

**CITY OF NORWALK
HARBOR MANAGEMENT COMMISSION
SPECIAL MEETING
JUNE 20, 2023**

ATTENDANCE: Alan Kibbe, Chairperson; Jeff Mangels, Vice-Chairperson; Laurie Jones; Mike Matthews; John Pinto

OTHER: Steve Kleppin, Director of Planning & Zoning; Bryan Baker, Principal Planner; Steven Bartush, Shellfish Commission; Geoffrey Steadman, Consultant

1. CALL TO ORDER/PLEDGE

Chairperson Kibbe called the meeting to order at 7:02. Mr. Mangels led the Pledge of Allegiance.

2. ROLL CALL

There was no Roll Call. Attendance was derived from Zoom screen names.

3. DRAFT ZONING REGULATIONS

The Harbor Management Commission called the special meeting to discuss the proposed draft Zoning regulations to obtain a better understanding and to ask questions.

Mr. Baker presented Harbor Management Commission Zoning & Waterfront Discussion.

- Purpose/Intent/Goals
 1. Modernize and develop a user-friendly code aligned with the Citywide Plan.
 2. Simplify/reduce the number of zones.
 - Presently 31 zones, including 5 single-family
 - Proposed 14 base zones, plus overlays*
*Overlay zones have additional standards and/or allow additional uses beyond what the base zoning allows.
 - Easier to view and simpler to regulate
 3. Align zoning districts with the comprehensive plan and Plan of Conservations and Development (POCD).
 - Use the Future Land Use Map as a guide
 - Concentrate development near transit, infrastructure and employment
 - Develop a form-based, hybrid zoning code model.
 4. Develop a Hybrid Code
 - Traditional (Euclidian) Zoning for single-family areas
 - Form-Based Approach for commercial & multi-family areas
 - Regulations graphic and table-based
- Big Picture Items/Changes
 1. Consolidation of similar zones
 - AAA (single-family, one acre lots) = CD-3L
 - AA, A and some B (single-family, half acre lots and below) = CD-3S
 - Neighborhood Business (mixed-use) and D Residence (multifamily) = CD-4
 - Business No 1 and Business No. 2 (Route 1 and Main Ave) = CD-4C
 - Central Business, Reed Putnam, Sono Station, South Norwalk Business District, Washington Street Design District = CD-5
 2. Focus density around mass transit, job centers, and major infrastructure

- Quarter-mile walksheds used to assist determining the location of the proposed Zones.
 - 3. Regulate impervious surface coverage
 - 4. Regulate grading and vegetation/tree removal
 - 5. Sustainability measures on larger projects
 - 6. Revisions to flood regulations
 - 7. Increase public notification
- Process & Next Steps
Mr. Baker noted on June 22nd & June 28th there will be an outreach meeting for public feedback. In July & August, all feedback will be reviewed and hearings held in September or October to adopt the proposed changes. The proposed effective date for the changes is January 1, 2024.

4. WATERFRONT STUDY

Industrial Waterfront Plan & Zoning Changes. Proposed changes are mostly within the Inner Harbor Planning Area, Upper Harbor, East Norwalk Basin, and Water Street to Veteran's Park. The predominant proposed zoning classifications are CD-4W, CD-5W, SD-MC and SD-LI.

- POCD Amendment
Mr. Kleppin discussed the waterfront study was completed last fall. The study was provided to the commission in November. Mr. Kleppin recommended the board get feedback to the P&Z Commission by August. The P&Z commission will take action on the waterfront plan at the September meeting.

5. ADJOURNMENT

****MR. PINTO MOVED TO ADJOURN THE SPECIAL MEETING**

****MR. MATHEWS SECONDED THE MOTION**

****MOTION APPROVED UNANIMOUSLY**

The meeting was adjourned at 8:08 pm.

Respectfully Submitted,

Michele Watson
Telesco Secretarial Services