

**CITY OF NORWALK
LAND USE COMMITTEE
February 16, 2016**

PRESENT: Frances DiMeglio, Chair; Torgny Astrom; Joel Zaremby; Walter McLaughlin; Victor Cavallo; William Dunne; David Davidson

STAFF: Michael Greene; Mike Wrinn; Jim Bova

OTHERS: Ernie DeRoschers

Ms. DiMeglio called the meeting to order at 7:10 p.m.

I. REFERRALS: Review & recommendation

a) 8-24 Review – Buildings and Facilities Manager on behalf of Oak Hills Park Authority - Review and approval of the Oak Hills Park Improvement Project

Mr. Wrinn began the presentation by explaining the request as well as reminding the commissioners that this 8-24 review has nothing to do with the Capital Budget request that the Oak Hills Park Authority is making for 2016-2017. He also explained what an 8-24 reviewed meant and what the role of the Planning Commission is.

There was a discussion of the restaurant and pro shop. Mr. DeRoschers commented about how the money would be spent. They would be using all of the money.

b) 8-24 Review – Department of Public Works – Review and approval of the rehabilitation of Perry Avenue Bridge over the Norwalk River

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the project which would have 1 additional lane over the bridge. The state will pay much of the cost. There was a discussion about a taking of some property as well as why the numbers are different than what is in the Capital Budget which is different because of federal and state funding.

c) Zoning Commission referral - #4-15M/#18-15R – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from RPDD Subareas A & B to entirely RPDD Subarea A and Proposed amendments to Section 118-502 Reed-Putnam Design District to permit large scale retail in mixed use developments in Subarea A, increase height of parking garage, reduce open space and related technical amendments – Revised amendments for distribution only; action at March 2016 meeting

Mr. Greene began the presentation by asking the commissioners to begin submitting questions to staff on this project. There was a discussion about the parking which does not meet Norwalk's requirements. Mr. Greene said that the staff had asked that question but had still not received an answer. He also discussed Norwalk's regulations. He said that the applicant had made their plans based on their own parameters which make work in other malls but he was not sure which ones.

d) Zoning Commission referral - #17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk – For distribution only; action at March 2016 meeting

Mr. Greene explained where the proposed amendment would affect. Outdoor dining has worked in other areas of Norwalk so now the Zoning Commission would like to add it to East Norwalk, south of the Thruway. He explained what the requirements would be which were the same as outdoor dining in the other areas.

At 7:25 p.m. the commissioners decided to break.

II. CAPITAL BUDGET

a) Review and recommend Capital Budget 2016- 2017 to 2020 – 2021

The meeting was re-opened at 8 p.m.

Mr. Wrinn began the presentation and asked that the commissioners review the Capital Budget line by line. If there was an issue, the item would be circled and then discussed later. Since Mr. Davidson was new, he suggested addressing the additions that the Planning Commission would like to make and then the deductions in order to be close to the Finance Department's recommended budget. The other commissioners said they would like to continue the review of the Capital Budget the way that it was usually done.

The commissioners agreed to the Police Dept. request and finance dept. recommendations. They also agreed to the Fire Dept. request and finance dept. recommendations.

For the Department Of Public Works ("DPW"), Traffic Signals, there was a discussion as to which signals would be replaced. Mr. Davidson asked about monies that were not spent. A substantial amount of money is left from the last few years. Mr. Wrinn said that the department had said these monies would be spent this year. They decided to come back to this item. For the Pavement Marking & Signage, they decided to come back to this item because of monies that had not been spent. For the Congestion/Incident Management System, the commissioners decided not to change the finance dept. recommendation. For the Transportation Master Plan Implementation, the commissioners decided not to fund it as recommended by the finance department.

