

**CITY OF NORWALK  
PLANNING COMMISSION  
February 16, 2016**

**PRESENT:** Torgny Astrom, Chair; Frances DiMeglio; Joel Zaremby; Walter McLaughlin; Victor Cavallo; William Dunne; Steve Ferguson; David Davidson

**STAFF:** Michael Greene; Mike Wrinn; Jim Bova

**OTHERS:** Atty Tom Vedder; Gary Moore; Thomas Capo

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 7:45 p.m.

**II. ROLL CALL**

Mr. Greene called the roll.

**III. PUBLIC HEARING**

**a) Subdivision #3640 – Gary & Sharon Moore – 8 Cricklewood Lane – 2 Lots**

Before the public hearing began, Mr. Astrom discussed the rules of procedure for it.

Atty Tom Vedder began the presentation by showing the commissioners the site plan, as well as handing over the certified, return receipt cards evidencing notice of the public hearing. He described the current property and what the lots would be look like after the subdivision. There are no sidewalks and very little curbing in the area.

Gary Moore, the owner of the property, explained the curbing and why it was put in. There were no other questions from the commissioners.

Thomas Capo, a neighbor, spoke in support of the application. However, he did have concerns about an old stone wall that was shared by both owners. He believed that it was 350 years old.

Mr. Moore said that there were preparing to sell the lot to someone so that they could build on it. However, it was a shared boundary so he did not think it would be a problem.

Dean Martin, the engineer for the project, discussed the street trees to replace the ones that would be removed. There was also a discussion of the drainage as well as the sidewalks and curbs.

Mr. Astrom closed the public hearing.

#### **IV. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair**

##### **a) Action on III. a. - Subdivision #3640 – Gary & Sharon Moore – 8 Cricklewood Lane – 2 Lots**

**\*\* MR. ZAREMBY MOVED: BE IT RESOLVED** that subdivision application #3640 submitted by Gary & Sharon Moore at 8 Cricklewood Lane and as shown on a plan entitled "Re-Subdivision Map Of Property Located at 8 Cricklewood Lane, Prepared for Gary & Sharon C. Moore, 8 Cricklewood Lane, Norwalk Connecticut," Scale 1" = 30', dated 11/3/2015 and certified "Substantially Correct" by B.G. Root, Land Surveyor, Connecticut Registration No. 12062 be **APPROVED** subject to the following reasons:

1. That all required soil and sedimentation controls be in place prior to any site work; and
2. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and
3. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of all erosion and sedimentation controls; and
4. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of the required public improvements prior to the certificate of occupancy being issued on the construction of any new dwelling; and
5. That the proposed drainage system, when installed, be maintained to work at full capacity; and
6. That the maintenance of the proposed drainage system be noted on the final subdivision map; and
7. That the maintenance of the proposed drainage system be noted on all zoning permits; and

**BE IT FURTHER RESOLVED** that conditions **do not** warrant the installation of sidewalks; and

**BE IT FURTHER RESOLVED** that conditions **do not** warrant the installation of new street curbs; and

**BE IT FURTHER RESOLVED** that the street tree requirement **not be waived** and that twelve (12) street trees be installed and that where practical, any existing street trees which meet the street tree requirements, be retained and utilized towards the street tree requirement; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be February 26, 2016.

**Mr. Ferguson seconded.**

**Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; Steven Ferguson; William Dunne; David Davidson voted in favor.**

**No one opposed.**

**No one abstained.**

#### **V. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair**

##### **Referrals – Report & recommendation**

##### **a) 8-24 Review – Buildings and Facilities Manager on behalf of Oak Hills Park Authority – Review and approval of the Oak Hills Park Improvement Project**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the from the Oak Hills Park Authority for the review and approval of the review and approval of the proposed improvements at Oak Hills Park be **approved** with the following comments:

