

PLANNING COMMITTEE MINUTES

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CITY OF NORWALK
PLANNING COMMITTEE
SPECIAL MEETING
MARCH 3, 2008

ATTENDANCE: Rev. Phyllis Bolden, Chair; William Krummel, Amanda Brown,
Douglas Hempstead

OTHERS: Timothy Sheehan, Redevelopment Director; Michael Wrinn,
Planning and Zoning, Julie Burton

CALL TO ORDER

Rev. Bolden called the meeting to order at 7:14 p.m.

BUSINESS

A. MASTER PLAN OF CONSERVATION AND DEVELOPMENT

SECTION B.1.1.2

Mr. Hempstead said that regarding B.1.1.2 that there was no real consideration of the present capacity of the infrastructure. He said that the current wording says, "conduct an on-going assessment" but expressed concerns that it was difficult to know whether the infrastructure was capable of handling the additional construction. Ms. Brown said that she did not know how one could cap the environmental capacity. Mr. Hempstead said that he believe that Planning and Zoning would like the funding for these types of studies to make their jobs easier. Mr. Hempstead then proposed the following wording, "A needs assessment should be performed on the for identification of capacity of infrastructure in all of the development corridors."

Discussion about this followed regarding this point. Mr. Sheehan said that he believed that this was a new item and distinct from 1.1.1. Rev. Bolden said that this new item would be 1.1.8. This was agreeable to all.

**** MR. HEMPSTEAD MOVED TO AMEND THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING THE FOLLOWING SECTION: "1.1.8 A NEEDS ASSESSMENT SHOULD BE PERFORMED ON THE FOR IDENTIFICATION OF CAPACITY OF INFRASTRUCTURE IN ALL OF THE DEVELOPMENT CORRIDORS."**

SECTION B.2.1 –

Mr. Hempstead said that he had been told that there may be too many boats on the river. He said that the police sometimes feel overwhelmed with the number of boats in the river. Rev. Bolden asked whether the Harbor Master would know whether this was true. Mr. Sheehan said that he believed that the Redevelopment Agency had looked into this in the 90's.

**** MR. HEMPSTEAD MOVED TO AMEND SECTION: B.2.3 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING THE FOLLOWING– OBTAIN COASTAL STUDY FOR THE CAPACITY OF BOAT SLIPS ON THE RIVER.”**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.2.2.1 –

**** MR. KRUMMEL MOVED TO MOVED TO AMEND SECTION B.2.2.1 THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“SUPPORT WATER DEPENDENT USES, INCLUDING A COMMERCIAL FISHERMEN’S WHARF IN NORWALK HARBOR SOUTH OF THE STROFFOLINO BRIDGE.”

TO: “SUPPORT WATER DEPENDENT NON POLLUTING USES, INCLUDING A COMMERCIAL FISHERMEN’S WHARF IN NORWALK HARBOR SOUTH OF THE STROFFOLINO BRIDGE.”

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.3.1 –

****MR. HEMPSTEAD MOVED TO MOVED TO AMEND SECTION B.3.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING THE FOLLOWING PHRASE: “ADOPT NEW REGULATIONS OF THE DEP ON STORM WATER TREATMENT INCLUDING RAIN GARDENS AND INNOVATIVE TECHNOLOGIES” TO SECTION 3.1.5.**

**** THE MOTION PASSED UNANIMOUSLY.**

The discussion then moved to the phrase “ID wetland areas that would be beneficial for the City to acquire.” Mr. Sheehan suggested that it be left to staff to include this into Plan and inform the Committee of its location.

**** MR. HEMPSTEAD MOVED TO AMEND SECTION B.3.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY HAVING THE STAFF**

INCLUDE "IDENTIFY WETLAND AREAS THAT WOULD BE BENEFICIAL FOR THE CITY TO ACQUIRE TO THIS SECTION"

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.3.1.1.

Mr. Krummel pointed out that something was missing in the Plan wording.

** MR. KRUMMEL MOVED TO MOVED TO AMEND THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY HAVING THE STAFF DETERMINE WHAT WAS ACCIDENTALLY OMITTED, AND REPORT THIS BACK TO THE COMMITTEE.

** THE MOTION PASSED UNANIMOUSLY.

SECTIONS B.3.1.5 & B.3.2

Mr. Krummel said that he did not believe in "net" losses of wetlands. Once wetlands are gone, they are gone. Rev. Bolden said that there had been some encroachment of fragmites onto particular parcels resulting in the loss of property rights. Mr. Sheehan pointed out that the soils are the determining factor for wetlands, not the amount of water or the presence of fragmites.

Mr. Krummel pointed out developers have been using this "net loss" of wetlands by relocating them from one spot to another. Mr. Hempstead said that he did not know what Norwalk's regulation was, but that there were regulations where the replacement ratio was two to one, or in some cases, three to one.

