

**CITY OF NORWALK  
PLANNING COMMITTEE  
FEBRUARY 2, 2012**

ATTENDANCE: Matthew Miklave, Chair; Michael Geake; Douglas Hempstead; Carvin Hilliard; David McCarthy; Jerry Petrini; Warren Pena

STAFF: Timothy Sheehan, Executive Director; Mary Grace Weber, Special Projects Manager; Timothy Carney, Housing Development Project Manager; Karen Pacchiana, Office Manager

OTHERS: David Watts, Councilmember

**PUBLIC HEARING - CDBG PROGRAM YEAR 38**

Mr. Miklave opened the public hearing at 7:33 p.m.

Ms. Weber explained the format of the presentation and the public hearing. She **noted that the purpose of the Planning Committee's determination is not** to prevent any applicant from submitting a Phase II application and that it is meant simply to give applicants a solid understanding of where their proposal stands so that each applicant can make an informed decision about whether to submit a Phase II application. Each speaker was given two and a half minutes to speak.

NOTE: Item # refers to the number associated with the proposal, as listed in Attachment A of the Planning Committee package for this meeting; this package also contains a summary of each proposal, each application and the results of **Redevelopment Agency staff's assessment of proposals. The package is** available at the following link: <http://www.norwalkct.org/archives/177/Planning%20Committee%20Package%20Feb%202012.pdf>

**Item #14 - Mr. Jim Robertson, Keystone House**

Mr. Robertson said that for the past 40 years, Keystone House has provided services for approximately 300 low income residents annually. Their proposal is to provide air conditioning in a supported housing facility on Jennifer Street. He said that they did not receive points for providing mental health services. Ms. Weber **noted that Keystone's proposal does address health/mental health** services, which are a high Consolidated Plan priority that has not yet been fully addressed and that the scoresheet did not reflect that, although it should have.

**Item #34 - Rev. Albert R. Dancy, SAVE Pen or Pencil Program**

Rev. Dancy explained that SAVE is asking for funds for the Pen or Pencil Program that addresses appropriate out of school time for youths aged 8 - 18.

**Item #19 - Mr. Stuart Greenbaum, Mid Fairfield Child Guidance, Choices for Success After School Program for Underserved Students and their Parents.**

Mr. Greenbaum explained that this is an afterschool program for underserved students which will acquaint them with career opportunities.

**Item #2, Mr. David Shockley, Neighborhood Improvement Coordinator.**

Mr. Shockley said that this request is to fund coordinator's position who would implement projects in the City's urban core.

**Item #21, Ms. Margaret Suib, Fair Housing Officer, Fair Housing Law Seminars**

Ms. Suib explained that this request is to translate seminar presentations and materials into Spanish and Creole.

**Item #6, Mr. Mike Case and Mr. Bill Tetreault, Norwalk YMCA, Auxiliary Pool ADA Upgrade**

Mr. Case explained that this request is to bring the warm water pool up to ADA standards.

**Item #8, Mr. Mike Case and Mr. Bill Tetreault, Norwalk YMCA, Retro Fit and Upgrade of YMCA Electrical Lighting.**

Mr. Case explained that this is a request to upgrade the lighting. He said that they would see a cost savings in seven years. Mr. Hempstead asked if there were any incentives applied against this project. Mr. Case said that if they can apply, they will do so.

**Item #32, Mr. Bill Tetreault, Norwalk YMCA, Father-Child Relationship Building Program.**

Mr. Tetreault explained that this program facilitates an opportunity for fathers and sons to spend two hours a week together at the YMCA.

**Item #12, Ms. Dorothy Bratchell, Women's Business Development Council Microenterprise Assistance Program**

Ms. Bratchell explained that WBDC provides professional development programs to residents located in low income areas of the City.

**Item #10, Mr. William Casale, STAR, Group Home Updates**

Mr. Miklave disclosed that he has had a long relationship with STAR as their legal counsel, and therefore would not vote on this item.

Mr. Casale said that STAR is proposing installing an energy efficient boiler at Ryan House. They are also proposing to install a generator and two propane tanks at Shivers House.

**Item #27, Ms. Tricia Haynes, Hope Works Program, Open Door Shelter**

Ms. Haynes explained that the Open Door Shelter's proposal is for a job training program for their residents. Their goal is to ensure self sufficiency.

**Item #30, Ms. Laura Epstein, Critical Assistance and Outreach to Low Income Seniors, Senior Services Coordinating Council and Norwalk Senior Center**

Ms. Epstein distributed a statement that she said she was going to read; however, she said that she wanted to challenge the score, because it should have been higher. She said that the people they serve have incomes between \$8 - \$12,000 and 90% are elderly. She said that they are asking for funding to do outreach.

