

**CITY OF NORWALK  
LAND USE AND BUILDING MANAGEMENT COMMITTEE  
SPECIAL MEETING  
DECEMBER 2, 2009**

**ATTENDANCE:** Fred Bondi, Chair; Clyde Mount, Laurel Lindstrom, David Jaeger, Richard Bonenfant, (7:45 p.m.); Richard McQuaid (8:00 p.m.)

**STAFF:** Alan Lo, Staff

**OTHERS:** David Park, Historical Commission, David Westmoreland, Norwalk Historical Society

**CALL TO ORDER**

Mr. Bondi called the meeting to order at 7:30 p.m.

**ROLL CALL AND INTRODUCTION OF COMMITTEE MEMBERS**

Mr. Bondi called the roll. A quorum was present. The Council Members introduced themselves to those present.

**MINUTES OF THE PREVIOUS MEETING(S)**

**October 13, 2009**

**\*\* MS. LINDSTROM MOVED THE MINUTES OF OCTOBER 13, 2009  
\*\* THE MOTION TO APPROVE THE MINUTES OF OCTOBER 13, 2009 AS  
SUBMITTED PASSED WITH THREE IN FAVOR (BONDI, LINDSTROM AND  
JAEGER) AND ONE ABSTENTION (MOUNT).**

**OLD BUSINESS**

There was no old business to discuss at this time.

**NEW BUSINESS**

**Historical Commission**

**Review proposals for monument conservation at Mill Hill Park - Cemetery and refer the following to the Common Council for action:**

**“Authorize the Mayor, Richard A. Moccia, to execute a Contract with Aegis Restauero, LLC for monument conservation at Mill Hill Park – Cemetery for a total not to exceed \$29,200. Acct. # 09086310-5777-C0294”**

**\*\* MR. MOUNT MOVED THE ITEM.**

Mr. Park came forward, introduced himself and explained that the Historic Commission had voted to approve the contractor at their last meeting. He added that Mr. Westmoreland had been responsible for writing the specs for the gravestone restoration and a RFP was sent out. Aegis was the low bidder. Mr. Park called a number of the references in Boston, Mass, New Jersey and New York. Mr. Park said that Mr. Westmoreland had several questions about the type of chemical treatment that the contractor planned to use and the contractor answered Mr. Westmoreland's questions satisfactorily. Mr. Westmoreland explained that volunteers had worked on a number of stones and that the ones that remained were ones that would require complex repairs. He added that this contractor worked on a historic burial ground in Boston that included the gravestone of John Adams and other major American historical figures. Mr. Park said that this was the final stage of restoration for the cemetery and this would complete the project. Ms. Lindstrom asked about the timeline for the project, which Mr. Westmoreland reviewed with her. She then asked if the contractor would be working on several stones at the same time. Mr. Westmoreland said that he believed that the contractor would probably group the stones into batches of similar types of repair and work on them in batches.

**\*\* THE MOTION TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE A CONTRACT WITH AEGIS RESTAURO, LLC FOR MONUMENT CONSERVATION AT MILL HILL PARK – CEMETERY FOR A TOTAL NOT TO EXCEED \$29,200. ACCT. # 09086310-5777-C0294 PASSED UNANIMOUSLY.**

### **NFCC Referral**

- 1. For information: Board of Education's proposal to implement an Elementary School Facilities Study.**

Mr. Lo reviewed the purposed of the Norwalk Facility Construction Commission (NFCC) and explained how the City had started major renovations on a number of schools approximately six years ago. There currently is approximately six million dollars remaining in the fund for the repairs to the various schools.

*Mr. Bonenfant joined the meeting at 7:45 p.m.*

The Board of Education has a priority project study prepared for the schools and are now seeking approval for the Elementary School Facility Study. An increase in enrollment

has been noted, which will require additional space. An RFP has been issued. Mr. Lo explained that when any department spends major funds, the Mayor must sign the contract, which is why the item is being forwarded through Land Use to the Common Council. Mr. Bonenfant said that he had attended the NFCC meetings and said that the item must be presented to the Council by a Council Committee for approval.

**2. For information: Board of Education's proposal to implement various energy conservation measures at the Norwalk High School pool.**

Mr. Lo reviewed the back up material with the Committee and said that the focus was on reducing the cost of operation and also exploring the possibility of rebates from conservation measures. There were no questions.

