CITY OF NORWALK
JOINT PLANNING AND FINANCE COMMITTEE
PUBLIC HEARING
APRIL 4, 2007

ATTENDANCE: Carvin Hillard, [Finance/Claims & Planning] Chairman; Douglas Sutton, [Finance/Claims]; William Krummel, [Planning]; Nicholas Kydes [Planning] (8:06 p.m.); Rev. Phyllis Bolden [Planning] (8:10 p.m.); Joanne Romano, Council Member (8:11 p.m.)

STAFF: Tim Sheehan, Redevelopment Director

OTHERS: Lisa Rivieccio, Diane Cece, Donna Rastocky, Sharon Cadden, Larry Rattenberg, Margaret Peterson, Laurel Lindstrom, Julie Burton, Mayor Richard Moccia, Maulik Thakkar, Diane Lauricella, Frederick Canevari, Michael Mocciae, Recreation and Parks Director; Hal Alvord, Department of Public Works Director; Fire Chief Denis McCarthy, Norwalk Fire Department; Tom Hamilton, Director of Finance; Michael Wrinn, Planning and Zoning

CALL TO ORDER

Mr. Hillard called the meeting to order at 8:00 p.m. and immediately opened the public hearing. He then asked that each speaker limited their remarks to three minutes.

Let it be noted that the following comments and remarks by all speakers have been summarized and are not necessarily verbatim.

Ms. Rivieccio, of 33 Buckingham Place, came to the podium first. She said that she was here to plead and urge the Committee to help those who have experienced flooding. Even while she was speaking to the Committee, her thoughts were on her home because of the rain. Ms. Rivieccio pointed out that she has no choice. She and her neighbors have been told that fixing the flooding problem is expensive and as it stands, the problem will not be solved until three, or five or maybe ten years from now. The slogan of "Fix the flooding first" is well known to everyone in the room, but Ms. Rivieccio would like the slogan to be "Fix the flooding now." The flooding is a disaster, an emergency and quite frankly, a catastrophe. Ms. Rivieccio contends that the Capital budget request that is being considered is inadequate. DPW believes that it will take about 15 million to prevent the flooding that is already happening. Ms. Rivieccio asked that in the same way that the millions of dollars were allocated to the schools, the same method be used to fix the flooding. She asked that the Committee treat this situation as the true emergency that it is.

Ms. Diane Cece, of 37 Olmstead Place, came to the podium next. She stated that the Committee needed to find and recommend at least 15 million dollars and proposed that all the Capital budget recommendation that is not directly related to public safety and health and move it to flooding. Ms. Cece said that she believes this would give DPW at least an additional 8 million dollars this year. She then went on to recommend that all unspent Capital budget funds from every City department, including DPW, be reappropriate that 7 million to flooding. Ms. Cece asked why the flood victims are being told that there are 19 million dollars in unspent DPW funds and tens of millions of dollars in the total budget that are unspent.

Mr. Kydes joined the meeting at 8:06 p.m.

Rather than hearing that the 15 million could not be spent this fiscal year, Ms. Cece suggested that the project be sub contracted out. She then compared this to home repairs being done only after saving up the money rather than taking a equity line of credit and subcontracting the work out. Rather than replacing the vacuum trucks that the City has ordered, Ms. Cece said that subcontracting the maintenance work would also help. *Ms. Cece then gave a copy of her comments to Mr. Sheehan.*

Ms. Donna Rastocky, of 33 Olmstead Place then addressed the Committee. She stated that other towns in the area have given flooding the priority it deserves as number one. Fairfield just vote to appropriate $640,000 to correct flooding problems. Fairfield will also use a short term bond to pay for a list of things that could accomplished immediately to alleviate flooding. Westport has also experience flooding issue and this has become one of their top priorities. These towns are doing all they can to alleviate flooding now and not in five years.

Fairfield also subcontracts out all the maintenance, which reduces the operating budget costs, and also thousands of dollars in equipment. Catch basins are cleaned out for just $25 each. With 9,000 catch basins in Norwalk, that would cost only $225,000 annually, which is less than the cost of one truck. DPW has stated that even with four vacuum trucks and the associated crews, they could not maintain annual catch basin cleaning. Ms. Rastocky then reviewed the costs involved in the City maintaining the catch basins. She then asked the Committee to declare flooding the number one priority in the City and immediately and fully fund whatever is necessary to fix the flooding now. *Ms. Rastocky then submitted a copy of her remarks to Mr. Sheehan.*

Rev. Bolden joined the meeting at 8:10 p.m.