Ms. Weber explained the Agency's methodology for scoring the applications. Three Agency staff independently scored each application, compared scores, and came to an agreement if discrepancies were found.

**Item #33, Ms. Kate Lombardo, Food Bank of Lower Fairfield County**

Ms. Lombardo explained that the Food Bank is seeking \$35,000 to subsidize salaries for six employees in the Food Bank.

**Item #31, Rachelle Kucera Mehra, Domestic Violence Crisis Center**

Ms. Kucera Mehra explained that DVCC is seeking \$25,000 for its Medical Advocacy Program for underserved residents.

**Item #18, Ms. Denise Cesareo, Elder House, Memory Care Program**

Ms. Cesareo said that Elder House is seeking funds to underwrite the cost of the Memory Care Program.

**Item# 11, Ms. Amy Perry, The Carver Foundation of Norwalk, Facilities Project**

Ms. Perry explained that the Carver Foundation is seeking funding to upgrade their fire alarm and security system.

**Item# 9, Mr. Sean Richardson, Heroes Village Veterans Transitional Housing, Heroes Village**

Mr. Richardson said that Heroes Village is seeking housing and to provide vocational training for homeless female veterans. He said they intend to convert the old VFW building at High Street. He said that they are seeking \$250,000 with matching funds from donations. Mr. Richardson described the proposed housing. He said that he met with the Zoning department two days ago to discuss issues.

**Item# 4, Mr. John Horkel, Earthplace, Floor Abatement and Carpet Replacement**

Mr. Horkel said that Earthplace is requesting \$10,000 to abate asbestos tiling in the main building. He said that 700 children from the Norwalk community visit annually.

**Item# 7, Mr. Joseph Mann, NEON, Ben Franklin NCDP Bathroom Renovation**

Mr. Mann said that NEON is asking for \$21,000 to renovate the bathroom in the child development area.

**Item #29, Mr. Joseph Mann, NEON, Job Development for Targeted Norwalk Populations**

Mr. Mann said NEON is asking for \$22,000 to provide individualized job readiness services.

**Item# 25, Ms. Darlene Young, Summer Youth Employment Program, City of Norwalk**

Ms. Young said that the City is applying for \$20,000 to provide job etiquette training. The Summer Youth Employment Program serves youths between the ages of 14-18.

**Item# 26, Ms. Jennifer Barahona, Family and Children's Agency, After School Program**

Ms. Barahona explained that Family and Children's Agency is requesting \$25,000 to expand their after school program to five days a week. This program

is in partnership with Norwalk Community College.

**Item # 13, Ms. Sheri McCready, Norwalk Housing Authority, Installation of Automatic Doors at Norwalk Housing Authority Main Office**

Ms. McCready explained that the Norwalk Housing Authority is requesting \$18,000 to install automatic doors at their 24 ½ location to provide easy access to the building.

**Item # 15, Ms. Sheri McCready, Norwalk Housing Authority, Installation of Air Conditioning in Senior Court Community Room**

Ms. McCready explained that the Norwalk Housing Authority is requesting \$26,665 to install air conditioning in the community room. This would serve about 160 residents.

**Item # 16, Ms. Sheri McCready, Norwalk Housing Authority, Installation of Air Conditioning at Ludlow Village Community Room.**

Ms. McCready explained that the Norwalk Housing Authority is requesting \$18,222 to install air conditioning in the common area that is used by senior citizens.

**Item #23, Ms. Mary Beth Becker, Norwalk 2.0, Neighborhood Sustainability through Creative Placement**

Ms. Becker explained that Norwalk 2.0 is requesting \$25,000 to support site specific public art installations. Mr. Hempstead asked for clarification of site specific. Ms. Becker said that they do not have specific locations.

**Item #3, Mr. Keith Cryan, Woodward Cliffs mutual Housing, Mutual Housing Association of Southwestern Connecticut**

Mr. Cryan said that Mutual Housing is seeking \$40,000 to upgrade the units and to keep them affordable for the tenants. Mr. Hempstead asked if these units are included in the inventory of affordable housing. He was told that they are.

**Item #28, Ms. Christi Pope, Security Deposits Assistance for Low Income Households, Christian Community Action**

Ms. Pope said that Christian Community Action is asking for \$4,000 to assist low income residents in paying security deposits.