There was a discussion about the later years for this project. For the Seaview Avenue Improvements, the commissioners decided to give the DPW their request. The Finance Department had decided not to fund this project. For the Projected Crosswalk /Warning, the commissioners were concerned about these busy intersections that the DPW wanted to fix. They decided to fund as requested although the Finance Dept. had cut the request in half. For the Perry Ave. Bridge, the commissioners decided to fund as requested. The Glover Ave. Bridge Improvements there was a discussion as to what the department was requesting and what they had previously received. They decided to keep the funding as requested but they would come back to it. For the General Bridge & Retain Wall Repair, Mr. Davidson noted that there were monies left over from previous years so that they could use unused funds from previous years. For the Fleet Replacement, Mr. Wrinn explained how the finance dept. lowered the request. It was not for all the equipment DPW requested. The commissioners decided to fund as the Finance Dept. had suggested. For the Drainage System Mapping, there was a discussion about the fact that the city is required to do the mapping. They decided to leave it as not funded. For the Pavement Mgmt. Program, the commissioners decided to fund as suggested by the Finance Dept. For the Norwalk River Valley Trail, the city council had suggested that this be fully funded which the commissioners did. For the Sidewalks/Curbing – Road Paving – there was a discussion as to what the difference is between this item and the following item. They decided to keep the finance dept. recommendation. For the Sidewalks/Curbing – Citywide, the commissioners decided to come back to this item. For the Footpath Replacement – The commissioners decided to come back to this item. For the Construction of New Sidewalks, the commissioners decided to follow the finance dept. recommendation. For the General Drainage, Mr. Davidson noted what had been spent and what had not. The commissioners decided to follow the finance dept. recommendation. For the Watercourse Maintenance, the commissioners decided to follow the finance dept. recommendation. For the Honeysuckle – Daphne Diversion, the commissioners decided to follow the finance dept. recommendation. For the Southwind/Marlin Drainage repair, the commissioners decided to follow the finance dept. recommendation because they felt this was a problem that had gone on too long. For the City Hall Repairs and Improvements, the commissioners decided to follow the finance dept. recommendation. This item included the roof, 3rd phase, among other things. For the Sidewalk & Curb-City Building, the commissioners decided to follow the finance dept. recommendation. For the Various City Bldgs. General Repair, the commissioners decided to follow the finance dept. recommendation. For the Public Works Center – Repairs, the commissioners decided to follow the finance dept. recommendation. It did not include a remodel of DPW offices. For the Energy Conservation, the commissioners decided to follow the finance dept. recommendation. For the Police Headquarters, the commissioners decided to fund as requested and not follow the finance dept. recommendation of not funding it. For the Ben Franklin Equipment Upgrade, the commissioners decided to follow the finance dept. recommendation. For the Main Library Repairs and improvements, the finance dept. wanted to fund the design for the improvements, not the entire fund. The commissioners decided to follow the finance dept. recommendation. For the Various Building Software Upgrade, the commissioners decided to follow the finance dept. recommendation. For the Environmental Remediation, the commissioners decided to

follow the finance dept. recommendation. For the Alternative Energy Installation, the commissioners decided to follow the finance dept. recommendation. For the Tree Planting General, the commissioners decided to follow the finance dept. recommendation. For the East Ave. Streetscape Improvements, the commissioners decided not to fund this item at all because it should be a special appropriation since they were not sure what the federal and state funding would be. For the FHWA Matching Funds, there was a discussion as to whether there were funds already in this account. They weren't sure whether they were to be used. The commissioners decided to follow the finance dept. recommendation. For Safe Routes to School, there was a discussion as to what schools would be funded. The Finance Director, in the paperwork, said the dept. would like to fund it in later years. The commissioners decided to follow the finance dept. recommendation. For the Transfer Station – Repairs, the commissioners decided to follow the finance dept. recommendation.

For the Parking Authority - Parking Facilities, the commissioners decided to follow the finance dept. recommendation. For the Revenue Control/Smart parking, the commissioners decided to follow the finance dept. recommendation.

For the Water Pollution Control Authority - Collection System Rehabilitation, the commissioners decided to follow the finance dept. recommendation. For the Solids Handling Facility, the commissioners decided to follow the finance dept. recommendation. For the WWTP Siphon Sluice Gates Rehab, the commissioners decided to follow the finance dept. recommendation.