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Protect property values." (A.1.1.5. p.10); and
- 2) To implement the Plan of Conservation and Development goal to "Reduce point and non-point source pollution." (B.1.2.3, p.16); and
- 3) To implement the Plan of Conservation and Development goal to "Provide and maintain an attractive open space system for the enjoyment of all residents. (C.1.3. p. 24); and
- 4) To implement the Plan of Conservation and Development goal to "Supports trails and bikeways". (D.6.1.2. p. 32); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Mr. Zaremby seconded.**

**Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; Steven Ferguson; William Dunne; David Davidson voted in favor.  
No one opposed.**

**b) 8-24 Review – Department of Public Works – Review and approval of the rehabilitation of Perry Avenue Bridge over the Norwalk River**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the from the Department of Public Works for the review and approval of the rehabilitation of Perry Avenue Bridge over the Norwalk River be **approved** with the following comments:

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Provide a safe and efficient vehicular transportation system." (E.3.1. p.37); and
- 2) To implement the Plan of Conservation and Development goal to "Maintain vehicular and pedestrian ways continuously at a high level. (E.3.3. p. 38); and
- 3) To implement the Plan of Conservation and Development goal to "Complete planned roadway construction projects. (E.3.4. p. 38); and
- 4) To implement the Plan of Conservation and Development goal to "Maintain system of bridges to facilitate safe and efficient vehicular and pedestrian movement. (E.4.1. p. 38); and
- 5) To implement the Plan of Conservation and Development goal to "Incorporate pedestrian convenience and safety at all bridges and overpasses. (E.4.2. p. 38); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Mr. McLaughlin seconded.**

**Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; Steven Ferguson; William Dunne; David Davidson voted in favor.  
No one opposed.**

At this point in the meeting, the meeting was adjourned and went back to the Land Use Committee.

The meeting returned to the Planning Commission at 10:55 p.m.

**b) Action on Capital Budget 2016- 2017 to 2020 – 2021**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the Capital Budget be approved as modified with an amount of **\$24,982,000** for fiscal year 2016-2017; and

**BE IT FURTHER RESOLVED** that the out years grand totals, be held as placeholders as reflected by the Finance Department's proposed 5 year Capital Budget, with the precise departmental distributions to be determined in the future; and,

**BE IT FURTHER RESOLVED** that this capital budget be forwarded to the Mayor per §30-8 of the City Code.

**Mr. Davidson seconded.**

**At this point, Mr. Cavallo read from the City Code who explained that it said that the Comptroller should be doing what the Finance Director currently does for the Capital Budget. He read that the Planning Commission prepares the Capital Budget. There was also a discussion as to how the process works.**

**Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; Steven Ferguson; William Dunne; David Davidson voted in favor.**

**No one opposed.**

**No one abstained.**

#### **VI. APPROVAL OF MINUTES: January 19, 2016**

**Ms. DiMeglio moved to approve the minutes, as revised.**

**Mr. Davidson seconded.**

**Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; Steven Ferguson; David Davidson; Victor Cavallo voted in favor.**

**No one opposed.**

**No one abstained.**

#### **VII. COMMENTS OF THE DIRECTOR**

Mr. Greene told the commissioners that about 20 years ago the Planning Commission did review all 5 years of the Capital Budget. He then wished everyone good luck and farewell as this would be the last Planning Commission meeting he would attend before he retired.

## **VIII. COMMENTS OF COMMISSIONERS**

The commissioners thanked Mr. Greene for all of his years of service to the City of Norwalk and to the Planning Commission. Mr. Ferguson wondered the age of the youngest commissioner but Mr. Greene was not sure because he had never asked.

## **IX. ADJOURNMENT**

**Mr. McLaughlin made a Motion to Adjourn.**

**Mr. Zarembly seconded.**

**Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zarembly; Walter McLaughlin; Steven Ferguson; David Davidson; Victor Cavallo voted in favor.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 11:14 p.m.

Respectfully submitted by,

Diana Palmentiero