

# THE ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON COUNCIL

125 East Avenue  
P.O. Box 5125  
Norwalk, CT 06856

**TO:** MEMBERS, ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE  
COMMON COUNCIL

**FROM:** JOHN KYDES, CHAIRMAN

**DATE:** January 6, 2022

**RE:** MEETING NOTICE

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The next scheduled meeting of the Planning Committee of the Common Council will be held on Thursday, January 6, 2021, at 7:00pm. To allow public access, anyone may access a meeting by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at [www.norwalkct.org/meetings](http://www.norwalkct.org/meetings).



Members of the public can call in and listen to a meeting. They will not be able to speak or see any of the meeting participants. Each meeting will use a unique Meeting/Webinar ID. Please find the information using the link above.



Members of the public who wish to provide "live comments" will need to register in advance and use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called on by the host of the meeting during the public comment section. Please find the information using the link above.



Members of the public who wish to view the meeting, but are not participating, can view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find the information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting.



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](mailto:malvarado@norwalkct.org) to provide written public comment prior to the meeting.

**ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE OF THE COMMON COUNCIL  
REGULAR MEETING  
JANUARY 6, 2022, AT 7:00PM VIA ZOOM  
AGENDA**

**CALL TO ORDER**

**ROLL CALL**

**PUBLIC PARTICIPATION**

**I. ADMINISTRATION**

- A. Approval of the Minutes of December 2, 2021, Meeting.

**II. NEW BUSINESS**

**A. TRANSPORTATION, MOBILITY AND PARKING**

1. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easement from Housing Authority of the City of Norwalk.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate the Norwalk Housing Authority of the City of Norwalk \$5,140 as fair market value for 252 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by the Housing Authority of the City of Norwalk, identified and described on a map entitled “Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From the Housing Authority of the City of Norwalk,” subject to a positive report from the Planning and Zoning Commission.

2. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easement from Grace Baptist Church.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Grace Baptist Church \$1,930 as fair market value for 48 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by Grace Baptist Church, identified

and described on a map entitled "Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Grace Baptist Church by the City of Norwalk," subject to a positive report from the Planning and Zoning Commission.

3. 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 – Easements from Riverview East Condominium.

Authorize the Mayor, Harry W. Rilling to execute any and all easement documents necessary as part of State Project 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 and compensate Riverview East Condominium \$3,210 as fair market value for 190 square feet of easement rights to install traffic signal appurtenances over a strip of land owned by Riverview East Condominium, identified and described on a map entitled "Right of Way Survey, City of Norwalk, Map Showing Easement Acquired From Riverview East Condominium by the City of Norwalk," subject to a positive report from the Planning and Zoning Commission.

#### **B. NORWALK REDEVELOPMENT AGENCY**

1. Update on the Norwalk River Valley Trail and Harbor Loop planning effort.

#### **C. ECONOMIC AND COMMUNITY DEVELOPMENT/BUSINESS DEVELOPMENT AND TOURISM**

1. Authorize the Mayor, Harry W. Rilling, to execute an Agreement between the City of Norwalk and the CT State Department of Housing and Economic Development to receive \$3M in Urban Act Program funding related to the MLK Corridor Initiative.
2. Information and Update: ARPA Funding for Business Support

### **III. OLD BUSINESS**

#### **ADJOURNMENT**

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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 Access person will look at the contract.