Ms. Sharon Cadden, of Saxon Road, then came to greet the Committee. She said that several months ago, several parents, coaches, teachers and administrators had identified an issue that affects the safety and also has a negative impact on the academic success of the students at Norwalk High School. There are not enough practicing and play fields that are safe or have safe access for the students. Over the last six months, there have been discussions about this with the Board of Education and they agree that there is a problem. Norwalk High School needs a safe and easy access turf playing field to accommodate the student athletes in order to give all the students, both boys and girls the opportunity to play safely. Recently a committee was assembled and came up with a plan for this problem. The Norwalk High School students, administrators, coaches and parents support this plan. The first step is to do a study for the most suitable location for a turf field.

Ms. Romano joined the meeting at 8:11 p.m.

Ms. Cadden said that she was present to represent many Norwalk High School parents who were out in the rain this afternoon at games and were unable to attend this meeting. She stated that parents of the students fully support the funding for a study to find a suitable location for a turf field for easy access and safety. This will also improve academic performance since the students will not be practicing until 10 p.m. on shared fields. She then asked the Committee to fund the study as proposed for $60,000.

Secondly, Ms. Cadden said that she would like to encourage the Committee to fund the budget for the five year technology plan that the Board of Education is implementing. There is such great progress being made with the program and the students can be competitive with their peers in other towns when competing for college applications.

Mr. Larry Ruttenberg addressed the Committee next and stated that he lives at 38 Buckingham Place and is one of the flood victims. He displayed a cell phone, which he said that he might receive a call from his wife if the storm drains start to overflow because it has been raining all day. He said that he would have about twenty minutes to get home and get the furniture on blocks and everything off the floor. Mr. Ruttenberg said that the proposed Capital budget addresses a few of the areas of the flooding situation. He urged the Committee to fully support the funds for the flooding program. That changed on March 2nd, with the storm, the flooding, property damage and debris. His previous feelings of depression and hopelessness changed to anger. In 2002, he was naïve and believed the previous administration when they assured him they would take care of the problem, Mr. Ruttenberg believed them. Had they started addressing the problem them, chances are many of the people would not have been flooded later.

Mr. Ruttenberg said that he was also angry at the City of Norwalk for the years of neglect that have contributed to the situation. The City's Legal Department calls it an "act of God", but Mr. Ruttenberg contends that God has better things to do than to spend His time on Norwalk. He then pointed out that the possible fix of two to five years would be an eternity for those who can not prevent the water from coming into their homes. Mr. Ruttenberg said that he realized that the Committee could not increase the funding for this year's Capital Budget, but urged the Committee to keep the full amount for the flooding project, shift any financial amounts that can be shifted to the flooding project and thanked the Committee for their support.

Ms. Margaret Peterson of 6 Gwendolyn Street spoke next. She said that when she arrived home last night, the weather forecast was for heavy rain. Ms. Peterson spent between forty five minutes to an hour moving as much as possible off the floor. She said that what is being planned in this year's budget will not stop the flooding at her house or anyone else's. This problem will take much more funding and more time. Hearing that there is 19 million dollars unspent and then having DPW say that the reason they can not fix the problem is because there is no money, it is upsetting. Ms. Peterson said that the City has a "rainy day fund", so she would like the City to use it for a rainy day.

Ms. Peterson said that at the DPW meeting last night, she was given some hope that her problem could possibly be fixed, but according to the work that is being planned, she said that she could not actually foresee that happening. The storm line on her street is pitched towards her home. Mr. Alvord and many other people, including a DEP investigator were on site in October of 2006, when water trucks were brought in for a flow test. 1,000 gallons of water were dumped into the drains at the end of Ms. Peterson's driveway and not one drop of water came out where it was supposed to. A second truck was ordered and dumped with dye. When the manhole covers were opened to observe the flow, two raccoons emerged from the pipes. Ms. Peterson asked the observers around if they thought the two raccoons would be living down there if it was wet. She went on to report that after ten minutes, a trickle of water appeared.

Ms. Peterson informed the Committee that the plan called for more storm drains on Catalpa Street. She said that as long as Gwendolyn Street is attached to Catalpa Street, the water will come gushing out of the storm drains at the end of her driveway.

