

**CITY OF NORWALK
PLANNING COMMITTEE OF THE COMMON COUNCIL
REGULAR MEETING
DECEMBER 1, 2016**

ATTENDANCE: John Kydes, Chairman; John Igneri, Shannon O'Toole-Giandurco, Thomas Livingston, Faye Bowman

STAFF: Timothy Sheehan, Redevelopment Agency Director; Hunter Arton, Community Development Administrator; Tammy Strauss, Director of Community Development Planning

OTHERS: Mr. Charlie Taney, Manresa Association; Mr. John Moeling, Norwalk Land Trust president; Sharon Conners, Purchasing Officer

PUBLIC PARTICIPATION

Mr. Kydes announced that the Public Participation portion of the meeting was open at 7:01 p.m.

Mr. Charlie Taney, the Manresa Association president, came forward and said that after the Manresa Power Plant had closed, the Manresa Association had formed in 2013 to prevent another Cos Cob power plant situation where the plant rusted into the ground for 29 years. He spoke about how the Association was partnering with the City to conduct a Economic Impact Analysis and gave a brief history of the situation. By creating a master plan for Manresa, the City will remain in control of any future development.

Mr. John Moeling, the president of the Norwalk Land Trust, and a member of the Manresa association came forward. He said that he lives near the Island and that there are 8 active osprey nests on the island. He said that the City needs to be in control of the land after NRG disposes it to protect the wetlands and the wildlife there. It is literally at the entry way to the Harbor. He pointed out that several people have stepped forward to put their own money to finance the study and the island does have polluted areas on it.

CALL TO ORDER

Mr. Kydes called the meeting to order at 7:08 p.m.

ROLL CALL

Mr. Kydes called the roll. A quorum was present.

I. APPROVAL OF MINUTES

November 3, 2016 Regular Meeting

**** MR. LIVINGSTON MOVED THE MINUTES OF THE NOVEMBER 3, 2016 REGULAR MEETING.**

**** THE MOTION TO APPROVE THE NOVEMBER 3, 2016 REGULAR MEETING AS SUBMITTED PASSED WITH FOUR IN FAVOR (KYDES, IGNERI, LIVINGSTON AND O'TOOLE-GIANDURCO) AND ONE ABSTENTION (BOWMAN).**

II. BUSINESS

A. MANRESA ISLAND MASTER PLAN

1. Approve advancing to the Common Council a request for \$75,000 from account 017025-5258 for the preparation of the Manresa Island Master Plan.

**** MR. IGNERI MOVED THE ITEM.**

Mr. Sheehan said that Mr. Taney had offered a thorough overview of the history of the island. He said that the City needed to look at the parcel carefully to get back the maximum return that it can. It is important to have a planning document in place in order to work with the owner.

Ms. O'Toole-Giandurco asked what account the funding would come from. Mr. Sheehan said that it was a surplus account and gave the details. It will be important to insure that the City Council supports the study. Ms. O'Toole-Giandurco wished to know who owns the property. Mr. Sheehan said that NRG currently owns it. Ms. O'Toole-Giandurco asked if the City was planning to purchase the property. Mr. Sheehan said that the City might be able to guide the course of the development because it has the power of land use behind it. Mr. Taney pointed out that when NRG goes to sell the property, the City will have to approve it. By being ahead of the plan, the City will already have options available because they have the analysis. When the decision is based on metrics and analysis, the Council can make an informed decision. The study will provide the information for that decision.

Mr. Kydes pointed out that they would not have the ability to go onto the property. He asked what kind of impact that this would have on the study. Mr. Taney said that the firms had most of the information already that would be needed, so they do not need access to the property. Most of the information is already available to the public because the government required the owners to provide extensive testing.

Ms. O'Toole-Giandurco asked what Mr. Toney's goal was for the property. Mr. Taney pointed out that it was private land. He said that the primary goals were for the land to be

environmentally safe. 55 of the 125 acres have coal ash on it, but the Manresa Association would like to see it safe for the wildlife. They would also like to see some part of it preserved as open space.

Mr. Taney said that from a land trust viewpoint, they would to see the environment preserved. He said that one of the firms had a biologist on staff and that weighed heavily in the firm's favor. Also the firm has been on the property previously, so they are familiar with the area and don't need access.

Ms. Bowman asked if there would be more backup for the Council Members. Mr. Livingston suggested that there was a two page Executive Summary that could be given to the Council members.

Ms. Bowman asked where the surplus funding came from. Mr. Sheehan explained that the Finance Director went to the BET and presented this item as a project, which the BET approved adding it to the Economic Development Director's budget and this is in the Operation Budget. Ms. Bowman asked why Ms. Connors was present. Mr. Sheehan said that Ms. Connors works out on the Grant budget for the City. Ms. Bowman said that she did not have enough information to vote for the item.

Mr. Kydes said that if residential units were put on the island, would there be an easement through the area of coal ash. Mr. Igneri said that this was one of the many issues that the analysis would address, along with infrastructure and future needs. Mr. Taney said that there were a number of public meetings built into the process, so as the analysis moves forward, the concerns are addressed.

Ms. O'Toole-Giandurco asked for the recap information before the next Council Meeting, which will be in two weeks. Mr. Sheehan made a note of this.

**** THE MOTION TO APPROVE ADVANCING TO THE COMMON COUNCIL A REQUEST FOR \$75,000 FROM ACCOUNT 017025-5258 FOR THE PREPARATION OF THE MANRESA ISLAND MASTER PLAN PASSED WITH THREE IN FAVOR (KYDES, IGNERI, AND LIVINGSTON) ONE OPPOSED (O'TOOLE-GIANDURCO) AND ONE ABSTENTION (BOWMAN).**

2. Approve advancing to the Common Council approval of the contract with Fitzgerald & Holliday not to exceed \$150, 000 and approve the Economic Development Director to execute the contract and related documents.

**** MR. LIVINGSTON MOVED THE ITEM.**

**** THE MOTION TO APPROVE ADVANCING TO THE COMMON COUNCIL APPROVAL OF THE CONTRACT WITH FITZGERALD & HOLLIDAY NOT TO EXCEED \$150, 000 AND APPROVE THE ECONOMIC DEVELOPMENT DIRECTOR TO EXECUTE THE CONTRACT AND RELATED DOCUMENTS**

**PASSED WITH THREE IN FAVOR (KYDES, IGNERI, AND LIVINGSTON)
ONE OPPOSED (O'TOOLE-GIANDURCO) AND ONE ABSTENTION
(BOWMAN).**

B. COB PROGRAM YEAR 43

**1. Approve scheduling the January 5, 2017 Planning Committee meeting for
6:30 p.m.**

**** MS. O'TOOLE-GIANDURCO MOVED THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

**2. Advance the Conflict of Interest Policy to the Common Council and
authorize Mayor to submit waiver requests related to the COB program to
HUD.**

**** MR. LIVINGSTON MOVE THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

C. ADMINISTRATIVE

A. Adoption of the Schedule of Meetings for calendar year 2017.

**** MS. O'TOOLE-GIANDURCO MOVED THE ITEM.
** THE MOTION PASSED UNANIMOUSLY.**

III. OLD BUSINESS.

There was no old business to consider at this time.

IV. NEW BUSINESS:

There was no new business to consider at this time.

ADJOURNMENT.

**** MR. IGNERI MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:28 p.m.

Respectfully submitted,
S. L. Soltes
Telesco Secretarial Services

City of Norwalk
Planning Committee of the Common Council
Regular Meeting
December 1, 2016