

**CITY OF NORWALK  
PLANNING COMMITTEE OF THE COMMON COUNCIL  
PUBLIC HEARING  
MARCH 7, 2013**

**ATTENDANCE:** Nicholas Kydes, Chair (7:15 p.m.); Carvin Hilliard, Matthew Miklave, Warren Peña, Douglas Hempstead, David McCarthy (7:35 p.m.)

**STAFF:** Timothy Sheehan, Redevelopment Director; Mary Grace Weber, Redevelopment Agency Special Projects Manager

**OTHERS:** Council Member Bruce Kimmel; Council Member David Watts

**PUBLIC HEARING - PLANNING COMMITTEE CAPITAL BUDGET REVIEW**

Mr. Hempstead called the hearing to order at 7:10 p.m. He explained that Mr. Kydes was running late, but also was aware that there were staff members who were expected at a BET meeting scheduled at 7:30.

**Norwalk Public Library** - Ms. Christine Bradley, the Library Director, came forward and greeted everyone. She said that the main library priority was the preservation of the building. The original building was built in 1903 and there was a 1981 addition. There is asbestos in the building and some water leaking in the original portion of the building.

The second priority is to maintain the integrity of the building and to look ahead for the City's need for services from the Library.

About 6 years ago, a space was set aside for the teens in both buildings. These need to be upgraded. Ms. Bradley mentioned a "maker space" that might include a 3D printer or a laser printer. Westport Library has already established this kind of space. This would allow the teens to become excited about the new technology and interact with adults.

Mr. Miklave asked if the order of the priorities of the projects was the order they wished to have it funded. Ms. Director said that this was so.

*Mr. Kydes joined the meeting at 7:15 p.m. He assumed chairing the hearing.*

Mr. Miklave had several other questions about the details of the teen space, and the more detailed aspects of the needed repairs. There are problems with the roof that were discovered following the hurricane including the asbestos abatement and the repairs to the original building.

**Recreation and Parks** - Mr. Mocciae came forward and said that he agreed with the Finance Department except for Fodor Farm. He pointed out that the vehicles that were being replaced were 25 years old. He spoke briefly about the various project requests, including Fodor Farm,

the replacement of the Calf Pasture Beach pier according to hurricane specs, the park playgrounds, Open Space Fund, and dredging Rowayton Pond. The first phase of Oyster Shell Park is completed without additional funding.

Mr. Kydes had some detailed questions regarding the Calf Pasture pier. Mr. Mocciae said that the Federal Government had not settled with the City about the original damage from Hurricane Irene. He said that it would be built to hurricane specification.

*Mr. Kimmel joined the meeting at 7:25 p.m.*

Mr. Kimmel asked if the City would have to continually replace the pier. Mr. Mocciae explained that it would be built to current hurricane standards.

**Norwalk Fire Department** - Chief McCarthy came forward and updated the Committee about a Westport Avenue Station addition project. The bids came in very high and a second bid call was issued. These bids also came in high. The project has been put on hold at this time. \$600,000 has been previously allocated for this project.

Mr. Kydes said that the new Volk station was looking great. He asked when the building would be open. Chief McCarthy said that the building schedule was on track for a late summer opening.

Mr. Miklave had several questions about the 1 million dollar cost for the addition at Westport Avenue. He also wished to know what the response time was for the Cranbury area. Chief McCarthy said that once the trucks are across Westport Avenue, the response time was 6 minutes. A new station in the Cranbury would require a full staff and the number of calls in Cranbury is low.

*Mr. McCarthy joined the meeting at 7:35 p.m.*

Mr. Kimmel had some questions about the City's property in Cranbury. Mr. Kimmel pointed out that there were no fire hydrants in the area. He asked if there were safety issues that would have to be addressed. Chief McCarthy said that there was very little expansion in the residential area and no expanse in commercial area. He explained that by outfitting the trucks with water hoses that would allow the Department to literally lay a water main for almost a mile with all the equipment. The water department is not planning any expansion in their water service. Mr. Kimmel asked if either Westport or Wilton was closer. Chief McCarthy said that Westport's headquarters was on the far side of the town center and Wilton's was in their town center.