Another issue was the slowness of the City to respond. The crew that was at Ms. Peterson's home in October 2006, DPW said that they would do smoke testing to determine who was illegally hooked up, who has gutters or driveway gutters illegally hooked up. Ms. Peterson was assured by DPW that letters would be sent promptly and these illegal hook ups would be disconnected within 30 days. This still has not been done. She said that there needs to be checks between departments to ensure that there is follow through and that the flooding needs to be fixed now.

Ms. Laurel Lindstrom of 20 Raymond Terrace addressed the Committee next. She stated that she was attending the meeting as the president of the Eastern Norwalk Neighborhood Association (ENNA). She stated that ENNA had identified flooding as a priority because

ENNA has been hearing about flooding issues from many of the residents in the area, particularly Lockwood, Buckingham, Olmstead, Fitch and various other streets. In December, ENNA held a forum on this issue with an attendance of almost 100 people. Many people have expressed concern about this issue. The infrastructure needs to be fixed, particularly in the specific areas where it will make a big difference. Ms. Lindstrom acknowledged that the key areas have been included in the Capital Budget and requested that the funds be kept in the budget to allow some relief to those people who are being flooded.

Julie Burton, who resides at 14 Sunwich Road, came to the podium and stated that she was not a flood victim. As a taxpayer, Ms. Burton said that she appreciated the City's protecting the Triple A rating. However, it is important that the City do whatever it can as soon as it can to correct the flooding problem.

Mayor Richard A. Moccia then addressed the Committee. The Mayor said that as he had recommended the budget, he was hoping that the Committee would keep it intact in regard to both the technology for the schools and the flooding. He reminded the Committee that last year, the Council had committee to a five year plan for the school technology. Mayor Moccia said that most mayors look at it differently when it snows, but he now looks at it differently when it rains. Most of the Council members have indicated that they wish to support the effort. Whatever mistakes were made in the past were made.

As far as the comments regarding the "rainy day fund", there really isn't any "rainy day fund"; it is the reserve fund, which is important for the Triple A bond rating. The Mayor informed everyone that the City had drawn down on this fund to hold the taxes down this year and to pay for the infamous revaluation that will be done in 2009. The main thing to understand is that to complete the plan for Lockwood, Melbourn and the studies for Noah's Lane is that the City must make a commitment to fund the Capital budget for those project in the future. He said that he wished the City had a quick solution for Gwendolyn, but that the City was working on that. Hopefully with the new work on the Westport pumping station and the new sanitary sewer will eliminate some of the problem. The Mayor said that in this type of problem, there is no easy solution or a fast solution. However, there is a solution, which the City will work on over the next few years. He then urged the Committee to keep the budget intact including the possible $60,000 for the study for the additional turf field. The Mayor said that the Recreation and Parks Department are often criticized very strongly by people who don't understand the difficulty of their task, and even the Yankees cancel games when it rains.

Mr. Hillard then asked if there was anyone else from the public who wished to speak.

Mr. Maulik Thakkar, who resides at 32 Buckingham Place, then came forward. He said that the last night he had attended the DPW meeting and learned that the DPW and the

Mayor's Office had filed a claim from the March 2nd storm with the State in the hopes that City could get FEMA funds. Unfortunately, other towns and cities in Connecticut did not follow suit, so the required four million dollar minimum will not be reached. Mr. Thakkar said that the City had not encouraged the residents to file for the losses they had suffered. He said that he did not see the City standing up for these residents and taxpayers. Mr. Thakkar stated that there are grants for almost everything imaginable, but there are no grants for fixing storm drains. Major projects on the schools and bridges are being done because of the matching funds from the State and Federal governments. Unfortunately, the storm drains are not being worked on because there is no mandate from the State or matching funds.

Mr. Thakkar encouraged the Council members to push for these projects, but also stated that there were no guarantees that next year 3.5 million dollars budgeted for the project will actually be allocated. There is no pledge because there is no mandate from the State. This means that there has to be some mandate from the City to fix this problem. Mr. Thakkar said that when there is a snow storm, the City prepares for it, but when the weather forecast reads that there are 2 to 4 inches of rain expected, nothing is done in preparation.

Mayor Moccia responded and stated that the City had applied for FEMA funds. Basically FEMA said that there will be flooding storms similar to Katrina or slightly lesser ones with tidal and river overflow. The Mayor said that it was stated that when infrastructure overflows, it is the same thing, but FEMA disagrees.