For the Board Of Education, the Facilities Assess Study Implementation, the commissioners decided to not fund this as requested or follow the finance dept. recommendation. They thought it should be a special appropriation. They thought there should be a larger discussion of it in the city. The commissioners believed that the capital budget, as set forth by the Planning Commission, should be less \$3 million than what the finance dept. recommended. They believed that by funding it, other departments would sacrifice their projects. They should be prepared to special appropriate the funds when there was a specific plan. The commissioners decided to come back to this item. For the West Rock Middle School Window/Door Replace, the commissioners decided to follow the finance dept. recommendation. West Rocks School is listed in the Facilities Assessment Study. There is also the possibility of reimbursement. The Board of Education would have to look at this seriously before it was to be done. Ms. DiMeglio voiced her concerns about the lack of air conditioning in the schools because last year, children had missed school because of the heat. The commissioners decided to follow the finance dept. recommendation. For the District Building Management System, the commissioners were concerned about the fact that the funds had not been used from last year because they had not had time to do these projects. For the District Paving and Concrete, there was a discussion about the two elementary schools that had problems with pavement. Also, it was noted that there were funds that were never used, some of it that went back over 10 years ago. The commissioners decided to follow the finance dept. recommendation. For District Technology, there was a discussion as to whether there were funding from the state for

technology. However, there did not seem to be an answer when the commissioners asked. There was a discussion as to how the finance department came to their recommendation. The commissioners decided to come back to this item. For the District Furniture Replacement, the commissioners decided to give back some funds for the special education programs. For the Norwalk Early Childhood Playscape, the commissioners decided to follow the finance dept. recommendation. For the District Fire Alarm System, there was a discussion as to the violations that a few kitchens had received. The funds were still left from the previous year. The commissioners decided to follow the finance dept. recommendation. For the Capital Repairs and Replacement, this would be a new fund, similar to other funds in other departments which gave the Board of Education funds to fix emergency repairs. The commissioners decided to follow the finance dept. recommendation. For the Asbestos Abate Program, this would be a new fund for when asbestos is found, especially in elementary schools. The commissioners decided to follow the finance dept. recommendation.

For the Recreation and Parks Department, for the Vehicles, the commissioners decided to follow the finance dept. recommendation. For the Veterans Memorial Park, there was a discussion because the department had not received enough funds last year. The commissioners decided to follow the finance dept. recommendation. For the Brien McMahon Replace Turf Fields, there was a discussion as to recent comments from Senator Blumenthal, calling for studies about the safety of the materials used in turf fields. Mr. Astrom had found some sustainable materials that could be used but it is more expensive. Mr. Ferguson said that he had walked the fields and thought that it should be fully funded. He had not realized that the marching band practiced on the blacktop. The commissioners decided to come back to this item since they decided to replace the funding that was requested. For Basketball and Tennis Court, the commissioners decided to follow the finance dept. recommendation. For School and Park Playgrounds, the commissioners decided to increase the funding to what Mr. Moccaie had said the department could use to do one school. If the department did not receive enough funding it would not be able to do the project. For the Cranbury Park/Gallaher Estate, the commissioners decided to follow the finance dept. recommendation since there was funding left over from previous years. For Calf Pasture Beach, the commissioners decided to increase the funding to what Mr. Moccaie had said the department could use to repair/replace air conditioning, windows and doors. For the Paving Sidewalks Projects, this was a new fund that the commissioners decided to follow the finance dept. recommendation. For the Oyster Shell Park, the commissioners decided to follow the finance dept. recommendation. For the Backstop and Fencing Improvements, the commissioners decided to follow the finance dept. recommendation. For the Tree Planting, the commissioners decided to increase the funding to what the department requested and not what the finance department recommended. For the Wallace Bell Parks Garage, the commissioners decided to follow the finance dept. recommendation. For the Open Space Fund, the commissioners decided to follow the finance dept. recommendation. For the West Rocks Design Eng. Turf Field, the commissioners decided to follow the finance dept. recommendation.

For the Library's Parking request, the commissioners decided to follow the finance dept. recommendation to not fund this plan. For the Strategic Plan, the commissioners decided to follow the finance dept. recommendation. For the Main Library Children's Room, the commissioners decided to follow the finance dept. recommendation. For the Norwalk Newspaper Digitization, the commissioners decided to follow the finance dept. recommendation. For the Main Library's North Entry, the commissioners decided to follow the finance dept. recommendation.

