

**EASTERN NORWALK NEIGHBORHOOD ASSOCIATION
MEETING OF THE BOARD OF DIRECTORS**

**June 10, 2009
Minutes**

Board Member Attendees: Marija Bryant, Diane Cece, Zvi Cole, Laurel Lindstrom (president), Art Santella, Nick Overall

Board Members Absent: none

Advisory Board Member Attendees: Gordon Tully

Advisory Board Member Absent: Peter Libre, Sarah Hunter

Others: public

Author: Nick Overall

- 1) Meeting called to order at 7:00.
- 2) Public participation:
 - a) **Norwalk land Trust Presentation:** John Moeling presented current activity and NLT history. Significant items include
 - i) 80 acres preserved, 26 properties
 - ii) No land trust properties in East Norwalk.
 - iii) Looking for Board Member from East Norwalk
 - iv) NLT closure requires all properties to go to Nature Conservancy for Stewardship.
 - v) Marny Smith would like to create conservation easement along Betts Brook.
 - vi) Laurel mentioned she will investigate who purchased the Fitch Property.
 - b) **Spinnaker Real Estate Presentation of Norden Place**
 - i) Presented by Bruce Beinfield, Kim Morque, Clay Fowler, Brian Stoby
 - (1) 240 units concentrated in old ball field.
 - (2) Large portion of site to be given to a land trust as a permanent 11-acre easement.
 - (3) 4 single family sale units that exit at Westport at Hiawatha Lane.
 - (4) Pursuing equivalent of LEED ratings.
 - (5) Asking planning and zoning for a waiver for less parking with specific open space to be preserved for potential parking if required.
 - (6) 4 –story building of New England hotel style.
 - (7) “Green” components:
 - (a) Bike Lanes
 - (b) Potential renewable energy.
 - (c) Sophisticated thermal controls.
 - (8) Zoning allows 50% of site covered by building. Proposal covers only 4% (of total area of site including Norden Complex).
 - (9) Currently zoned industrial, will need change from P&Z.
 - (10) Presenters state that building will not be very visible due to low finish floor elevations.
 - (11) They will make applications to P&Z, Conservation.
 - ii) Laurel notes that 240 units are only 33 less than what was denied 3.5 years ago.
 - iii) Kim Morque:
 - (1) 7 wetlands, largest (#7) 280,000 sf.
 - (2) Low functioning wetland 8000sf eliminated.
 - (3) New wet meadow approx. 24000sf
 - (4) 11-acre conservation easement.

- (5) Current site has many non-native species, highly “disturbed” landscape.
- (6) Least traffic impact is residential development.
- (7) Norden place is 600,000sf.
- iv) Laurel notes drain on schools and increase in traffic.
- v) Clay Fowler notes moderate-income apartments, 10% affordable, 80% median CT income.
- vi) Art Santella raised issues of emergency response and the old and understaffed EN fire station.
- vii) Kim notes private land and private roads, utilizes existing curb cuts, 240 units usually have 1.5-2 parking spaces for units.
- viii) Public attendee notes that wind turbines make noise and disturb wildlife. Spinnaker said they would study.
- ix) Zvi Cole noted that recycling and electrical car hook-ups should be provided. Spinnaker states this will be provided.
- x) Clay Fowler mentioned rain gardens will handle storm water.
- xi) Bruce Beinfield notes sustainable details such as bamboo floors, recycled materials, low VOC adhesives.
- xii) Kim Morque mentioned UTC (Contractor) is in process of closing out Areas of Concern: areas of contamination with undesirable chemicals. Vapor extraction in #7 has been okayed to be removed. Monitoring wells are throughout the site.
- xiii) Marija wondered how the proposed East Avenue widening affects traffic study.
- xiv) Kim states he will see if study takes that work into consideration.
- xv) Public states concern for peak traffic on Strawberry Hill Road.
- xvi) Kim and Bruce agree.
- xvii) Kim notes there are 3 storm water management ponds.
- xviii) Public: office building instead?
- xix) Kim response: no market.
- xx) Diane: how many parking spaces?
- xxi) Bruce: 325 currently proposed.
- xxii) Clay: space for overflow.
- xxiii) Gordon: Sewer?
- xxiv) Connected through the site under access road.
- xxv) End of presentation and beginning of board only meeting.
- c) **Board Only Meeting**
 - i) Board discusses the position that the ENNA can take regarding the new proposal for Norden Property.
 - ii) Minutes of April 8, 2009 approved. May 13 minutes tabled.
 - iii) Laurel: East Avenue.
 - (1) Marija mentions Circuit Rider – Having a historian talk to us about how history can affect East Avenue widening project.
 - (2) Laurel recommends separating bridge work and northern widening project.
- 3) Next regular meeting date July 8, 2009.
- 4) Meeting Adjourned

Submitted by Nick Overall