Secondly, State Representative Chris Perrone has introduced legislation to form Storm Drain Authorities similar to what the Water Pollution Control Authorities (WPCA), which would allow cities to start to development and assess fees for development. These fees would go to a storm reserve fund. The Mayor said that hopefully this legislation will make it out of committee and will be passed. Then the Council can consider having a WPCA and Storm Drain Authority.

The Mayor confirmed that serious research has been done on the grants available and there is nothing that covers storm drainage. The Mayor said that he had initiated the submission of the storm damage numbers to the State with the request for FEMA funds and it was as Mr. Thakkar said. The other towns did not submit numbers and the State did not meet the 4 million dollar threshold. DPW will be working on clearing the storm drains of leaves and debris.

Norwalk is moving towards setting up a Storm Drain Authority if possible. The Mayor said that he had met with consultants from Black and Beech about setting up storm drain authorities. Additional meetings are scheduled if the legislation passes the bill. The Mayor explained that he had been planning to explain all this to the Council, but felt it was worthwhile to let the public know what was going on and that the City was trying.

Ms. Diane Lauricella, of Outer Road, then spoke. She said that she had edited her remarks so that she would not cover the same material that the earlier speakers had covered. She then complimented the group and called them the "flood removal advocates". Ms. Lauricella said that she was hoping to help the City sort through all the information in order to do the right thing under difficult circumstances.

She first suggested that the Council put together an ad hoc committee on Capital Budget review. It is important for the Council to look at line by line items as it is for the Board of Estimate to look at the Operating Budget on a line by line basis. She then suggested that the Council consider going to university MBA programs for free advice and interns because the Finance staff is already stretched.

Ms. Lauricella asked that there be true consideration of shifting more of the dollars from certain departments to expedite getting the storm water work started. Ms. Lauricella said that when engineering firms are aware that they may be assigned five or six projects rather than two or three, the firms often drop their prices, which she was not sure had been considered. There needs to be a major shift in thinking about privatizing the storm drain cleaning, possibly postponing the purchase of the vacuum truck for storm drain cleaning for at least two years and privatizing like Fairfield and other towns in order to move the flooding project forward. The flooding problem has been building for many, many years over the course of many administrations. Ms. Lauricella respectfully disagrees with Mr. Alvord's approach regarding this situation. In a perfect world, the City having its own vacuum trucks would be better, but since there is a build up of neglected maintenance and drainage problems, it is wrong to make the residents wait three, four or five years.

Ms. Lauricella said that she had several areas where money could be shifted and that she would be sending an email to the Committee members. Ms. Lauricella said that the sewer connection fee is a wonderful revenue source and she applauds this as well as the Storm Water Authority. Regarding the school renovations, she asked whether it would be possible to continue renovating later and shift some of the money into flood prevention. She also said that it is important to have green roofs that would reduce the heating and air conditioning costs.

In the DPW budget, Ms. Lauricella stated that the GIS program needs updating. Computer models are changing by the minute and having an accurate GIS system will help with the flooding situation. But $750,000 is spent annually by the City to truck leaves out of town with no benefit to the City rather than local composting and regional approaches to composting. The tree planting program is an investment in the City.

WPCA has an odor problem that can be fixed. Ms. Lauricella does not agree with what she had been told about this problem. After touring the sludge drying building, Ms.

Lauricella said that she could identify ways that the odors could be reduce inexpensively. This is an economic development issue and a quality of life issue, not just a health and safety issue. She said that she did not see this reflected in the budget as a priority.

In order to find more money for flooding, Ms. Lauricella said that unfortunately, it would be necessary to eliminate much of the Calf Pasture Beach renovations from the Recreation and Parks budget, which is about $300,000 or $400,000. She then suggested that the City consider possible corporate sponsoring and requires ethics reviews.

With the Open Space Fund, there is still need for a mechanism for increasing the funds. She then suggested that real estate advance taxes with an increase of one quarter of a percent would add more than $25,000 a year that the fund receives. She also commented that the total sum of the Fund should not be used for any one project in any one portion of the City.

Finally, Ms. Lauricella said that the Redevelopment's request for $276,000 for capping the landfill at Oyster Shell Park. Ms. Lauricella stated that she has asked the League of Women voters to forward a letter to the City including the Mayor, the Council and Corporation Counsel to immediately discuss if any money can be recovered from illegal dumping that occurred on this parcel prior to this administration. Illegal dumping requires that someone other than the local taxpayers needs to pay for the removal, the testing and any additional work that needs to be done. Ms. Lauricella stated that she had been told that there are people in the City who could identify these illegal dumpers. She then asked why these people were not investigated or brought up on criminal charges.

