

**CITY OF NORWALK
LAND USE COMMITTEE
FEBRUARY 10, 2009**

PRESENT: Frances DiMeglio, Chair; Torgny Astrom; Walter Briggs; Walter McLaughlin; Victor Cavallo; Donald Nelson; Joel Zaremby

STAFF: Mike Wrinn, Frank Strauch; Brenda Hrtanek

OTHERS: Mike Mocciae; Tom Hamilton; Tim Sheehan

Ms. DiMeglio called the meeting to order at 7:37 pm.

I. REFERRALS—Review and recommendation

- a) 8-24 Review—Redevelopment Agency—Property Transfer of 16 & 18 Merwin Street to 16-18 Merwin Street, LLC (the redeveloper) & incorporation of said property into the West Avenue Corridor Plan area**

Mr. Strauch explained that the redeveloper planned to improve the property. He said that the proposal involved a transfer of the property from the City to the redeveloper. Mr. Sheehan clarified that there was no City investment involved in this taking. The Committee agreed to move the item to full Commission.

- b) Mayor's Office—Capital Project Close-out of the Veteran's Park Pedestrian lighting project**

The Committee agreed to consider this item together with item c.

- c) Mayor's Office—Special Capital Appropriation in the amount of \$100,000 for Calf Pasture Athletic Lighting project**

Mr. Strauch described both proposals for Veteran's Park and Calf Pasture. Mr. Mocciae clarified that the close out and appropriation involved the transfer of funds from one lighting project to another. The Committee agreed to move the item to full Commission.

- d) Mayor's Office—Special Capital Appropriation in the amount of \$275,000 to pay a judgment related to property acquired by the City in 2002 by eminent domain for the construction of the new Police Headquarters**

Mr. Strauch explained that a capital appropriation was required in order to adhere to the Superior Court's Memorandum of Decision to have the City pay a Mr. Robert B. Barton for land that was acquired by the City of Norwalk via eminent domain. There was a discussion with Tom Hamilton regarding the issuance of bonds, interest and other fees in order to finance the appropriation. The Committee agreed to move the item to full Commission

- e) Zoning Commission referral--#11-08R—Broadreach Capital Partners CT Properties LLC (Dolce Norwalk Ctr)—Proposed amendments to Section 118-600 Research & Development Zone to permit "special events" as part of an executive and management educational facility**

Mr. Wrinn described the property, explaining that the proposal would allow additional uses on the site. He discussed the hours of operation and restrictions regarding the number of people permitted at the facility. The Committee agreed that the site was important for the City. The Committee agreed to move the item to full Commission.

f) Zoning Commission referral-#10-08R—Zoning Commission—Proposed amendments to various business zones to establish minimum building height requirements

Mr. Wrinn described the proposal, which involved a two-story height requirement in certain business zones. He said that the item would go to public hearing in March.

Ms. DiMeglio closed the meeting at 7:50 pm.

Ms. DiMeglio re-opened the meeting at 8:00 pm.

Mr. Zaremby joined the meeting at 9:00 pm.

II. CAPITAL BUDGET

a) Review and recommend Capital Budget

Mr. Hamilton commented on the nation's economic situation with relation to the Capital Budget. He discussed the numbers and explained the discrepancy between the requested budget and the recommended budget. He clarified the role of funds from the State in determining the recommended budget.

There was a discussion of the limits of Triple A bonding.

Mr. Hamilton clarified that there were three debt measures: first, the percentage of fair market values; second, the percentage of expenditures in the operating budget; and third, the percentage of per capita debt.

Mr. Cavallo asked how the Capital Budget would affect the City's operating budget. MR. Hamilton discussed the issue. Mr. Cavallo asked how the Finance Department came up with its recommendations. Mr. Hamilton described the criteria. He said that the Finance Department encouraged departments to be serious about its five-year plans. He also said that the department supported projects that maintained what the City already had in place. He emphasized the importance of projects with the ability to leverage state or federal grants.

There was a discussion of bonds, maturities and Triple A credits.

Ms. DiMeglio asked Mr. Hamilton to discuss the previous year's recommendation regarding the City buying property.

Mr. Zaremby joined the meeting at 9 pm.

**III. STATUS OF PLAN OF CONSERVATION AND DEVELOPMENT—IMPLEMENTATION—
See capital budget requests for Planning and Zoning**

The meeting was adjourned at 10:05 pm.

Respectfully submitted by Charlene Smith
Land Use Committee, February 10, 2009