

**CITY OF NORWALK
LAND USE COMMITTEE
March 21, 2017**

PRESENT: Steven Ferguson; Frances DiMeglio; Walter McLaughlin; William Dunne; George Tsiranides; David Davidson

STAFF: Steve Kleppin; Frank Strauch

OTHERS: Mr. Alan Lo; Mr. Lunda Asmani

Ms. DiMeglio called the meeting to order at 7:05 p.m.

I. REFERRALS: Review & recommendation

a) Special Capital Appropriation – Board of Education – In the amount of \$277,000 for the West Rocks Middle School – Window replacement project

Mr. Strauch began the presentation by handing out aerial maps to the commissioners to orient them as to the location of the property. He explained how the application was before them. He also explained how the funding would come from the state and why the appropriation was necessary.

Mr. Lo continued the presentation by explaining how the estimating had been handled. The process began two years ago so things can change over the course of time. He explained how bidders are found through the notice process. He explained that this was bid out to general contractors. There was a discussion as to whether it should have gone to an environmental consultant. There was a discussion as to who the consultant was because it may be the same consultant handling the new school construction. There was a concern at the large increase from the estimates to the current request for an appropriation. Mr. Lo was not sure if it was the same consultant. He explained four elements that had increased the cost of the window replacements. There was a discussion of the difference between a general contractor and a licensed environmental professional. There was a discussion about remediation at various other projects in the city over the years, including at Police Headquarters and Fire Department Headquarters.

b) Mayor’s Office – Capital Budget Project added to FY 2017-18 for \$100,000 for auxiliary parking at Malmquist Field (located on the City Hall campus)

Mr. Strauch oriented the commissioners as to the location of the property on an aerial map. He explained the Capital Budget process in that the Mayor could add new projects. When he does, he sends it to the Planning Commission. The first one was for 48 more parking spaces for the ball field next to City Hall.

Mr. Asmani continued the presentation by explaining that the number of parking spaces was their best estimate. There was a discussion about whether this project would be done in conjunction with the re-paving of the City Hall parking lot. There was also a discussion as to whether there would be a difference between parking in this lot and the City Hall lot.

c) Mayor's Office – Capital Budget Project added to FY 2017-18 for \$35,000 in funding for a library strategic plan for the Norwalk Public Library

Mr. Strauch began the presentation by explaining that the Mayor was adding money to this project. Mr. Asmani explained that there was a prior funding in 2015 which has not been spent. There would be a total of \$70,000 which would include multiple phases. It has been over 10 years since the last Strategic Plan.

d) Zoning Commission referral - #10-16R - Zoning Commission – Proposed amendments to Articles 111 and 140 regarding fees for various applications and adoption of new fee schedule

Mr. Kleppin began the presentation. There was a discussion as to how the fees were increased. He said that he modeled some of the increases to Stamford's rates. He noted that there was a lot more work to be done by the staff on some of the projects which was reflected in the increase of fees. There was a discussion as to whether the Planning and Zoning Department could have an additional staff member. The rates have been referenced in the proposed amendment but can be changed easily.

e) Zoning Commission referral - #2-17R - Zoning Commission – Proposed amendments to extend the moratorium for one year on licensed medical marijuana producer or dispensary facility as permitted by the State of Connecticut

Mr. Kleppin discussed how the moratorium was being handled by the Zoning Commission. At this point, they were waiting to see what would happen on the federal level. There was a discussion as to what other towns were doing as well as why there was a moratorium at this point.

At 7:50 p.m., Ms. DiMeglio asked for a break in the proceedings before they began the discussion of the Plan of Conservation and Development. They returned at 7:55 p.m.

II. Plan of Conservation and Development (POCD)

a) Status report

Mr. Kleppin handed out a list of the members of the committee. He explained that the committee had met with the Mayor before his arrival to the Zoning Department. He was tasked to send out a Request For Quote ("R.F.Q.") and then where the RFQ was found. The city received 6 proposals, 4 of which were interviewed. References were being checked and Standtec has been the leading consultant. The commissioners received materials yesterday so he understood that they could not digest it all quickly.

The Planning Commission would have ultimately say over what would be in the POCD. He explained how at least one commissioner would be on the sub-committees of the POCD. There was a discussion as who would work on the vision for the city itself. Mr. Kleppin said that it could come out of the subcommittees at the end or it could be at the beginning to guide the planning of it. There was a discussion of the Standtec team. There was also a discussion as to how much or how little commissioners could be involved in the process. Mr. Kleppin hoped that all of the commissioners would approve of the POCD.

b) Confirmation of consultant selection

The commissioners decided to add this item to the Planning Commission agenda.

The meeting was adjourned at 8:09 p.m.

Respectfully submitted by,

Diana Palmentiero