Mr. Frederick Canevari then addressed the Committee and stated that although he resides in Florida, he owns property in Norwalk and pays taxes to Norwalk. He said that he had recognized this drainage problem for many years, as he has built houses in Norwalk. One of his properties is located on Buckingham Place, which is in the area with the flooding problems occurs. When the house was constructed, Mr. Canevari said that there was a 30" drainpipe there and there would be run off. However, the construction happened before the legislation requiring retention on property was drafted and passed.

Living in St. Augustine, Florida, Mr. Canevari said that the streets flood when there is a one inch rainstorm because there is no other choice. When a storm comes, the streets do flood but the water does not enter the houses because the houses are somewhat raised. After two hours, the water in the streets drains off. He then suggested that the City consider using the streets as temporary catch basins and slow down the drainage of the water into the storm sewer system by placing steel plates with 1" over the grates to allow the water to drain into the system.

Mr. Hillard asked if there was anyone else present who wished to speak to the Committee. Hearing none, Mr. Hillard closed the Planning and Finance Committee public hearing at 8:50 p.m.

Mr. Kydes then stated that he had visited various locations in the City that had been affected by the flooding. It would be important to develop both long term and short term solutions to this problem. He also said that many of the residents in District C had also been flooded.

Mr. Kydes went on to say that on a return train trip from New York, he had overheard a comment about the odor in and around East Norwalk from the sewage treatment from another rider. There have been times when the wind blows a particular way and it carries the smell up from the sewage treatment plant all the way to the Hospital. This problem needs to be looked into.

Ms. Romano said that the flooding issue had come up at bi-partisan meeting and the suggestion of having a committee for long term planning for the flooding issue was mentioned. She then asked people to submit their resumes for consideration.

Rev. Bolden also agreed that the Storm Drainage issue is one of the top five priorities and that a good, permanent solution is needed.

Mr. Hillard agreed and said that he will be addressing this issue with the Council.

Mr. Sutton agreed and said that he had toured the areas and felt it was a major issue for the City. He said he supports the idea of setting aside funds to correct the problem.

Mr. Krummel commented that he had submitted an article to the Hour for publication with the title of "Norwalk at Risk", but the title of the article has been changed before it was published. He also commented that the repairs had been put off repeatedly, but something needed to be done.

Mr. Krummel also said that he liked the idea of using the streets as a temporary retention ponds and that it would be important to watch the weather forecast.

ADJOURNMENT

Mr. Hillard adjourned the meeting at 9:05 p.m.

Respectfully submitted

Sharon L. Soltes
Telesco Secretarial Services

CITY OF NORWALK
PLANNING COMMITTEE
APRIL 5, 2007

ATTENDANCE:	Matthew Miklave, Chair; Douglas Hempstead; William Krummel; Nicholas Kydes; Rev. Bolden (7:45 p.m.)
STAFF:	Timothy Sheehan, Executive Director; Jack Burritt, Assistant Executive Director; Monroe Johnson, Senior Development Project Manger; Michael Moore, CDBG Project Manager
GUESTS:	Joanne Romano, Common Council; Thomas Hamilton, Finance Director

CALL TO ORDER

Mr. Miklave called the meeting to order at 7:40 p.m.

PUBLIC PARTICIPATION

Mr. Jim DelGrecco, Golden Hill Neighborhood Association spoke in favor of moving forward with the 95/7 development.

Mr. Steven Christopher, Elmwood Avenue said that he seconded his enthusiastic support for 95/7.

Mr. Al Zidens, Pine Street spoke in support of the 95/7 development.

Rev. Bolden arrived at 7:45 p.m.

Mr. Michael Myshak concurred with the previous speakers and said to get the shovels into the ground.

Mayor Richard Moccia urged the Committee to move the project forward as quickly as possible.

There were no further comments and the public participation segment of the meeting was closed.

Rev. Bolden said that Mr. Hilliard sent his regrets. He was unavoidably detained at work.