**Police Department** – Lt. Wrinn said that the priority was replacing the prisoner van, which is rusted out, and a pick up truck that could assist with snow plowing the parking area and moving larger objects.

Mr. Miklave asked why DPW is not plowing the parking lots. Lt. Wrinn said that there was no room to plow the snow; it has to be removed from the lot. The outside vendor removes the snow

piles. Lt. Wrinn explained that since the department is active 24/7. The pick up truck would be able to clean up the lot once bulk of the snow is removed.

**Planning and Zoning** - Mr. Greene, the Planning and Zoning Director, said that the waterfront access is from previous use, along with the bicycle lanes, sidewalks, public art in the plaza, Norwalk gateways, street end parks along the river, and population data analysis.

Mr. Kimmel asked about the cost of the data analysis. Mr. Greene said that it would cost about \$50,000. Mr. Kimmel pointed out that there were many different departments that could use that data, such as the BOE or the Fire Department.

**Fair Rent/Human Relations** - Mr. Bovilsky, the Director of Fair Rent/Human Relations, then came forward and spoke about the ADA compliance study. He said that he had been working on creating a transition plan on a very tight budget. Cost estimation was not part of original plan. Now that the plan is complete, the City has three years to complete the compliance.

Mr. Hempstead asked about the fact that DPW and Planning had been speaking about sidewalks. Mr. Bovilsky said that while there were access issues in the plan, the priorities would be different. Mr. Hempstead asked if there was any way to have DPW coordinate work on some aspects of this. Mr. Bovilsky said that Mr. Alvord was on the committee and was aware of where there were particular issues.

Mr. Miklave asked if the BOE was also involved in the ADA committee. Mr. Bovilsky said that the BOE was involved in the committee. He added that Gilbane had done two studies on all the BOE properties, so the BOE were aware of these issues. Mr. Bovilsky repeated that Mr. Alvord was aware of the ADA requirements, so when new sidewalks were installed, they have been done according to the ADA requirement. The City had made significant progress in this area.

**Information Technology** - Ms. DelVecchio came forward to speak about technology. She said that the department was in agreement with Mr. Hamilton's budget. The primary focus is on public safety. There are on going programs such as computer refreshment.

Mr. Hempstead asked for a break down of all the IT projects. Ms. DelVecchio said that there was a spreadsheet listing these in the packets. She added that she would email the document to the Committee members.

**Redevelopment Agency** - Mr. Sheehan then gave a brief overview of the housing request. Mr. Hamilton then said that the recommendation of half of the request. The pedestrian access for the east bound portion of the transit node in South Norwalk is being proposed, along with better lighting around the Maritime Aquarium and Parking garage and art for the parks.

Mr. Miklave asked if a copy of the budget break down on the Excel spreadsheet in digital form. Mr. Sheehan said that he would ask Finance for the document.

Mr. Kydes then asked if there was anyone present from the public who wished to comment.

Ms. Diane Lauricella came forward and said that the format for the public hearing was different. She said that she could not cover all her material in less than 3 minutes. She said that there were four departments that she had questions about.

She pointed out that it was the citizen's money and that the February 15th issue of the Citizen's News article had included her comments. She said that it was not the Planning Commission's money or Mr. Hamilton's money. It is the people's money. She said that she had done some extra home work about this. Mr. Kydes pointed out that everyone on the Planning Committee was a Norwalk resident and paid taxes.

Ms. Lauricella's first concern had to do with the pier, the sea wall and the jetty. The pier's engineering study did not meet the level of due diligence that was needed. She said that she was not an engineer, so she contacted an expert. The proposed heights of the new pier are not enough to prevent it from being lost in another large storm. She said that the Recreation and Parks hoped to break ground by April, but she felt that department should redo the plans.