**FODOR FARM – BUILDING AT 322 FLAX HILL ROAD**

1. Review request to modify property lines at 322 Flax Hill Road and refer the following to the Common Council for action:

**“Authorize the Mayor, Richard A. Moccia, to execute any and all documents necessary with property owner David DeTroy at 322 Flax Hill Road, to modify abutting property lines necessary to provide 322 Flax Hill Road with side yard landscape setback. The proposed modification of property lines will result in an equal exchange of property.”**

**\*\* MR. BONENFANT MOVED THE ITEM.**

Mr. Bonenfant said that he and Ms. Lindstrom were involved in the sale of the Fodor Farm properties as members of previous Land Use Committee. Mr. Lo then reviewed the location of the parcel under consideration and the history of how the plot lines were developed. He explained that the homeowner wanted to exchange a small strip of land in the back of the building for a strip alongside the driveway in order to comply with setback requirements. The rear strip of land and the side strip are equal in size. The parcel has deed restrictions on it. Ms. Lindstrom asked if the piece in the rear of the building has trees on it that the City would be obligated to maintain. Mr. Lo said that he believed it was open meadow. He repeated that there would be no net increase in the property.

**\*\* THE MOTION TO AUTHORIZE THE MAYOR, RICHARD A. MOCCIA, TO EXECUTE ANY AND ALL DOCUMENTS NECESSARY WITH PROPERTY OWNER DAVID DETROY AT 322 FLAX HILL ROAD, TO MODIFY ABUTTING PROPERTY LINES NECESSARY TO PROVIDE 322 FLAX HILL ROAD WITH SIDE YARD LANDSCAPE SETBACK. THE PROPOSED MODIFICATION OF PROPERTY LINES WILL RESULT IN AN EQUAL EXCHANGE OF PROPERTY PASSED UNANIMOUSLY.**

## V. MISCELLANEOUS/DISCUSSION ITEMS

### A. Overview of Land Use and Building Management Committee's responsibilities.

*Mr. McQuaid joined the meeting and Mr. Jaeger left the meeting at 8:00 p.m.*

Mr. Lo then introduced himself and distributed information packets to the members of the Committee. He then reviewed the organizational chart and the list of the various buildings that the Committee oversees. He explained that there were additional buildings with four other departments that the Building Management also provides technical support for on the list. The packet also contained information on 8-24 reviews, the Freedom of Information (F.O.I.) requirements and property purchase procedures, along with a breakout of what the various digits in the account codes represent. He explained that "09" indicates a Capital project, while "01" is used to indicate an Operating expense. The next two digits indicate the year that the account was created.

Ms. Lindstrom asked if the Committee was required to vote on the list of meeting dates. Mr. Lo replied that there was no requirement to do so, but also noted that the dates are filed with the Secretary of State in Hartford. The discussion then moved to the difference between a regular meeting and a special meeting.

Mr. Bondi said that there had been an inquiry about replacing the cupola on City Hall and that he had requested Mr. Lo to bring a diagram of the cupola for the Committee members to see. A member of the public had stated that a plastic cupola could be purchased for only a few thousand dollars. Mr. Bondi said that he had reviewed the website and that the cupola offered was 72" x 72". The cupola on City Hall is 30' x 30'. Mr. McQuaid then pointed out that there was historic significance attached to the cupola. Mr. Lo agreed and explained that the cupola could be seen from Interstate 95 and also had become a symbol of Norwalk. Ms. Lindstrom commented that while she was a purist in regards to historical restoration, she also recognized the enormity of the project. Mr. Lo said that the repair work is scheduled to start in the spring.

Mr. Lo then reminded everyone that when the City Calendar is issued, there are entries for the Planning Commission's subcommittee that is also called "Land Use".

Mr. Bondi then requested that Mr. Lo put an item on the next Committee agenda regarding a request for taking the north end of Malmquist Field for parking.

### **ADJOURNMENT**

**\*\* MR. MOUNT MOVED TO ADJOURN.  
\*\* THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:20 p.m.

Respectfully submitted,

Sharon L. Soltes  
Telesco Secretarial Services

