violations and the courtesy card program.

Mr. Kydes explained that it came to the attention of this Committee that there has been an increase in traffic violations.

Mr. Emery presented an overview of the courtesy card program. He explained they looked into the enforcement program as a whole. They also walked the streets and talked to the business owners and their customers to get a feel for what was going on. He said they wanted to hear from those people directly.

Mr. Emery shared data from the last five years. He noted that the courtesy citations are for expired meters only. He said they are seeing a bit of a compliance issue here and across the country. He said they research how to get people to pay, rather than having to issue citations.

Mr. Kydes said he sees Enforcement Officers giving out tickets in an aggressive fashion and would like to see the courtesy citation program expanded. Mr. Emery said they are looking at was to use current technology to make it fair. He said he is about a week away from his evaluation from the parking enforcement program.

Mr. Kydes said he looks forward to the update.

C. REDEVELOPMENT AGENCY

**** MR. LIVINGSTON MOVED TO AUTHORIZE THE MAYOR TO EXECUTE A LICENSE AGREEMENT WITH SONO TOD II, LLC, OVER A 46,107 SQ. FT. PORTION OF 30 MONROE STREET FOR PURPOSES OF DUE DILIGENCE INVESTIGATION CONCERNING SAID REALTY, AND ALL OTHER AGREEMENTS AND DOCUMENTS NECESSARY AND INCIDENTAL TO THE PURPOSE FOR WHICH SAID LICENSE AGREEMENT IS GRANTED.**

Mr. Bidoli referenced a memo in the meeting packet and gave an architectural overview of the project. He explained they are looking to get approval at the conceptual level. He reviewed the funding sources. Mr. Bidoli said they did an initial financial analysis and the economic benefit to the City in year eight will be about \$878,000. This project is in an enterprise zone.

Mr. Bidoli reviewed the parking plan. He said he has been working with the developer to secure the purchase price. He reviewed the grant considerations and said it is a reimbursable program.

Mr. Edvardsen reviewed other projects developed by Spinnaker and he reviewed this project.

Mr. Beinfeld said he has been involved in this project for about 10 years and presented site plans. He explained that across the road way from the project will be an outside plaza. They are trying to get a brewery to go into the adjoining space as an anchor. If they get the brewery, they will want a space for food trucks.

Mr. Beinfeld explained there will be three levels of parking to accommodate this project. The townhouses will face Henry Street. He reviewed the amenities that will be available for the residents. The idea is to make this a very vital area of South Norwalk. The developer/architect were responsible for the courtyard at the Ironworks building, which added to the vitality of the neighborhood.

Mr. Livingston expressed concern that they do not fall into the same situation that took place with the PoKo project.

**** MOTION PASSED UNANIMOUSLY**

**** MS. SMYTH MOVED TO AUTHORIZE CITY AND REDEVELOPMENT AGENCY STAFF TO COMMENCE NEGOTIATIONS OF A LAND DISPOSITION AND DEVELOPMENT AGREEMENT WITH SONO TOD II, LLC (“DEVELOPER”) CONCERNING THE CONVEYANCE OF A 46,107 SQ. FT. PORTION OF 30 MONROE STREET (“CITY PARCEL”) FROM THE CITY TO THE DEVELOPER, THE DEVELOPMENT OF A CERTAIN SITE BEING THE CITY PARCEL COMBINED WITH CERTAIN PARCELS IDENTIFIED IN THE NORWALK TAX ASSESSORS LAND RECORDS AS M/B/L 2/55/6, 2/55/7 AND 2/55/22 OWNED BY THE DEVELOPER, AND TO PROCEED ON THE BASIS OF THE KEY TERMS PRESENTED IN THE SONO TOD II IDA TERM SHEET.**

Mr. Bidoli explained this is a follow up project, where they reconcile the details.

**** MOTION PASSED UNANIMOUSLY**

III. OLD BUSINESS

There was no old business discussed this evening.

ADJOURNMENT

**** MS. SMYTH MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

There was no further business, and the meeting was unanimously adjourned at 9:27 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services