Rev. Bolden asked who would be in favor. Mr. Krummel indicated that he would be in favor of changing the wording. Ms. Brown, Rev. Bolden and Mr. Hempstead indicated they were not in favor of changing the language.

The discussion then moved to the "Wetlands in the some areas need to be maintained so they do not adversely impact private property." Mr. Hempstead suggested that "i.e. the North Taylor drainage area." be added.

** REV. BOLDEN MOVED TO AMEND SECTION B.3.2 OF THE MASTER PLAN BY ADDING THE PHRASE "WETLANDS IN THE CERTAIN IDENTIFIED AREAS NEED TO BE MAINTAINED SO THEY DO NOT ADVERSELY IMPACT PRIVATE PROPERTY. "I.E. THE NORTH TAYLOR DRAINAGE AREA."

** THE MOTION PASSED WITH THREE IN FAVOR (BOLDEN, HEMPSTEAD, BROWN) AND ONE OPPOSED (KRUMMEL).

SECTION B.4.1.2 – After a brief discussion, it was determined that this would be handled by the staff to determine what the missing information was and report this back to the Committee.

SECTION B.5.1.3 – Mr. Krummel said that the item of separating the sewer and sanitary sewers had almost been completed. Mr. Hempstead suggest that the phrase “any remaining”. Mr. Krummel said that Mr. Alvord had told him that 99% of the job was completed.

**** MR. KRUMMEL MOVED TO AMEND SECTION B.5.1.3 OF THE MASTER PLAN FROM: “B.5.1.3 - PROVIDE A COST BENEFIT ANALYSIS OF SEWER SEPARATION OF COMBINED SANITARY AND STORM BEFORE CONTINUING TO SEPARATE.”**

TO “B.5.1.3 PROVIDE A COST BENEFIT ANALYSIS OF ANY REMAINING SEWER SEPARATION OF COMBINED SANITARY AND STORM BEFORE CONTINUING TO SEPARATE.”

**** THE MOTION PASSED UNANIMOUSLY.**

**** MR. KRUMMEL MOVED TO AMEND TO AMEND SECTION B.5.1.3 OF THE MASTER PLAN FROM: “ENCOURAGE A PLAN AND FUNDING TO INSPECT AND REPAIR THE STORM SYSTEM AND DETECT ILLEGAL CONNECTIONS.”**

TO: “IMPLEMENT A PLAN AND FUNDING TO INSPECT AND REPAIR THE STORM SYSTEM AND DETECT ILLEGAL CONNECTIONS.”

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.5.1.4 –

**** MR. HEMPSTEAD MOVED TO STRIKE SECTION B.5.1.4 FROM THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT.**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.5.1.6 –

**** MR. KRUMMEL MOVED TO AMEND SECTION 5.1.6 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“REQUIRE SANITARY PUMP OUT FACILITIES AT MARINAS OR IMPLEMENT ALTERNATIVES INCLUDING AND EXPANDING BOATER’S EDUCATION TO INCREASE USAGE OF PUMP OUT FACILITIES AND PROMOTING THE PROPER USE OF HOLDING TANKS AND PUMP OUT FACILITIES.”

TO: “REQUIRE SANITARY PUMP OUT FACILITIES AT MARINAS OR IMPLEMENT ALTERNATIVES INCLUDING AND EXPANDING BOATER’S

EDUCATION TO INCREASE USAGE OF PUMP OUT FACILITIES AND PROMOTING THE PROPER USE OF HOLDING TANKS AND PUMP OUT FACILITIES AND CONSIDER ENFORCEMENT AND PENALTY MEASURES.” THE FINAL WORDING WILL BE DETERMINED BY STAFF AND REFERRED BACK TO THE COMMITTEE.

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.5.1.11

** MR. KRUMMEL MOVED TO AMEND SECTION 5.1.11 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:

CONTINUE TO DEVELOP A COMPREHENSIVE ASSET MANAGEMENT PLAN WITH TOOLS TO ASSESS COST/BENEFIT OF PROPOSED WATER POLLUTION CONTROL AUTHORITY

TO: FROM CONTINUE TO DEVELOP A COMPREHENSIVE ASSET MANAGEMENT PLAN WITH TOOLS TO ASSESS COST/BENEFIT OF PROPOSED WATER POLLUTION CONTROL AUTHORITY.

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.6.1.2

** MR. KRUMMEL MOVED TO AMEND SECTION B6.1.2 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:

INCREASE THE NUMBER OF ANNUAL HOUSEHOLD HAZARD WASTE DISPOSAL DAYS FROM TWO TO FOUR.

