

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

**PRESENT:** Torgny Astrom, Chair; Frances DiMeglio; Walter McLaughlin; David Davidson; William Dunne; Steven Ferguson; Nora King; George Tsiranides

**STAFF:** Mike Wrinn

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 9:38 p.m.

**II. ROLL CALL**

Mr. Wrinn called the roll.

**III. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair**

**Referrals – Report & recommendation**

**a) Special Appropriation – Recreation and Parks Department - \$200,000 for Veterans Park Launch Ramps & Visitor Dock - project #3687 (Account # C0367)**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Finance Department on behalf of the Recreation and Parks Department for a Special Appropriation in the amount of \$200,000 to completely fund the Veterans Park Launch Ramps & Visitor Dock project (Acct. #C0367) be **APPROVED** and

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

**Mr. McLaughlin seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; William Dunne; Steven Ferguson; Nora King; George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

**b) 8-24 Review – Land Use & Building Management Committee of the Common Council – Quit Claim the Carver Center building to the Carver Foundation and amend existing land use agreement**

**\*\* 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 Land Use & Building Management Committee of the Common Council to quit claim the Carver Center building to the Carver Foundation and amend an existing land use agreement be **APPROVED**.

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

**Ms. King seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; William Dunne; Nora King; George Tsiranides voted in favor.**

**Mr. Davidson opposed.**

**Mr. Ferguson abstained.**

**Mr. Davidson suggested that the land lease be incorporated into the building lease. He said that this did not mean he was opposed to the work that the Carver Center does.**

**c) 8-24 Review – Land Use & Building Management and Public Works Committees of the Common Council – Street Abandonment under section 95-35 of the City Code of a portion of Bates Court**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 95-35 of the City Code under an 8-24 Review regarding the street abandonment of a portion of Bates Court be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development goal to “A.1.1.9. Encourage development that seeks to provide maximum returns to the City in the Grand List tax revenue consistent with public purpose.” ( A.1.1.9. pg. 10); and,

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

**Mr. Dunne seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; William Dunne; Nora King; Steve Ferguson; George Tsiranides voted in favor.**

**No one opposed.**

**Mr. Davidson abstained.**

**d) 8-24 Review - Land Use & Building Management and Public Works Committees of the Common Council – sale and disposition of City owned property at 1 Bates Court**

**\*\* 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 – Land Use and Building Management and Public Works Committees of the Common Council – Disposition of City property at 1 Bates Court be **APPROVED** if it is to be sold for the fair market value without restrictions.

**Mr. Dunne seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; William Dunne; Nora King; Steve Ferguson; George Tsiranides voted in favor.**

**No one opposed.**

**Mr. Davidson abstained.**

**e) 8-24 Review – Department of Public Works – Flood relief project - storm drainage improvements at Fodor Farm, Aviation Court, and Soundview Avenue**

**\*\* 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 Department of Public Works – Flood relief project - storm drainage improvements at Fodor Farm, Aviation Court, and Soundview Avenue 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 "Prevent flooding and threat to health and property." (B.3.1. p. 17); and

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

**Mr. Davidson seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; William Dunne; Steven Ferguson; Nora King; George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

**f) Redevelopment Agency referral - Transit Oriented Development (TOD) Redevelopment Plan – Revised Draft July 2016**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the proposed Redevelopment Plan for the Transit Oriented Development (TOD)

Area around the South Norwalk Railroad Station as shown on a certain document entitled “City of Norwalk – South Norwalk TOD Redevelopment Plan and dated draft July 2016 and on a certain document entitled “City of Norwalk – South Norwalk TOD Redevelopment Plan – Proposed Zoning Changes” and dated draft August 2016 be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to “Consider designating a redevelopment area at the South Norwalk Station to help achieve goals for transit enhancements and transit-oriented development here” (E.2.2.25, pg. 37); and,
- 2) To implement the Plan of Conservation and Development to “Encourage new development around transit access and allow new development which does not exceed the capacity of infrastructure systems (roads, sewers, water, etc.)” (B.1.1.2, p. 16); and

At this point, Ms. DiMeglio asked the commissioners if they had any comments. Mr. Davidson handed out an additional condition that he requested be added to the resolution and which he read into the record. This condition necessitated that any changes to the TOD plan in connection with the affordable housing portion would have to be referred back to the Planning Commission for review under the POCD. A lengthy discussion of this addition followed about whether the other approvals should be contingent upon the Planning Commission’s referral. Mr. Davidson said the Planning Commission’s approval was based upon these provisions. Some commissioners believed the Planning Commission was questioning the other commissions including Zoning. Mr. Wrinn explained that the TOD Plan had to go through several other commissions and may be changed at that time. The commissioners finally agreed upon the additional condition, as rewritten by Mr. Wrinn based upon the quoted Article, as follows:

- 3) To implement the Plan of Conservation and Development to “Allow a wide range of housing opportunities to ensure that the housing needs of all segments of the labor force are met” (A.1.2.3., p.10) and “encourage the expansion of the number of affordable housing units through innovative methods such as incentive programs” (A.2.2.6, pg.12), which is based on the proposed Article 50 Section 118-540 B(1)r;  
(R) Multifamily dwellings of not less than 12 units, including elderly housing and including mixed use developments. The development must provide a minimum of ten (10) percent affordable housing at 50% of State Median Income and otherwise be in compliance with Section 118-1050 Workforce Housing Regulation.  
[1] A bonus height of five (5) stories / sixty-five (65) feet for is available for developments that replace existing de facto affordable housing on the site. De facto affordable housing is defined as dwelling units within buildings

constructed prior to 1960. The development must replace the difference between the number of existing de facto affordable dwelling units and the number of affordable units required in (r) above. These replacement dwelling units must be provided at 80% of State Median Income and otherwise be in compliance with Section 118-1050 Workforce Housing Regulation; and TOD for multifamily and mixed-use development of twelve (12) or more units.

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

**Mr. Davidson seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; Steven Ferguson; Nora King; George Tsiranides voted in favor.**

**No one opposed.**

**William Dunne abstained.**

#### **IV. APPROVAL OF MINUTES: June 7, 2016 and June 21, 2016**

**Mr. McLaughlin moved** to approve the minutes of June 7, 2016, as modified by Mr. Astrom.

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; Steven Ferguson; William Dunne voted in favor.**

**No one opposed.**

**George Tsiranides; Nora King abstained.**

**Mr. McLaughlin moved** to approve the minutes of June 21, 2016.

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; William Dunne voted in favor.**

**No one opposed.**

**Steven Ferguson; George Tsiranides; Nora King abstained.**

#### **VI. COMMENTS OF THE ACTING DIRECTOR**

Mr. Wrinn said there would be a meeting of all the different boards, including Planning Commission, Zoning Commission, Zoning Board of Appeals and Conservation Commission with Corporation Counsel to discuss what they can and cannot do as commissioners. The staff was trying to find a mutually convenient time and place for the commissioners.

#### **VII. COMMENTS OF COMMISSIONERS**

Mr. Ferguson welcomed the new commissioners, Mr. Tsiranides and Ms. King and advised them to read their packets before the meeting.

## VIII. ADJOURNMENT

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

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances DiMeglio; Walter McLaughlin; David Davidson; William Dunne; Steven Ferguson; Nora King; George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 10:05 p.m.

Respectfully submitted by,

Diana Palmentiero