For the Historical Commission, the Mill Hill Master Plan ADA, the commissioners decided to follow the finance dept. recommendation. For the Lockwood Mathews Mansion Museum ("LMMM") Roof Leak Repair, the commissioners decided to follow the finance dept. recommendation. For the Lockwood House ADA Access, the commissioners decided to follow the finance dept. recommendation. For the WPA Murals, the commissioners decided to follow the finance dept. recommendation. For the LMMM Improve Project, the commissioners decided to follow the finance dept. recommendation. For the Museum Collection Active Catalog, the commissioners decided to fund as requested by the Historical Commission. For the Mathews Park Buildings, the commissioners decided to follow the finance dept. recommendation. For the Cemetery Conservation and Restoration, the commissioners decided to follow the finance dept. recommendation. For the Barn/Smith Street Buildings, the commissioners decided to follow the finance dept. recommendation. For the HOH- Freese Park Master Plan, the commissioners decided to follow the finance dept. recommendation.

For the Redevelopment Agency, the Wall Street Improvements, Mr. Wrinn showed a site plan for streetscape improvements and sidewalks, etc. There was a discussion about the retaining wall. The commissioners decided to follow the finance dept. recommendation. For the Choice Neighborhood District, there was a discussion because there was still money left from previous years. The commissioners decided to go back this to item. For the Affordable Housing, the commissioners decided to follow the finance dept. recommendation. For the Transit Orientation Development, the commissioners decided to follow the finance dept. recommendation. For the Bikeway Planning and Construction, the commissioners decided to follow the finance dept. recommendation. For the Façade Improvements, the commissioners decided to follow the finance dept. recommendation.

For the Information Technology Department, the Citywide IT Projects, the commissioners decided to follow the finance dept. recommendation.

For the Health Department, the Fire Monitoring Alarm System, there is \$7-10 million worth of historical items from the Historical Commission in the basement. The commissioners decided to fund the item as requested by the department.

For the Human Relations and Fair Rent Department, the ADA Compliance, the commissioners decided to follow the finance dept. recommendation.

For the Oak Hills Park Authority, Driving Range, there was a discussion about the fact that this item was in the Plan of Conservation and Development (“POCD”). Some of the commissioners thought it should be funded and others did not understand how the driving range could be funded. Mr. Cavallo thought it could be a new revenue stream for the golf course. Ms. DiMeglio read from the study, which indicated that there were some “insurmountable” problems. There was a discussion about the restaurant debt. Mr. Ferguson noted that there are banks that could go to agencies to assist with a pay down of the loan. The commissioners decided to follow the finance dept. recommendation. Mr. Astrom thought that the Authority could wait another year to see how their revenue is doing.

At this point, the commissioners decided to determine how to get to a final capital budget number. They reviewed all the items that they had decided to come back to. For Traffic Signals and Pavement Marking/Signage, the commissioners decided on \$100K for each. For the Seaview Ave. Improvements the commissioners decided to fund as requested by the DPW. For the Glover Ave. Bridge, they decided to fund it as recommended. For Sidewalks. Curbing – Citywide, the commissioners lowered the funding as well as on the Footpath Replacement, then requested or recommended. For District Technology, the commissioners funded as recommended. The District Furniture Replacement was given \$30,000 for autistic students. The Brien McMahon Turf Fields were funded as requested. The Museum Collection Archive/Catalog was funded as requested by the Historical Commission was funded as requested. The Choice Neighborhood District was funded at \$250K which was less than what was requested and recommended. There was a discussion as to whether The East Ave. Streetscape Improvements from the DPW and the Facilities Assessment Study Implementation should be left in the Capital Budget. The commissioners discussed the fact that there could be a special appropriation if these items were not funded under the Capital Budget. However, it would not be set forth in the resolution.

There was then a lengthy discussion about how to re-word the resolution for the Capital Budget. Mr. Davidson asked that a paragraph about the out years be set forth as a separate resolution because he could not support the resolution as drafted. He thought that these years were considered as place holders. Mr. Wrinn then suggested alternate language which the commissioners agreed upon.

III. DISCUSSION OF PLAN OF CONSERVATION & DEVELOPMENT (POCD)

This item was tabled for another meeting.

The meeting was adjourned at 10:55 p.m.

Respectfully submitted by,

Diana Palmentiero