Ms. Vonashek said they feel strongly that the ARPA 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 Access

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. Vonashek 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 total 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. Bolella 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. Bolella 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



#### Authorization 1

##### 102-360 Norwalk Traffic Signal System Upgrade – Phase 4 - Easements from Housing Authority of the City of Norwalk

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#### Authorization 2

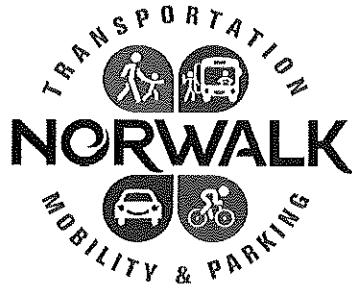
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#### Authorization 3

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CITY OF NORWALK  
Transportation Mobility & Parking  
P: 203-854-7260  
Norwalk City Hall  
125 East Avenue, PO Box 5125  
Norwalk, CT 06856-5125

To: Members of Community and Economic Development Committee  
Members of Common Council  
Members of the Planning Commission

From: Michael M. Yeosock, Principal Engineer

Date: 12/29/21

RE: State Project 102-360 Norwalk Traffic Signal Upgrade – Phase 4 - Easement Acquisitions

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**BACKGROUND:**

The City of Norwalk has received a FHWA grant administered by the State of Connecticut Department of Transportation to upgrade 5 traffic signals at various locations in Norwalk. As part of the design phase for this project, it was determined that there was a need to obtain three easements to be able to install some of the traffic signal control equipment. Two (2) of the easements needed are for the West Avenue at Grace Baptist Church traffic signal replacement while the 3<sup>rd</sup> easement is for the East Avenue at Eversley traffic signal upgrade. In accordance with the federal acquisition procedures for real property that applies to this project, an independent third-party appraisal was undertaken to determine the value of these easements. The value of the easements are as follows: 148 East Ave - \$3,210 for 190 square feet, 20 West Avenue - \$5,140 for 252 square feet and 17 West Avenue - \$1,930 for 48 square feet. City Staff has meet with the owners of 2 of these properties who agree with the offer and are in discussion with the 3<sup>rd</sup> property owner.

**FINANCIAL IMPACTS:**

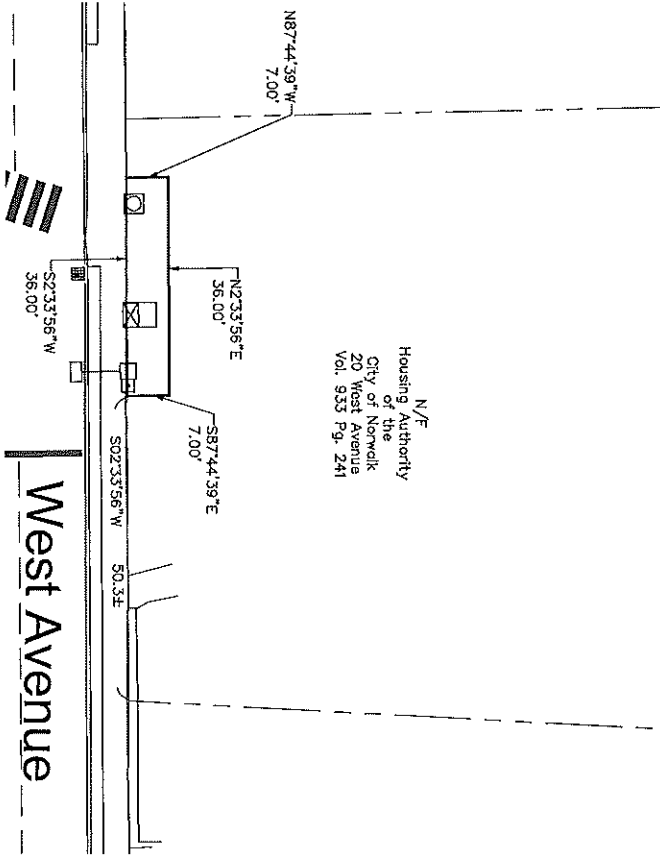
The overall cost for the three easements is \$10,280.00 which is 100% reimbursable through the grant.

**STAFF RECOMMENDATION:**

Staff recommends authorizing the Mayor, Harry W. Rilling to execute all easement documents and make all easement payments necessary to secure the easements required for the installation of proposed traffic appurtenances at 17 West Avenue, 20 West Avenue, and 148 East Avenue.



