

**DRAFT  
CITY OF NORWALK  
PLANNING COMMISSION  
December 13, 2016**

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

**STAFF:** Steven Kleppin; Mike Wrinn

**I. CALL TO ORDER**

Ms. DiMeglio called the meeting to order at 8:29 p.m.

**II. ROLL CALL**

Mr. Kleppin called the roll.

**III. REPORT OF LAND USE COMMITTEE, Steven Ferguson, Chair**

**Referrals – Report & recommendation**

At this point in the meeting, Ms. DiMeglio left the room.

**a) Zoning Commission referral - #1-16M – F. DiMeglio - 56 County St/Strawberry Hill Ave – Proposed Change to the Building Zone Map from A Residence in part & B Residence in part to entirely B Residence**

**\*\* MR. FERGUSON MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown on a certain document entitled "#1-16M – F. DiMeglio - 56 County St/Strawberry Hill Ave - Proposed Change to the Building Zone Map from A Residence in part & B Residence in part to entirely B Residence" and dated November 1, 2016 affecting property located in the Fifth Taxing District, Block 8, Lot 43 including property now part of the County Street ROW and Strawberry Hill Avenue ROW, all of which is now zoned A Residence in part and B Residence in part and is proposed for change to entirely B Residence, be **APPROVED**.

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

1. To implement the Plan of Conservation and Development to "Use streets, the railroad, natural features or property lines as boundaries between different land uses" (F.2.1.5, p. 42); and

2. To implement the Plan of Conservation and Development to “Encourage quality housing for a variety of tenures, family sizes, incomes, the senior population, and persons with special needs” (A.2.1.1, p. 11); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Norwalk Zoning Commission.

**Mr. Dunne seconded.**

**Walter McLaughlin; Steven Ferguson; William Dunne; Nora King and George Tsiranides voted in favor.**

**No one opposed.**

**David Davidson abstained.**

**a) Zoning Commission referral - #8-16R – V. Penna Sr. – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to Article 30 to amend special permit criteria for such uses when located in AAA Residence zones**

At this point, Ms. DiMeglio returned to the room.

**\*\* MR. FERGUSON MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#8-16R – V. Penna Sr. – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to amend special permit criteria for such uses when located in AAA Residence zones**" and dated November 1, 2016, be **APPROVED**;

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

- 1) To implement the Plan of Conservation and Development to “Examine and modify existing zoning where necessary to achieve the goals of this plan” (F.2.1, p. 42); and
- 2) To implement the Plan of Conservation and Development to “Seek private investment within the community” (A.1.1.1, p. 10) and to “Encourage diversity in commerce and industry” (A.1.1.2, p. 10); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Norwalk Zoning Commission.

**Mr. Dunne seconded.**

There was then some discussion about what type of utility work the applicant would be doing and the hours of the business. There was concern about school bus traffic which Mr. Wrinn said would not be moving so fast since there was traffic getting onto the Merritt Parkway.

**Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; and George Tsiranides voted in favor.**

**David Davidson opposed on the basis of the change in triple A zoning which he did not believe justified the benefit to the community even though he recognized the unusual situation that the applicant is in and he sympathized with that.**

**Nora King abstained.**

#### **IV. APPROVAL OF MINUTES: November 15, 2016**

There was a discussion as to whether the commissioners should vote on each set of minutes for the Land Use, Subdivision, and Planning Commission.

**\*\* MR. MCLAUGHLIN MOVED** to approve the Subdivision minutes of November 15, 2016, as revised.

**Mr. Ferguson seconded.**

**Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

**\*\* MR. MCLAUGHLIN MOVED** to approve the Land Use minutes of November 15, 2016, as revised.

**Mr. Ferguson seconded.**

**Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

**\*\* MR. DUNNE MOVED** to approve the Planning Commission minutes of November 15, 2016, as revised.

**Mr. Ferguson seconded.**

**Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

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

Mr. Kleppin asked if the meetings could start at 7 p.m. The commissioners discussed it and decided that it would work for them. It would start in February after the Capital Budget hearings had been completed.

Mr. Kleppin then discussed the Redevelopment Plans and said there would be monthly presentations which Ms. King and Mr. Ferguson would attend. There would also be quarterly meetings.

The Mayor had organized a group to begin work on the new Plan of Conservation and Development ("POCD"). Since there were so many people involved, there would be smaller sub-groups to report back on different items.

## **VIII. COMMENTS OF COMMISSIONERS**

Mr. Davidson said that he would like to have certain items on the agenda so that there could be a brief presentation and discussion about the items by the staff or if necessary, a staff member of another department. They would be on the agenda after the Capital Budget meetings in February.

Mr. Ferguson said that he would be away after the Capital Budget hearings.

## **VIII. ADJOURNMENT**

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

**Mr. Dunne seconded.**

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

**No one opposed.**

**No one abstained.**