Ms. Lauricella wanted to know when the Planning Committee had to vote on the Capital budget because there were numerous others who were not present at the hearing due to weather concerns. Discussion followed about the timeline of the budget process.

Mr. Kydes said that the Planning Committee will be making recommendation by the beginning of April.

Ms. Lauricella said that the engineering plan did not address the wave heights. She said that she had suggested that the engineer look at the climate change and wave action. She said that she always tried to speak with the Department heads first about her concerns. She said that she did not feel that the company that did the engineering should have used the wave action data from Bridgeport. The bench mark data sheets were from Bridgeport. Due to the fact that this is an expensive project, it would be wise to have the information from the immediate Norwalk area.

The DEEP put this on the Certificate of Permission is a fast track and there is no public input. She said that she would be contacting the CT State DEEP about this. She said that she would be contact the Committee members about changing the design, the angle of the pier and use new materials that are being used by Europe. She said that this has not been properly vetted.

The DPW generator was the next item addressed. She said that if City Hall were utilized as a shelter, the generator would be fired up. But she felt that expecting staff to come in rather than using lap tops or commute from home was not a good idea.

Ms. Lauricella then spoke about the Redevelopment Agency and how the lighting should be funded. She said that she supports the arts, but it should be put on hold at this time.

Ms. Christie Pope then spoke about the Social Service Operations Committee using the community room during Sandy.

She said that she was present to address the Redevelopment Agency's request for affordable housing. Redevelopment Agency has been working very hard on this but a significant number of affordable housing was lost during Sandy when illegal apartments were not able to re-occupied. Others have been unable to get the cash together for the rent deposit. The Redevelopment Agency was able to assist this resident to move out

Mr. John Alridge, the president of Hilltop Homes, came to speak in favor the Redevelopment agency's request for affordable housing. With the Agency's assistance, there have been housing available for the elderly and handicapped so that these residents can remain in Norwalk.

There was no one else present who wished to address the Committee at this time. Mr. Kydes closed the Public Hearing on The Planning Committee's Capital Budget Review.

### **RECESS**

Mr. Kydes announced a recess at 8:25 p.m. He reconvened the meeting at 8:30 p.m.

### **CALL TO ORDER**

Mr. Kydes called the meeting to order at 8:35 p.m. He then called the roll and announced that a quorum was present.

### **APPROVAL OF MINUTES**

#### **January 29, 2013**

**\*\* MR. MCCARTHY MOVED THE JANUARY 29, 2013 MINUTES.  
\*\* THE MOTION TO APPROVE THE JANUARY 29, 2013 MINUTES AS SUBMITTED PASSED UNANIMOUSLY.**

#### **February 6, 2013**

**\*\* MR. MCCARTHY MOVED THE FEBRUARY 6, 2013 MINUTES.  
\*\* \*\* THE MOTION TO APPROVE THE FEBRUARY 6, 2013 MINUTES AS SUBMITTED WITH FOUR IN FAVOR (KYDES, HEMPSTEAD, HILLIARD, AND MCCARTHY) AND ONE ABSTENTION (MIKLAVE).**

Mr. Miklave stated that he was not present for the January 29th meeting.

### **BUSINESS**

#### **PLANNING COMMITTEE CAPITAL BUDGET REVIEW**

Mr. Kydes suggested that the Committee members should have some time to digest the information that they had just received.

**\*\* MR. MIKLAVE MOVED TO TABLE DISCUSSION.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

## **WASHINGTON VILLAGE TRANSFORMATION PLAN REVIEW**

### **Review and consider the Washington Village/South Norwalk Choice Neighborhoods Transformation Plan**

Mr. Hempstead said that there was no one to give a presentation. Mr. Sheehan said that HUD had granted an extension on the plan until June. The consultants and the Housing Authority send their apologies, but there were travel issues related to the weather. Mr. Hempstead suggested that the Committee take a walk about around the area. Mr. Sheehan will coordinate this with the staff when the weather gets better.