N/E  
Housing Authority  
of the  
City of Norwalk  
20 West Avenue  
Vol. 933 Pg. 241



GRAPHIC SCALE

( IN FEET )  
1 inch = 20 ft.

**GENERAL NOTES**

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
2. THIS PLAN CONFORMS TO HORIZONTAL ACCURACY CLASS A-2 WITH RESPECT TO EXISTING CONDITIONS, AND CLASS B WITH RESPECT TO PROPERTY LINES.
3. BOUNDARY DETERMINATION OF EXISTING RIGHT OF WAY AND PROPERTY LINES IS BASED UPON A RESURVEY, BOUNDARY DETERMINATION OF THE TRAFFIC EASEMENT AREA IS BASED UPON AN ORIGINAL SURVEY.
4. THE TYPE OF SURVEY PERFORMED IS AN EASEMENT PLAN.
5. NORTH ARROW REFERS TO THE CONNECTICUT STATE PLANE COORDINATE SYSTEM (NAD83 EP042071) AND IS BASED ON GPS OBSERVATIONS PREPARED BY WSP USA.

**LEGEND**

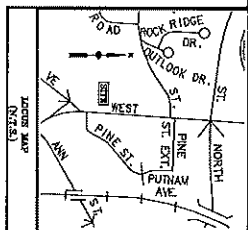
- EASEMENT LINE
- - - - - PROPERTY LINE

TO MY KNOWLEDGE AND BELIEF THIS MAP IS  
SUBSTANTIALLY CORRECT AS NOTED HEREON.

**DRAFT**

MICHAEL J. GARON L.S. #70366

NO CERTIFICATION IS EXPRESSED OR IMPLIED UNLESS THIS  
MAP BEARS THE ORIGINAL SIGNATURE AND EMBOSSED  
SEAL OF THE ABOVE NAMED LAND SURVEYOR.

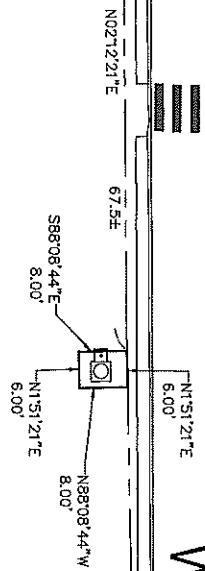


<p>WSP USA, INC. 1000 Village Green Circle, 1st Floor Norwalk, Connecticut 06854</p>	
<p>DATE: _____</p> <p>DISPOSITION: _____</p>	<p>MAP SHOWING EASEMENT ACQUIRED FROM THE HOUSING AUTHORITY OF THE CITY OF NORWALK BY THE CITY OF NORWALK WEST AVENUE NORWALK, CONNECTICUT</p>
<p>Drawn By: J.M./J.S.C.</p> <p>Checked By: J.S.C.</p> <p>Scale: _____</p> <p>Date: _____</p> <p>Sheet No. 1 OF 1</p>	<p>WSP USA, INC.</p> <p>1000 Village Green Circle, 1st Floor Norwalk, Connecticut 06854</p>



# West Avenue

N/F  
 Groce Baptist Church  
 17 West Avenue  
 Vol. 291 Pg. 437



### GENERAL NOTES

1. THIS PLAN HAS BEEN PREPARED IN ACCORDANCE WITH THE REGULATIONS OF CONNECTICUT STATE AGENCIES, SECTIONS 20-300b-1 THROUGH 20-300b-20 AND THE STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS.
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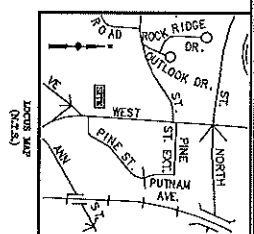
### LEGEND

- EASEMENT LINE
- PROPERTY LINE

TO MY KNOWLEDGE AND BELIEF THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