TO: INCREASE THE NUMBER OF HOUSEHOLD HAZARD WASTE DISPOSAL DAYS FROM TWO TO FOUR PER YEAR.

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.6.2 --

** MR. HEMPSTEAD MOVED TO AMEND SECTION B.6.2 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE “ALL EVENTS HELD IN NORWALK INCLUDING THE PARKS MUST PROVIDE FOR RECYCLABLES.

** THE MOTION PASSED WITH THREE IN FAVOR (BROWN, KRUMMEL AND HEMPSTEAD) AND ONE AGAINST (BOLDEN).

SECTION B.6.2.1 --

**** MR. KRUMMEL MOVED TO AMEND SECTION B.6.2.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“ENCOURAGE CONTRACTORS TO SET UP RECYCLING BINS AT THE JOB SITES.”

TO: “REQUIRE CONTRACTORS TO SET UP RECYCLING BINS AT THE JOB SITES.”

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.6.2.3 –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION B.6.2.3 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY HAVING THE STAFF ADD LANGUAGE REGARDING THE IDENTIFICATION OF POSSIBLE COMPOSTING SITES WHERE APPROPRIATE.**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.6.2.3 –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION B.6.2.3 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY HAVING THE STAFF ADD LANGUAGE REGARDING THE DEVELOPMENT OF EDUCATIONAL SYSTEM CURRICULUM PROMOTING THE ENVIRONMENTAL ADVANTAGES OF RECYCLING.**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.7.1.5 –

**** MR. KRUMMEL MOVED TO AMEND SECTION B.7.1.5 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING THE FOLLOWING PHRASE “IMPLEMENT A PROGRAM TO ENCOURAGE THE LEGAL DISPOSAL OF HAZARDOUS MATERIALS BY RESIDENTS.”**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION B.8.1.1 –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION B.8.1.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“MANDATE ENERGY-EFFICIENT “GREEN” BUILDINGS.”

TO: “ENCOURAGE ENERGY-EFFICIENT “GREEN” BUILDINGS. THE CITY SHOULD HAVE INCENTIVES FOR GREEN BUILDING.” WITH LANGUAGE TO BE DETERMINED BY STAFF.

SECTION B.8.1.5

** MR. KRUMMEL MOVED TO AMEND SECTION B.8.1.5 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING “ENCOURAGE THE STUDY AND APPLICATION OF ALTERNATIVE RENEWABLE ENERGY GENERATION SYSTEMS.”

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.9.1

** MR. HEMPSTEAD MOVED TO AMEND SECTION B.9.1 5 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE A NEW ITEM B.9.1.7 – DEMAND THE CLEANUP OF THE MANRESA FACILITY TO CONFORM WITH FEDERAL CLEAN AIR STANDARDS WITH STAFF TO FINALIZE THE WORD.

** THE MOTION PASSED UNANIMOUSLY.

SECTION B.10.1.5

** MR. KRUMMEL MOVED TO AMEND SECTION B 10.1.5 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY ADDING “ENCOURAGE THE STUDY OF ALTERNATIVE SYSTEMS FOR DELIVERING INEXPENSIVE AND RELIABLE POWER TO NORWALK RESIDENTS.”

** THE MOTION PASSED UNANIMOUSLY.

NEW INVENTORY

Mr. Krummel asked if the City really has a benchmark of 12 acres. Mr. Wrinn said that the benchmark was set years ago and it included public land.

SECTION C.1.3.2 The Committee discussed the fact that there was a typo in the section and that “preventative” should be changed to “preventive”.

SECTION C.1.3.4

** MR. KRUMMEL MOVED TO AMEND SECTION C.1.3.4 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:

“MAINTAIN A STANDARD OF TWELVE ACRES OF PARKLAND PER ONE THOUSAND PEOPLE AS A GUIDELINE FOR ACQUIRING PARKLAND”

TO: “MAINTAIN A STANDARD OF TWELVE ACRES OF PUBLIC AND ACCESSIBLE PARKLAND PER ONE THOUSAND PEOPLE AS A GUIDELINE FOR ACQUIRING PARKLAND”

** THE MOTION PASSED UNANIMOUSLY.

** MR. HEMPSTEAD MOVED TO INCLUDE THE IDENTIFY NEW LANDS FOR PARK ACQUISITION.

** THE MOTION PASSED UNANIMOUSLY.

There were a few comments that were briefly discussed.

SECTION C.1.3.8 –

** MR. HEMPSTEAD MOVED TO AMEND SECTION C.1.3.8 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT BY INCLUDING “ENFORCE SENSITIVE LIGHTING OF PUBLIC PROPERTY SO AS NOT ADVERSELY AFFECT SURROUNDING PRIVATE OWNERS – ADD LIGHTING WHERE NEEDED FOR SECURITY PURPOSES WITH LANGUAGE TO BE DETERMINED BY STAFF.

