

ZONING COMMISSION MINUTES

**CITY OF NORWALK
ZONING COMMISSION
May 29, 2008**

I. CALL TO ORDER

Ms. Lightfield called the meeting to order at 6:04 pm

II. ROLL CALL

Mr. Greene took the roll call.

PRESENT: Jackie Lightfield, Chair; John Tobin; Larry Bentley; James White; Karen Spencer; Andrea Light; Adam Blank

STAFF: Mike Greene; Frank Strauch; Lindsay McCurran; Adam Carsen; Vladimir Mariano

III. REDEVELOPMENT - Project Managers discussed major projects with the Zoning Commission

1. Reed Putnam Urban Renewal Project - John Burritt presented - This project includes the Maritime Aquarium, which opened in 1988, along with the Spinnaker Company which undertook the adaptive reuse of the former Lock Company building. This project also includes the 14 acre former landfill site, designated for conversion to Oyster Shell Park, opening up new opportunities for waterfront access and passive recreation to Norwalk residents. Oyster Shell Park itself, is part of the larger Heritage Park which includes walkways and bikeways linking the waterfront resources of Reed Putnam with new development and cultural amenities along West Avenue.

2. Wall Street - POKO - Munro Johnson presented - Revitalization of Wall Street through the restoration of a residential base, and through the leveraging of the City's land assets in the area, i.e. its parking lots. The Agency and designated developers have developed a Land Disposition Agreement ("LDA") for each project, but only in POKO's case has the LDA been approved and signed.

3. Wall Street - Head of Harbor (Redevelopment Parcel 3) - Munro Johnson presented - implementing the master plan and working with zoning staff regarding what's allowed. They are presently making progress.

4. West Avenue Redevelopment Project - Susan Sweitzer presented - The West Avenue Corridor Redevelopment Plan proposes to preserve the character, scale and historic context of the neighborhood by putting in place a plan to encourage renovation of existing housing through various incentive programs; development of appropriate infill housing; development of deed-restricted affordable housing; implementation of traffic

mitigation programs; and implementation of on-street parking controls.

5. Transit Oriented Development - Michael Moore presented - The promotion of Transit-Oriented Development ('TOD') within the Transit Zone of South Norwalk, the one half mile radius surrounding the South Norwalk Train Station. In addition to spurring economic activity, the ('TOD') will deliver a pedestrian friendly, walk able environment, increase housing and commercial choices and encourage connectivity between both local and regional destinations.

6. Webster Street - Planning Study - John Burrirt presented - The purpose of the study was to assess the feasibility of making physical improvements to the Webster Block and its immediate surroundings, addressing the parking area and enhancement of its connections to the historic surroundings, and taking greater advantage of its proximity to the South Norwalk Railroad station.

IV. ADJOURNMENT

** MS. LIGHTFIELD MOVED TO ADJOURN.

** MS. LIGHT SECONDED.

** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:05 pm.

Respectfully submitted by Lindsay McCurran

