

**CITY OF NORWALK
PLANNING COMMITTEE
MARCH 1, 2012**

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

STAFF: Timothy Sheehan, Executive Director; Munro Johnson, Sr. Development Project Manager; Susan Sweitzer, Senior Project Manager; Mary Grace Weber, Special Projects Manager;

OTHERS: Bruce Kimmel and David Watts, Councilmembers

CALL TO ORDER

Mr. Miklave called the meeting to order at 7:34 p.m.

ROLL CALL

Mr. Miklave called the Roll.

PUBLIC PARTICIPATION

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

APPROVAL OF MINUTES - February 2, 2012

**** MR. HEMPSTEAD MOVED TO DEFER THE APPROVAL OF MINUTES TO THE NEXT MEETING**
**** MOTION PASSED UNANIMOUSLY**

BUSINESS

CONNECTIVITY

Mr. Johnson explained that the final document is being put together by the consultant and should be ready to be added to the March 27th Common Council meeting packet. Mr. Miklave asked the Committee members if they had any concerns that the Redevelopment Agency staff will change any part of the plan before it reaches the Council floor. Mr. Sheehan said that if there are any substantial changes, he will bring the plan back to the Committee. Mr. Miklave asked that the Committee members receive the final version as soon as possible.

**** MR. MIKLAVE MOVED TO ADVANCE THE CONNECTIVITY MASTER PLAN TO THE COMMON COUNCIL FOR ADOPTION WITH THE UNDERSTANDING THAT IF COUNCILMEMBERS HAVE SIGNIFICANT ISSUES AT THE NEXT COUNCIL MEETING, THEY WILL SEND THE PLAN BACK TO THIS COMMITTEE FOR DISCUSSION AT THE FIRST MEETING IN APRIL**

Mr. Petrini commended the staff for doing a tremendous job.

**** MOTION PASSED UNANIMOUSLY**

Mr. Miklave asked Mr. Johnson to e-mail the plan to the full Common Council.

PLANNING

**** MR. MIKLAVE MOVED TO HOLD A PLANNING COMMITTEE SPECIAL MEETING ON MARCH 19, 2012 AT 7:30 P.M. FOR THE PURPOSE OF CONDUCTING A PUBLIC HEARING REGARDING THE CITY CAPITAL BUDGET**

Mr. Miklave asked Mr. Sheehan to extend an invitation to all Councilmembers.

**** MOTION PASSED UNANIMOUSLY**

BROWNFIELDS

STATUS UPDATE ON DECD MUNICIPAL PILOT GRANT AT SOUTH NORWALK TRAIN STATION

Mr. Sheehan noted that there is no action needed on this item. Ms. Sweitzer reported that the City received a grant for \$300,000 for Pilot Program to remediate the surface lot at 30 Monroe Street. She reviewed the bidding schedule and said that she believes they will do the excavation in June.

Mr. Petrini asked where the day parkers will go. Ms. Sweitzer said that there is nothing definite yet.

CDBG

REVIEW AND CONSIDER THE PHASE II CDBG APPLICATIONS

Ms. Weber gave a Power Point presentation describing the annual action plan. Mr. Petrini asked if HUD would reject any of the programs that the Committee approves. Mr. Sheehan explained that all of the programs have met the national threshold. Mr. Hempstead suggested that this come back to the Committee for final comments. Mr. Sheehan said that the HUD issue is that the legislative body **can't take action until the 30-day comment period has expired. He said that this** would come back to the Planning Committee at the April 5th meeting to consider public comment.

Mr. Miklave said that the April 5th meeting will be busy and a long night. He said that the public comments and the allocations will come back to the Planning Committee on April 5th and will then be advanced to the Common Council, which will give them the ability to table this for one meeting and then back to the full Common Council on the fourth Tuesday of April.

Ms. Weber reviewed key considerations for allocation recommendations. It was **noted that project number 13 - Heroes Village Veterans Transitional Housing** funding request needs to get further along to meet funding requirements. Mr. Miklave asked the Redevelopment Agency staff to let the Heroes Village people know how much support the Committee supports them. Mr. Sheehan said that there is also a substantial Zoning issue with this use. He said that he will discuss this with the Director of Planning and Zoning because there is a difficult hurdle for this location.

Mr. McCarthy asked if they had all of the information. Mr. Sheehan said that they were also asked to present a budget, but nothing was presented. He said that this particular location might not be the right location for the program.

Mr. Hilliard said that they had to make it known why this Committee could not approve this project and that they want to assist the group. He said that Veteran housing is especially short for female Veterans. Mr. Hilliard suggested that Mr. Miklave send a letter to the group to let them know that Redevelopment is willing to work with them. Mr. Hempstead suggested creating a resolution from the Common Council stating that the City is willing to work to work with them and may be able to carry them to a funding source. Mr. Miklave said that was an excellent idea.

Mr. Hempstead asked for the number of people served by each project.

APPROVE FOR ADVANCEMENT TO THE COMMON COUNCIL FOR ITS FURTHER CONSIDERATION AND APPROVAL ON OR BEFORE APRIL 10, 2012 THE CDBG APPLICATIONS THE PLANNING COMMITTEE DEEMS CONSISTENT WITH HUD'S GOVERNING RULES AND REGULATIONS IN AN AMOUNT TOTALING \$935,748.96 OR LESS

**Category 1:
Administration**

**** MR. MIKLAVE MOVED TO ADVANCE CATEGORY 1
** MOTION PASSED UNANIMOUSLY**

**Category 2:
Economic Development/Housing Rehabilitation/Public Facilities/Planning And
Capacity Building**

Mr. Miklave rescused himself from the following vote.