**Item# 22, The Maritime Aquarium at Norwalk, Junior Marine Biology Academy**

Mr. Sheehan said that written comments were submitted by Mr. Alonzo. Mr. Miklave deemed the letter to be part of the record (attached)

**Item# 1, CDBG Program Administration, Norwalk Redevelopment Agency**

Mr. Sheehan said that it was important for the Committee to understand the process. He explained that **the City Neighborhoods Program supports the City's** CDBG eligible activities in the three LMI census tracks and that the Program Administration Grant is established by a HUD formula.

Ms. Weber said that the City of Norwalk Office of Building Management withdrew their request for funding for window replacement at Ben Franklin Center (associated written comment attached). Mr. Miklave said that it seemed to be premature to withdraw the application at this time.

Mr. Miklave asked if anyone was present from the Urban League. There was no response.

Mr. Miklave asked if any member of the public wished to address the Committee.

Mr. David Cole spoke in support of the Heroes Village application. He said that the general population does not understand the post combat stress experienced by female Veterans. He said that they are not treated as well as they should be and there is a need for this housing. He asked the Committee to look favorably on this application. Mr. Miklave thanked Mr. Cole for his service.

Ms. Diane Lauricella said that in these economic times, there are wants and there are needs. She said that she did not understand the scoring on items 29, 30, 31, 32, 33 and possibly 34.

There were no other members of the public who wished to address the Committee.

The public hearing was closed at 9:10 p.m.

A recess was called at 9:10 p.m.

**CALL TO ORDER**

Mr. Miklave called the meeting to order at 9:25 p.m.

**ROLL CALL**

Mr. Miklave called the roll.

## PUBLIC PARTICIPATION

Ms. Diane Lauricella said that over the past 20 years she has observed the Planning Committee. She asked why they mostly look at Redevelopment Agency matters. She said that she would like to see the scope of the Planning Committee work to expand to land use planning. She talked about the Industrial Zone Study and said that she would like to know what efforts were made in this area.

Ms. Jackie Lightfield spoke about the Industrial Zone. She said that it was part of the Master Plan of Conservation and was read by this Committee. She said that most of the Industrial Zones were changed, because they were surrounded by Residential zones. She said that Industrial Zone 1 is for heavy manufacturing and said that she did not believe it was coming back to the United States.

Ms. Lightfield said that there was an attempt to bring in boutique manufacturing and that is something the City has been supportive of. She said that it is important to understand the difference between light and heavy industrial zones.

There were no other members of the public who wished to speak.

## BUSINESS

**\*\* MR. MIKLAVE MOVED TO SUSPEND THE RULES TO ADD AN ITEM TO THE AGENDA - TRANSIT CENTERED DEVELOPMENT GRANT MOTION PASSED UNANIMOUSLY**

### NATIONAL ENDOWMENT FOR THE ARTS OUR TOWN GRANT APPLICATION

**\*\* MR. HEMPSTEAD MOVED TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS REQUIRED TO ADVANCE THE APPLICATION FOR THE NATIONAL ENDOWMENT FOR THE ARTS OUR TOWN GRANT IN THE AMOUNT OF \$100,000 AND IF SELECTED, TO EXECUTE THE GRANT AGREEMENT AND ADVANCE TO THE COMMON COUNCIL FOR FINAL ACTION MOTION PASSED UNANIMOUSLY**

**\*\* MR. MCCARTHY MOVED TO AUTHORIZE THE MAYOR TO EXECUTE ALL DOCUMENTS REQUIRED TO ADVANCE THE APPLICATION TO THE DEPARTMENT OF ECONOMIC & COMMUNITY DEVELOPMENT OFFICE OF THE ARTS CITY CANVASES GRANT IN THE AMOUNT OF \$200,000, AND, IF**

**SELECTED, TO EXECUTE THE GRANT AGREEMENT AND TO  
ADVANCE TO THE COMMON COUNCIL FOR FINAL ACTION  
\*\* MOTION PASSED UNANIMOUSLY**

**COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

**DECISION BY PLANNING COMMITTEE REGARDING WHICH CDBG PY38  
APPLICATIONS WILL ADVANCE TO PHASE II OF THE APPLICATION  
PROCESS**

Mr. Miklave recommended moving items 1 - 11 and 17 - 28 as a block onto the next phase. Mr. Sheehan noted that if this action is to be taken then the program budget issues will need to get addressed in Phase II. The Committee discussed procedures. Mr. Miklave said that he can't vote on item 10 (STAR).