### **CDBG**

- 1. Review and consider the Phase II CDBG Applications**
- 2. Approve for incorporation into the draft Annual Action Plan those CDBG proposals which the Planning Committee recommends for funding in the CDBG Program Year beginning July 1, 2013 and ending June 30, 2014 in an amount totaling \$1,226,036 or less with proportional cuts to be made to each allocation, commensurate with any cuts in the City's estimated Entitlement grant from HUD.**
- 3. Authorize staff to develop a draft Annual Action Plan consistent with the Planning Committee's funding recommendation and to publicly post such Plan for a 30 day public comment period**
- 4. Approve advancing Language Access Plan to Common Council for Review and Adoption**

Mr. Sheehan said that the program had been oversubscribed this year. Due to this, the Agency suggested that some of the applicants shift part of their requests to the Administration category. All the applicants that had been approached had been willing to shift categories except for the Fair Housing Advisory Committee. Based on the level of concern expressed by the Chairman of the Fair Housing Committee and the Fair Housing Officer, the staff is recommending that the application remain as it was submitted.

The annual plan has to be approved today so that the 30 day comment period can start on time.

**\*\* MR. HEMPSTEAD MOVED TO APPROVE THE FOLLOWING ITEMS AS REQUESTED:**

**REDEVELOPMENT AGENCY CITY NEIGHBORHOODS  
NORWALK ACCESSIBILITY PROJECT – HUMAN RELATIONS  
HOUSING AUTHORITY INSTALLING WIRING FOR GENERATORS  
DOMESTIC VIOLENCE SAFE HOUSE REHABILITATION  
MS. L. RAYMOND HOMES BOILER REPLACEMENT  
OPEN DOOR SHELTER ROOFING PROJECT  
WOODWARD CLIFF MUTUAL HOUSING – MUTUAL HOUSING ASSOC.  
CARVER FOUNDATION FACILITIES PROJECT  
NHA IMPROVEMENT TO UNITS & COMMON AREAS @ 20 WEST  
BROAD RIVER HOMES ROOF REPLACEMENT**

**AND TO ALLOCATE \$94,208.00 TO THE SOUTH NORWALK COMMUNITY  
CENTER FACILITY IMPROVEMENTS.**

Discussion followed.

**\*\* THE MOTION FAILED TO PASS WITH TWO IN FAVOR (MCCARTHY,  
HEMPSTEAD); THREE AGAINST (MIKLAVE, PEÑA, & KYDES) AND ONE  
ABSTENTION (HILLIARD).**

**\*\* MR. MIKLAVE MOVED TO APPROVE REDEVELOPMENT AGENCY CITY  
NEIGHBORHOODS REQUEST AT \$454,245 AND THE FOLLOWING ITEMS AS  
REQUESTED:**

**NORWALK ACCESSIBILITY PROJECT – HUMAN RELATIONS  
HOUSING AUTHORITY INSTALLING WIRING FOR GENERATORS  
DOMESTIC VIOLENCE SAFE HOUSE REHABILITATION  
MS. L. RAYMOND HOMES BOILER REPLACEMENT  
OPEN DOOR SHELTER ROOFING PROJECT  
WOODWARD CLIFF MUTUAL HOUSING – MUTUAL HOUSING ASSOC.  
CARVER FOUNDATION FACILITIES PROJECT  
NHA IMPROVEMENT TO UNITS & COMMON AREAS @ 20 WEST  
BROAD RIVER HOMES ROOF REPLACEMENT  
WOMEN’S BUSINESS ENTERPRISE MICRO ENTERPRISE ASSIST.**

Mr. Sheehan reminded everyone that the City receives the grant and it is the City's prerogative to use it as the City sees fit.

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (MCCARTHY, HEMPSTEAD,  
MIKLAVE, PEÑA, & KYDES) AND ONE ABSTENTION (HILLIARD).**

**\*\* MR. MIKLAVE MOVED TO APPROVE THE ITEMS LISTED IN THE NON-CDBG  
CATEGORY BE FUNDED FULLY FOR THE AMOUNT \$290,000.**

Discussion followed.