**DRAFT**

MICHAEL J. GARON L.S. #70366  
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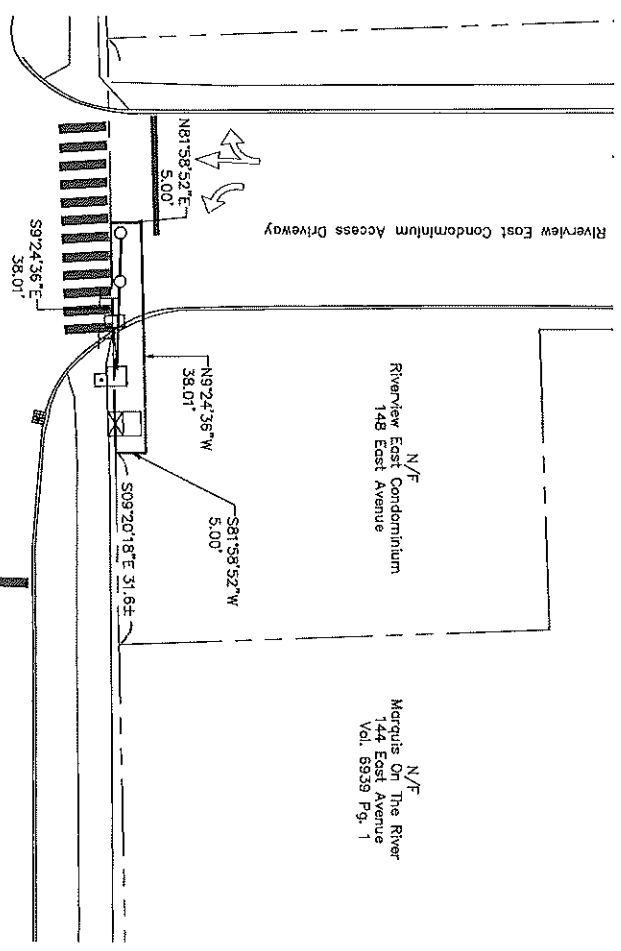


NO.	DATE	DESCRIPTION

MAP SHOWING EASEMENT ACQUIRED FROM  
 GRACE BAPTIST CHURCH  
 BY  
 THE CITY OF NORWALK  
 WEST AVENUE  
 NORWALK, CONNECTICUT

**wsp** WSP USA, INC. 1400 WEST 14TH AVENUE, SUITE 100 DENVER, CO 80202  
 STATE OF CONNECTICUT LICENSE NO. 022243

Drawn By: JAG/ME	Scale: 1" = 20'	Sheet No. 1 OF 1
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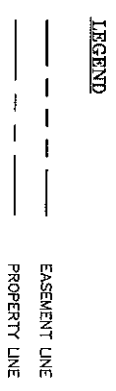
N/F  
River View East Condominium  
148 East Avenue

N/F  
Marquis On The River  
144 East Avenue  
Vol. 8939 Pg. 1

GRAPHIC SCALE  
( IN FEET )  
1 inch = 20 ft

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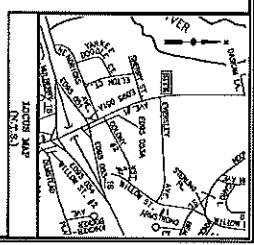


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<p><b>WSP</b> WSP USA, LLC 1000 Westinghouse Drive, Suite 100 Westborough, MA 01581 Tel: 508-853-2200 Fax: 508-853-2201 www.wspusa.com</p>	
<p>DATE: 04/23/2018</p> <p>PROJECT: RIVER VIEW EAST CONDOMINIUM</p> <p>DESCRIPTION: MAP SHOWING EASEMENT ACQUIRED FROM RIVER VIEW EAST CONDOMINIUM BY THE CITY OF NORWALK WEST AVENUE NORWALK, CONNECTICUT</p>	<p>Drawn By: ZJA/ME</p> <p>Checked By: ZJA/ME</p> <p>Scale: 1" = 20'</p> <p>Sheet No.: 1 OF 1</p>