**\*\* MR. MIKLAVE MOVED ITEMS 1 - 11 TO ADVANCE TO PHASE II**

**\*\* MR. PETRINI AMENDED THE MOTION TO DELETE ITEM 5 FROM  
THE RECOMMENDATION**

Mr. Hempstead asked for verification that this was not requested in the capital budget. Mr. Sheehan said that it was requested.

**\*\* MR. PETRINI WITHDREW HIS AMENDMENT TO REMOVE ITEM 5**

**\*\* MR. HEMPSTEAD MOVED TO ADD ITEM 14**

Mr. Petrini said that he supported that item.

Mr. Miklave said that he looks at CDBG grants and there is a difference between needs and wants. He said that he believes it is the intent to serve the underserved in our community and it is a bricks and mortar program. He said that he gets concerned that agencies depend upon this for operations funds. Mr. Miklave said that he is happy to support the program to provide air conditioning because it will have an immediate impact for the residents.

**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. MIKLAVE MOVED TO ADD ITEM 12**

Mr. Miklave said that he feels this is an important project for job creation. Mr. Petrini said that the backbone of this country is small businesses.



**\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. HEMPSTEAD MOVED ITEMS 15 AND 16  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. GEAKE MOVED ITEM 13  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. HEMPSTEAD MOVED TO DELETE ITEM 4**

Mr. Petrini agreed and said that the money could be used for a better project. Mr. Miklave said that he would vote against the amendment and would vote to move this item to the next round.

**\*\* MOTION PASSED BY A SHOW OF HANDS WITH THREE (3) VOTES  
IN OPPOSITION (MR. HILLIARD; MR. PENA; MR. MIKLAVE)**

**\*\* MOTION TO MOVE ITEMS 1-3; 5-9; 11-16 TO THE NEXT ROUND  
PASSED UNANIMOUSLY**

Mr. Miklave rescused himself and left the Community Room.

**\*\* MR. HEMPSTEAD MOVED ITEM 10  
\*\* MOTION PASSED UNANIMOUSLY**

Mr. Miklave returned to the Community Room.

**\*\* MR. MIKLAVE MOVED ITEMS 17 - 28**

**\*\* MR. HILLIARD MOVED ITEMS 32 AND 34**

Mr. McCarthy said that they were both very good adds.

**\*\* MOTION PASSED UNANIMOUSLY**

Mr. McCarthy rescused himself and left the Community Room.

**\*\* MR. PETRINI MOVED TO ADD ITEM 30  
\*\* MOTION PASSED UNANIMOUSLY**

Mr. McCarthy returned to the Community Room.

**\*\* MR. HILLIARD MOVED TO ADD ITEM 29  
\*\* MOTION PASSED UNANIMOUSLY**

**\*\* MR. MIKLAVE MOVED ITEM 17 - 30 , ITEM 32 AND ITEM 34 TO  
PHASE II  
\*\* MOTION PASSED UNANIMOUSLY**

Mr. Hempstead asked when the next discussions will take place. Mr. Sheehan said that they will take place at the next Planning Committee meeting.

#### **TRANSIT CENTERED DEVELOPMENT GRANT**

**\*\* MR. MCCARTHY MOVED TO AUTHORIZE THE SUBMISSION OF  
THE TRI-STATE TRANSPORTATION CAMPAIGN TRANSIT-  
CENTERED DEVELOPMENT GRANT FOR THE SOUTH NORWALK  
RAILROAD STATION NEIGHBORHOOD IN ACCORDANCE WITH  
THE TRI-STATE TRANSPORTATION CAMPAIGN REQUEST FOR  
APPLICATIONS AND AUTHORIZE THE INDIVIDUAL SERVING AS  
MAYOR, OR THEIR SUCCESSOR(S) TO SIGN THE GRANT  
APPLICATION ON BEHALF OF THE CITY OF NORWALK AND TO  
SIGN ANY OTHER DOCUMENTS THERETO.  
\*\* MOTION PASSED UNANIMOUSLY**

Mr. Miklave said that he received a communication from Mr. Kimmel. He injured himself and would be unable to attend tonight's meeting. Mr. Miklave noted that the Committee sends their kind regards to Mr. Kimmel.

#### **OLD BUSINESS**

Mr. Miklave said that going forward, he would like the Committee to think what they can do to encourage alternate views by reaching out to the community.

Mr. Miklave thanked the staff.

**\*\* MR. HILLIARD MOVED TO ADJOURN  
\*\* MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 10:10 p.m.

Respectfully submitted,

Rosemarie Lombardi  
Telesco Secretarial Services