** THE MOTION PASSED UNANIMOUSLY.

SECTION C.1.3.9

There was a brief discussion regarding the possible addition of the word “plaza” to the section. The Committee decided this was unnecessary.

SECTION C.1.3.10

There was a brief discussion regarding whether or not this section of the Plan also included the demolition of the old Police Station. Mr. Hempstead reminded everyone of the fact that the old Police Station has both lead and asbestos contamination and that there was a legal judgment stating that the parkland had to be returned to its former state after the Police Station is removed.

GENERAL
SECTION C.1

Mr. Krummel pointed out that currently there is only one bench at Veteran’s Park that overlooks the Harbor.

SECTION C.1.3.12

The Committee pointed out that currently the Section reads “(i.e. Spring Hill/Hospital Zone) but this should be corrected to (e.g. Spring Hill/Hospital Zone).

SECTION C.2.4.3 –

Mr. Krummel said that he wanted a provision for protecting wetlands.

**** MR. KRUMMEL MOVED TO AMEND SECTION C.2.4.3 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT WITH THE ADDITION THE FOLLOWING: “ENCOURAGE PRIVATE LAND OWNERS TO ESTABLISH CONSERVATIONS EASEMENTS FOR PROTECTING WETLANDS AND OPEN SPACE.”**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION C.2.2.2 –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION C.2.2.2 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE THE PHRASE “AT ALL THREE SCHOOL LEVELS.”**

**** THE MOTION PASSED UNANIMOUSLY.**

C.2.2.3 –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION C.2.2.3 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE THE PHRASE “RESTRICT TO NON MOTORIZED BOATS”.**

**** THE MOTION PASSED WITH THREE IN FAVOR (BOLDEN, HEMPSTEAD AND KRUMMEL) AND ONE OPPOSED (BROWN).**

SECTION C.2.4.5 –

**** MR. KRUMMEL MOVED TO AMEND SECTION C.2.4.5 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“DEMOLISH THE OLD POLICE STATION FOR OPEN SPACE.”

TO: “DEMOLISH THE OLD POLICE STATION FOR OPEN SPACE AND PLAN DEVELOPMENT IN KEEPING WITH THE CHARACTER OF MATHEWS PARK.”

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION C.2.4.6 –

Mr. Hempstead reviewed the development of non-accessible pocket parks with the Committee and stressed their importance to the City and to the local neighborhoods.

**** MR. HEMPSTEAD MOVED TO AMEND SECTION C.2.4.6 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO RETAIN UNIMPROVED OPEN SPACE ALREADY OWNED BY THE CITY (STONECROP ROAD, PONUS AVENUE, COMSTOCK HILL AVENUE.)**

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION C.3.1. –

**** MR. HEMPSTEAD MOVED TO AMEND SECTION C.3.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“ PROVIDE A GREATER DIVERSITY OF RECREATION FACILITIES AND PROGRAMS TO MET THE NEEDS OF ALL USERS GROUPS, INCLUDING NEW FACILITIES FOR SUPERVISED RECREATION FOR YOUNG PEOPLE.”

TO: “PROVIDE A GREATER DIVERSITY OF RECREATION FACILITIES AND PROGRAMS TO MET THE NEEDS OF ALL USERS GROUPS, INCLUDING NEW FACILITIES FOR SUPERVISED RECREATION FOR YOUNG PEOPLE WITHOUT OVERDEVELOPING OUR PARKS.”

**** THE MOTION PASSED UNANIMOUSLY.**

SECTION C.3.1.1 -

**** REV. BOLDEN MOVED TO AMEND SECTION C3.1.1 OF THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT FROM:**

“ ENCOURAGE THE BUILDING OF A MUNICIPAL GOLF DRIVING RANGE.”

TO: “CONSIDER THE BUILDING OF THE MUNICIPAL GOLF DRIVING RANGE COMPATIBLE THE SURROUNDING NEIGHBORHOODS AND NOT IMPACTING THE PUBLIC PARKS.”

**** THE MOTION PASSED UNANIMOUSLY.**

C OPEN SPACE & RECREATION

**** REV. BOLDEN MOVED AMEND SECTION C – FLAX HILL PARK IN THE MASTER PLAN OF CONSERVATION AND DEVELOPMENT TO INCLUDE RESTROOMS FACILITIES.**

**** THE MOTION PASSED UNANIMOUSLY.**

ADJOURNMENT

** MS. BROWN MOVED TO ADJOURN.
** THE MOTION PASSED UNANIMOUSLY.

The meeting adjourned at 9:20 p.m.

Respectfully submitted,

Sharon L. Soltes
Telesco Secretarial Services