APPROVAL OF MINUTES

- **JANUARY 4, 2007 – REGULAR MEETING**

** **MR. KYDES MOVED TO ACCEPT THE MINUTES AS PRESENTED**
** **MOTION PASSED WITH ONE (1) ABSTENTION (MR. KRUMMEL)**

- **FEBRUARY 1, 2007 – PUBLIC HEARING AND REGULAR MEETING**

** **MR. HEMPSTEAD MOVED TO ACCEPT THE MINUTES AS PRESENTED**
** **MOTION PASSED UNANIMOUSLY**

- **MARCH 1, 2007 – PUBLIC HEARING AND REGULAR MEETING**

** **REV. BOLDEN MOVED TO ACCEPT THE MINUTES AS PRESENTED**
** **MOTION PASSED UNANIMOUSLY**

BUSINESS

2007-2008 CAPITAL BUDGET

** **MR. KYDES MOVED THE FOLLOWING ITEM**

ADVANCE 2007-2008 CAPITAL BUDGET TO THE COMMON COUNCIL

Mr. Hempstead requested a copy of the minutes of last evening's public hearing before making a decision.

Mr. Miklave said that this is a very difficult job of the Common Council. It always forces them to make difficult decisions. He said that they are looking for additional funding to address drainage problems. The budget is reasonable, given the resources available.

Mr. Miklave pointed out that they can not increase the capital budget if the funding was not requested in the original budget.

Mr. Krummel commented that it was interesting that except for one person, everyone spoke about the flooding problem at last evening's public hearing. He said that he wants to do everything possible to alleviate that problem. Mr. Hamilton explained that the general drainage account was fully funded as well as drainage on Olmstead/Fitch/Buckingham. The Board of Estimate has proposed transferring $120,000 from the snow removal account into the flooding account. The GIS mapping request was fully funded to do a new aerial study.

The Committee members spoke about other areas that experience flooding. Mr. Hamilton said that Olmstead/Fitch/Buckingham experience the most severe flooding.

Mr. Kydes said that he feels they should spend the money where it is most needed. This budget process has been one of the most highly debated that he can remember. There has been a lot of input from the public and feels that they have developed the best budget he can remember. Mr. Kydes commended Mr. Hamilton and the Finance Department staff and the Board of Estimate for coming up with a fair and reasonable budget while keeping the tax burden as reasonable as possible.

Mr. Hamilton said that until this year, he was unaware that there had been such severe flooding. He said that the Fire Station may need to be deferred for a few years before the City can be in a position to undertake that project. If the powers that be want a new station, he suggested that they will have to wait because of the need to address the flooding issue first. He said that he did leave the numbers in the plan to go forward with the renovation of the fire station. His initial take is that a renovation can proceed quickly.

Mr. Miklave said that the capital budget did not commit money to a new or renovated fire station. If the Common Council votes to appropriate money under the capital budget that is a specific process to allocate money. This is the long range financial capital plan for Norwalk and the Common Council does not have a role in that.

Mr. Miklave said that when looking at the capital budget, nothing jumps out as being inappropriate.

Mr. Krummel said that the Public Works Director warned then that they were not spending enough on the roads. He said that he feels that $1 – 2 million should be put into road construction.

Rev. Bolden said that she agreed. She said that we have beautiful developments and it would be a tragedy for our infrastructure to close down. Some infrastructures not only need to be repaired, some need to be replaced. It is an emergency situation.

** **MOTION PASSED UNANIMOUSLY**

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

APPROVAL OF PROGRAM YEAR 33 ANNUAL ACTION PLAN

** **MR. HEMPSTEAD MOVED TO:**

1. **APPROVE THE PY33 CDBG PROGRAM ALLOCATIONS AND ANNUAL ACTION PLAN;**
2. **APPROVE THE USE OF THE OPTIONAL INCOME ELIGIBILITY LIMITS FOR THE 2007-2008 PROGRAM YEAR;**
3. **AUTHORIZE THE MAYOR, RICHARD A. MOCCIA TO EXECUTE ANY AND ALL DOCUMENTS REQUIRED TO APPLY FOR, ACCEPT, AND IMPLEMENT THE PY33 CEBG PROGRAM.**

Mr. Moore reviewed his memo and said that the City intends to allocate CDBG funds for 17 programs. Mr. Sheehan noted that at this point, usually 3-4 organizations would speak to advocate on behalf of their program. Tonight there are none.

Mr. Kydes commended the Committee members for working on this and said that there were a number of worthy causes. He said that he wanted to personally thank the Committee for funding "Courage to Speak" and "Senior Services Coordinating Council" programs. He also thanked Mr. Hilliard and Mr. Hempstead for serving on the Committee.

