

West Norwalk Board of Directors Minutes December 2nd, 2002

President Peter O'Hare called the meeting of the West Norwalk Association to order at 7:45pm

Board Members Present: Peter O'Hare, Manuel Llorca, Tina Staples, Barbara Andrews, Sam Jones, Chris Bryan, Alan Murnick, David Frishkorn, Gigi Schmidt, Bob Wagman, Elizabeth Jackson, Nancy Ruther, Bill Krummel

Others Attending: Craig Hiltz, Peter Kastl, Carl Blair, Renee Terenzio, Betsy McGowan

Presentations

Spinnaker Companies – Re: Development of Translux's land of undeveloped 7 acres with 4 acres wetlands; of which 3.3 acres proposed development for 55 condominiums.

Contacts: Kim Morque PH:203-354-1554 (principal) & Peter Kastl (architect)

Spinnaker filed a zoning amendment application to include the construction of multi family units to the current Translux property, with an estimated \$200,000-\$300,000 unit sale price (non rentable). They are interested in making the small apartment complex on the approximately 6.9 acres of Translux property and are asking for WNA support. A design overview was made to the WNA board including architectural drawings. It was also stated that Spinnaker was seeking a traffic study to provide additional information to the WNA. Questions arose regarding sound ordinance compliance, traffic, and safety. It was stated that this was a preliminary design and should be considered still in the early stages. The estimated maximum capacity would be approximately 130 units, but it not being considered because of lack of marketability as well as pricing the units in the estimated \$600,000 range.

The application itself asks for an amendment change to the entire land parcel (Norwalk's only LI-2 property) of Tanslux included Tanslux's initial property itself because it is very unlikely that it could be individually split (spot zoning) by the P and Z board. This could allow later development of the initial Translux property with additional condominiums as well, but Spinnaker stated that this was not currently being considered.

Regular Meeting

Acceptance of Board Meeting Minutes of November 4th: The minutes of November 4th, 2002 were presented. A motion was made by Tina Staples and seconded by Gigi Schmidt to accept the minutes. The motion passed unanimously.

Treasurer's Report: David Frishkorn received three membership due submissions totaling \$100 dollars which was added to the current closing balance of \$5,477.42. Alan Murnick made a motion to accept the financial report which was seconded by Tina. The motion passed unanimously.

Committee Assignments: A new sheets was passed out with updated assignments to all attending.

Planning and Zoning Committee: Bob Wagman stated that the committee was looking for ways to become more proactive and beneficial to West Norwalk. He made the following suggestion:

- 1) Meeting on a quarterly basis as a committee and working to interface with the planning and zoning board regularly to get insight.

He also mentioned that the Planning and Zoning Board was receiving a numerous number of phone calls from various neighbors and it seemed to be looking to the WNA for structure and unification. It was a suggestion that there might be a way to possibly organize the caller's representation either by phone or individually contacting them, even though anyone might still approach the Planning and Zoning Board.

Prudential: Betsy McGowan a local resident stated that she would be interested in representing the neighbors who are disturbed by the possible situation with Prudential and expressed concern with regards to Prudential's rumored future application for a temporary zoning change, feeling that a temporary zoning change was unacceptable and could lead to a permanent situation.

Manuel Llorca presented a proposal for identifying and choosing a lawyer to be retained provisionally by the WNA, but non actionable representation. He believed seeking a middle ground agreement should be attempted with Prudential first and also expressed concerned about committing the correct resources to the Prudential issue at the right time, feeling that bringing issue with either Prudential too soon or too late could be self defeating. He suggested meeting with Prudential now with their current proposal to seek a compromise beneficial to both parties.

He mentioned that not seeking a resolution with Prudential now could cause them to sell the property to another company and possibly create the same issue with anyone that might purchase it after, thus creating the exact same issue.

Manuel Llorca's two part motion:

- 1) Retain a lawyer provisionally to represent the WNA. Suggesting the names below.

Peter Straussberger	\$225 / hour – 1 st Choice
Tom Cassone	\$300 / hour – 2 nd Choice
Wylder Gleason	\$350 / hour – 3 rd Choice
- 2) Meet with Prudential to find out where they currently stand on changes and explore with them what they would be willing to do for a compromise and possible WNA support.

Nancy Ruther moved for the first and second motion, both passed unanimously.

It was then discussed who would make up the committee to meet with Prudential. It was agreed that Peter O'Hare as president was a important component with other representation coming from the Planning and Zoning committee.

Bob Wagman mentioned before any meeting is set up with Prudential that he would meet with the Norwalk Planning and Zoning Board to discuss Prudential's application and to inquire for any more available information

Meeting Protocol: Peter O'Hare discussed what events the WNA board should make in response to proposals and to the re-direction of neighbors coming from the Planning and Zoning board. It was suggested that putting the minutes in the newspaper should be considered. Chris Bryan agreed to call the local newspapers and discuss with them the publication of the Agenda. Craig Hiltz suggested the idea of a phone tree to be implemented.

Velocity Sports: A discussion of Velocity's response to Craig Hiltz's letter over noise ordinance compliance took place. Craig hoped for a less formal way of talking to Velocity and hoped to meet with a liaison for Velocity Sports. Mannuel suggested talking directly to the owner of Velocity Sports to get the greatest result.

Kohls: Jim McEvoy a neighbor on Olive Rd did seek a sound ordinance test with police to check audible levels. However, the compactors and deliveries which were the supposed cause of the disturbance did not take place. He hopes for a later testing.

Spinnaker Companies: A decision on the support of Spinnaker Companies proposal was delayed till resolution of the following issues:

- 1) Concern of 55 unit grouping being too large.
- 2) The necessity of a traffic study.
- 3) Conservation of wetlands.

Peter said that he will correspond to Spinnaker and to Planning and Zonning to make them aware of the boards reservations.

A new directory was handed out with contact information for all West Norwalk Association members as well as a new calendar for scheduled meetings..

A motion to adjourn was made by Alan Murniock and seconded by Gigi Schmidt. It was unanimously approved; the meeting was adjourned at 9:20 p.m.

Respectfully submitted,

Chris Bryan