**** MR. HEMPSTEAD MOVED TO ADVANCE ITEM 4
** MOTION PASSED UNANIMOUSLY**

**** MR. MCCARTHY MOVED TO ADVANCE ITEMS 2, 5, 6, 7, 8, 9, 10 &
11
** MOTION PASSED UNANIMOUSLY**

**Category 3:
Public Services**

The Committee discussed the projects.

Mr. Petrini asked if there were any programs that could be removed from this category. Mr. Sheehan said that there were not.

Mr. Hilliard talked about item 30 and said that he thought Rev. Dancy had submitted a new program. He said that this program targets at risk youth. Mr. Sheehan said that there were four areas where the proposal had problems. He said that there might be some latitude with mental health services. Mr. Kimmel asked if they are talking about diagnosed diseases. If not it would be hard to make an assumption that they have a mental health disease.

Mr. Hempstead said that there were three proposals that provided similar services. He asked if there was any way they could collaborate. Mr. Sheehan said that the real challenge is that the vast majority of public services are targeting the fund resource toward staffing.

Mr. Petrini suggested having staff in the staff and their scoring. Mr. Miklave proposed focusing on high priority numbers.

**** MR. HEMPSTEAD MOVED TO ELIMINATE ITEM 22 - FAIR HOUSING
LAW SEMINARS**

**** MOTION PASSED UNANIMOUSLY**

**** MR. HEMPSTEAD MOVED TO ELIMINATE ITEM 20 JUNIOR MARINE BIOLOGY ACADEMY**

Mr. Miklave said that he could not support that.

**** MR. HEMPSTEAD WITHDREW HIS MOTION**

**** MR. MIKLAVE MOVED TO ADVANCE ITEMS 15 & 16 (SERVES 150 EACH)**

**** MOTION PASSED UNANIMOUSLY**

**** MR. HEMPSTEAD MOVED TO ADVANCE ITEM 18 (SERVES 100)**

**** MOTION PASSED UNANIMOUSLY**

**** MR. PETRINI MOVED TO ADVANCE ITEM 23 (SERVES 300)**

**** MOTION PASSED UNANIMOUSLY**

**** MR. MIKLAVE MOVED TO ADVANCE ITEM 20 (SERVES 40)**

**** MOTION PASSED UNANIMOUSLY**

**** MR. HEMPSTEAD MOVED TO ADVANCE ITEM 21 (SERVES 40)**

**** MOTION PASSED UNANIMOUSLY**

Mr. Hilliard and Mr. Watts left the meeting at 9:20 p.m.

**** MR. HEMPSTEAD MOVED TO AUTHORIZE STAFF TO DEVELOP AN ANNUAL PLAN CONSISTENT WITH THE PLANNING COMMITTEE'S FUNDING RECOMMENDATIONS AND TO PUBLICALLY POST SUCH ANNUAL PLAN FOR A 30-DAY PUBLIC COMMENT PERIOD AND ADVANCE THE ANNUAL PLAN TO THE COMMON COUNCIL FOR ITS REVIEW AND CONSIDERATION ON OR BEFORE APRIL 10, 2012**

**** MOTION PASSED UNANIMOUSLY**

GREEN BUILDINGS AND SUSTAINABLE ECONOMIC DEVELOPMENT

REVIEW NORWALK'S EFFORTS TO INCORPORATE "GREEN" AND SUSTAINABLE CONCEPTS IN DEVELOPMENT

Mr. Miklave said that the staff does a fantastic job serving the Committee, but there are other issues the Committee should be thinking about. He suggested that the Committee start talking about green and sustainable aspects, but not from a Zoning or Land Use standpoint. He asked the Redevelopment Agency staff to provide a copy of the guidelines.

Mr. Miklave said that the goal is not to go out with a specific action in mind, but to look for opportunities and think outside the box.

APPOINT ADVISORY GROUP TO ASSIST THE MEMBERS OF THE PLANNING COMMITTEE IN THESE EFFORTS

Mr. Miklave said that he would like to reach out to the community and create a group that could formulate ideas. He said that the group would have a set deadline, and then the Committee would hear what they have to say. Mr. Pena said that he thought about doing the same thing at the Land Use and Building Management Committee and that he is happy to see this.

Mr. Hempstead suggested adding an architect to the group. Mr. Miklave said that he wants to get people who are experienced in the green movement. He also wants to include a finance person. Mr. Miklave said that he wants Norwalk to become a City that embraces ideas.

Mr. Geake asked if there is any grant money available to help seed the program. Mr. Miklave said that is a good idea, but that would occur further along in the process. Mr. Miklave said that he was not talking about creating an ordinance. Mr. Sheehan said that all rehab programs require energy efficiency.

Mr. McCarthy suggested considering some parameters for the advocacy group. Mr. Miklave said that he would ask them to come back in 60-90 days with suggestions for what this Committee could do to get the discussion started.

Mr. Miklave said that he will try to circulate a list of proposed names by the middle of next month. He welcomed any suggestions.

OLD BUSINESS

WORKFORCE HOUSING

For discussion.

There was no discussion this evening.

SCOPE OF PLANNING COMMITTEE JURISDICTION AS IT RELATES TO NON REDEVELOPMENT AREAS

For discussion.

There was no discussion this evening.

**EFFORTS TO PROMOTE JOB GROWTH AND CREATION OF JOBS FOR
THE 21ST CENTURY**

For discussion.

There was no discussion.

NEW BUSINESS

There was no new business discussed this evening

ADJOURNMENT

**** MR. MCCARTHY MOVED TO ADJOURN
** MOTION PASSED UNANIMOUSLY**

There was no further business and the meeting was unanimously adjourned at 9:40 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Services