Mr. Hempstead thanked Mr. Moore. He said that there wasn't enough money at first, but the money from the Federal Government increased and they were able to fund the next two priorities on the list

Rev. Bolden said that she was very pleased about funding the Summer Youth program at NEON. She said that she was sure the participants will make the Committee very proud. She was also pleased that the domestic violence program was funded. She said that any help is greatly needed and appreciated.

Mr. Miklave thanked Mr. Moore and the Redevelopment staff. He said that they are trying to do more with less. The reality is that Norwalk taxpayers can not fund every need and making smart choices is the key to good government.

** **MOTION PASSED UNANIMOUSLY**

WALL STREET REDEVELOPMENT PLAN

** **MR. KYDES MOVED TO APPROVE THE FOLLOWING ITEM**

LICENSE AGREEMENT FOR SOIL BORING AND GEOTECHNICAL ANALYSIS – ISAACS AND LEONARD STREET PARKING LOT

Mr. Hempstead disclosed that he has worked with three of the applicants, but did not believe that this would be a conflict of interest.

1. **APPROVE A TEMPORARY EASEMENT AND LICENSE WITH GEOTECHNICAL FIRM CLARENCE WELTI ASSOCIATES, INC., 227 WILLIAMS STREET, GLASTONBURY, CT 06033, FOR PURPOSES OF SOIL BORINGS, SOIL SAMPLES, AND GEOTECHNICAL ANALYSIS AT A COST NOT TO EXCEED $31.500**
2. **DIRECT THE LEGAL DEPARTMENT TI PROVIDE AN EASEMENT & LICENSE AGREEMENT FOR SAID PURPOSES**
3. **AUTHORIZE THE MAYOR RICHARD A. MOCCIA TO EXECUTE THE TEMPORARY EASEMENT & LICENSE AGREEMENT ON THE BEHALF OF THE CITY**

** **MOTION PASSED UNANIMOUSLY**

PRELIMINARY CONCEPTUAL MASTER SITE PLAN REVIEW OF PARCEL 2A (NO ACTION REQUIRED)

Mr. Johnson gave a power point presentation addressing the various challenges in the project. He said that the plan tries to capitalize on the existing assets of the site.

Mr. Sheehan said that the Staff is actively seeking thoughts from the Committee on both of the plans. The Agency is looking for concerns or support of the plan so the plans can be further refined.

Mr. Miklave said that this is an informal, no action item. It allows the Committee to have adequate input in the plan. He said that he does not want to be presented with a take it or leave it plan that does not reflect the sense of the Committee.

Mr. Ken Olsen, PoKo reviewd the site plans. He said that the challenge is to create a liveable, workable environment.

The Committee recessed at 8:45 p.m.
The Committee resumed at 8:55 p.m.

Mr. Olsen gave a power point presentation. He showed the existing site and described their re-vitalizing plans for that site. He presented slides showing Wall Street, yesterday, today and tomorrow. He said that he wants to put life back on the street.

They are proposing 115 units in phase I, of which 50 will be rental and the rest condos. The tallest building in the plan will be 8 stories. Mr. Olsen described the automated parking system and said that it uses one third less space than a typical parking garage. They will be responsible for all parking within the project.

In phase II, there will be 120 apartments. The building at the end of Jasvo Place will be 8 stories high. Mr. Olsen presented various elevations of the site.

Phases I, II and III will consist of 922,280 sq. ft.; 393 apartments and 847 parking spaces.

Mr. Hempstead asked for a comparison of the heights proposed and the height of Maritime Yards. He asked if the position of the fronts of the buildings will be the same as the existing street. Mr. Olsen said that they plant o build into the street. The idea is to create a pedestrian friendly site.

Mr. Johnson said that the one bedroom requirement has been identified as a major impediment. After presentations to the Zoning Commission, they elected to look at that issue at their public hearing on May 16th to allow more flexible accommodations.

Mr. Kydes asked if there is a study identifying the number of children that would live in the area. He said that his concern is if they have more children what will happen with the schools. Mr. Olsen said that the only impact would come from the 3-bedroom units. He said that they can't have a community unless they have older and younger people. He said that they are trying to create housing opportunities for everyone.

Mr. Krummel said that he was delighted with the development but asked how they will connect the Library to the development. Mr. Olsen suggested re-engineering Wall Street and Belden Avenue. That intersection is very un-friendly and he would like to create an opportunity so that people will not have to drive to get everyplace. Mr. Krummel said that they would have to encourage mass transit and make the terminal attractive. He added that open space is a need also. Mr. Olsen said that each phase has an open space element.