**\*\* MR. KYDES MADE A FRIENDLY AMENDMENT TO LEAVE THE FUNDING AS PROPOSED IN THE NON-CDBG CATEGORY FOR \$304,000.**

**\*\* THE MOTION TO AMEND PASSED WITH FIVE IN FAVOR (MCCARTHY, HEMPSTEAD, MIKLAVE, PEÑA, & KYDES) AND ONE ABSTENTION (HILLIARD).**

It was noted that there was a math error on the summary sheet.

**\*\*MR. MIKLAVE WITHDREW HIS ORIGINAL MOTION AND MOVED IT TO FUND THE FOLLOWING ITEMS WITH AN EQUAL PROPORTION CUT:**

**PERSON TO PERSON EMERGENCY FINANCIAL ASSISTANCE  
FAIR HOUSING LAW SEMINAR  
CHECK AND CONNECT DROPOUT PREVENTION  
FIRST TIME HOME BUYERS COUNSELING  
SAFE HOUSE REHABILITATION  
OPEN DOOR SHELTER ROOF PROJECT  
NHA IMPROVEMENT TO UNITS & COMMON AREAS @ 20 WEST  
LANDLORD ENTREPRENEURSHIP & AFFORDABILITY (LEAP)**

A lengthy discussion followed regarding the allocations. Mr. Miklave moved the question.

**\*\* THE MOTION TO FUND THE FOLLOWING ITEMS WITH AN EQUAL PROPORTIONAL CUT:**

**PERSON TO PERSON EMERGENCY FINANCIAL ASSISTANCE  
FAIR HOUSING LAW SEMINAR  
CHECK AND CONNECT DROPOUT PREVENTION  
FIRST TIME HOME BUYERS COUNSELING  
SAFE HOUSE REHABILITATION  
OPEN DOOR SHELTER ROOF PROJECT  
NHA IMPROVEMENT TO UNITS & COMMON AREAS @ 20 WEST  
LANDLORD ENTREPRENEURSHIP & AFFORDABILITY (LEAP)**

**PASSED WITH FIVE IN FAVOR (MCCARTHY, HEMPSTEAD, MIKLAVE, PEÑA, & KYDES) AND ONE ABSTENTION (HILLIARD).**

**\*\* MR. MIKLAVE MOVED TO APPROVE THE FOLLOWING ITEMS IN PUBLIC SERVICE CATEGORY WITH AN EQUAL PROPORTIONAL CUT:**

**NORWALK HOSPITAL SERVICE NAVIGATOR COORDINATOR TEAM  
DOMESTIC VIOLENCE THROUGH EFFECTIVE COMMUNITY POLICING  
CHILD GUIDANCE CENTER TRAUMA BEHAVIORAL THERAPY**

**LIBERATION PROGRAMS SUBSTANCE ABUSE EDUCATION  
NORWALK PAL CRIME PREVENTION  
FAMILY AND CHILDREN AGENCY CHILD FIRST  
PERSON TO PERSON EMERGENCY FINANCIAL ASSISTANCE  
SUMMER YOUTH EMPLOYMENT  
NEIGHBORHOOD IMPROVEMENT COORDINATOR.**

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (MCCARTHY, HEMPSTEAD, MIKLAVE, PEÑA, & KYDES) AND ONE ABSTENTION (HILLIARD).**

**OLD BUSINESS**

There was no old Business to discuss at this time.

**ADJOURNMENT**

**\*\* MR. MCCARTHY MOVED TO ADJOURN.**

**\*\* THE MOTION PASSED WITH FIVE IN FAVOR (MCCARTHY, HEMPSTEAD, MIKLAVE, PEÑA, & KYDES) AND ONE ABSTENTION (HILLIARD).**

The meeting adjourned at 9:45 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services