Mr. Miklave asked how long it will take to implement each phase. Mr. Olsen said that they can begin phase I as soon as they have municipal approvals, followed by phase II in two years. Mr. Miklave said that he did not want the Garden Cinema restricted because of the parking.

Mr. Miklave said that the Globe Theater is an important acquisition. They plan to partner with local groups. Mr. Kydes said that is a private property and they need to be sensitive to that fact.

Mr. Miklave said that they need to make sure that this project connects to the West Avenue project. He added that they need to think about bringing grocery stores into the area.

Mr. Miklave said that he was extremely excited about the use of green energy, pedestrian friendly, live/work space and the diversity of housing. He added, however, that he was concerned that there are too many 2 bedroom units and not enough 3 bedroom units. He is also concerned about the heights of the buildings and the density.

Mr. Hempstead asked for a parking analysis that would accompany increasing the number of 3 bedroom units.

Rev. Bolden said that she shares the view of increasing the number of 3 bedroom units. She said that solar energy peaks her interest.

Mr. Olsen said that he is ready to start phase I. He said that he owns 9 of the 13 properties, but does not own 65 Wall Street or the parking lot. He said that he wishes to own the Globe Theater and would restore it and run it as a theater.

Mr. Hempstead said that he wants the green technology incorporated into the LDA.

REED PUTNAM URBAN RENEWAL PARCELS 1, 2 & 4

REVIEW OF CONCEPTUAL MASTER SITE PLAN AND 95/7 VENTURES LLC – (NO ACTION)

Mr. Burritt gave a power point presentation. He said that throughout the evolution of the project, Reed-Putnam has had continuing of purpose and enduring public goals for the site. It has also provided for flexibility, recognizing the need to be responsive to a constantly changing environment.

Mr. Burritt presented the original text from 1983 when the plan was adopted. The plan was then amended in 1998. He described further changes to the original plan. Over time, the eastern part of the site has been built.

Mr. Burritt defined what a CMSP (Conceptual Master Site Plan) is. He said that it is not façade, elevations, renderings, architectural style or fenestration.

Mr. Sheehan said that the intent is to bring this forward into the public process.

Mr. Kim Morquay said that it is important to get feedback and appreciates any comments. He said that Christopher Shays and Richard Bloomenthal recently visited the Maritime Yards site and were pleased.

Mr. Morquay introduced the development team. He presented an aerial view of the site and various site plans. There will be a total of 2, 539 parking spaces on the site. The parking will be dispersed below grade and hidden by other uses or screened. They are going to do all they can to make the project sustainable and will create green roofs.

Mr. Morquay talked about connectivity and spoke about the importance of connecting the new development to the existing streets. They are proposing a grand staircase.

A sketch of the view from I-95 was presented looking over West Avenue.

A table top model was presented. Mr. Oliver Giln critiqued the plan on behalf of the Redevelopment Agency. He said that they need to work on Crescent Street, the office tower and the grand staircase.

Mr. Kydes said that he believed that it was a beautiful, well thought out plan. Mr. Krummel said that hiding I-95 with the office building is a good idea. He said that he was concerned about connectivity between West Avenue and Crescent Street.

Rev. Bolden said that she appreciated how the views have been fixed and that she can't wait until the project is done.

Mr. Hempstead commented that he assumed this was the best way to provide views. Overall it is an improvement, but needs a better description of the hotel. He asked for outdoor ideas, such as an ice skating rink, that not only address the summertime and something at a reasonable cost to make West Avenue look more inviting.

Mr. Miklave said that this is an exciting concept. He would like to think about an alternative to the garage, and a third party cost/benefit.

Mr. Sheehan said that it is the intent to move this project into the public approval process.

REQUEST FOR ADDITIONAL RETAIL AND HOTEL SQUARE FOOTAGE

Mr. Miklave said that this item will be tabled at the next Common Council meeting. He said that the increase of hotel space is doable. Mr. Fowler said that it would allow for more public space within the hotel.

OLD BUSINESS

There was no old business.

NEW BUSINESS

There was no new business.

ADJOURNMENT

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

The meeting was adjourned at 11:30 p.m.

Respectfully submitted,

Rosemarie Lombardi
Telesco Secretarial Service