

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION
May 16, 2017**

PRESENT: Frances DiMeggio; Walter McLaughlin; Bill Dunne; Dave Davidson;
Steve Ferguson; George Tsiranides; Nora King

STAFF: Steve Kleppin; Frank Strauch

I. CALL TO ORDER

Ms. DiMeggio called the meeting to order at 8:23 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

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

Referrals – Report & recommendation

**a) 8-24 Review – Board of Education – Cranbury Elementary School –
Asbestos abatement project (Acct. #C0595)**

***** MR. FERGUSON 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 Board of Education – Cranbury Elementary School – Asbestos abatement project (Acct. #C0595) 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 Norwalk Citizens with efficient, well-kept buildings." (D.2.1. p. 30); and

2) To implement the Plan of Conservation and Development goal to "Provide sufficient school facilities and programs in order to afford all citizens the opportunity to obtain a quality education." (D.3.1. p. 30-31); and

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

Mr. McLaughlin seconded.

Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King; George Tsiranides

No one opposed.

No one abstained.

b) Redevelopment Agency – Review amendments to the Land Disposition Agreement (LDA) regarding Parcel 1, 2, and 4 of the Reed Putnam Urban Renewal Plan – Amendment #4

***** MR. FERGUSON MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the proposed amendments to the schedule of development land uses of the Land Disposition Agreement (LDA) regarding Parcel 1, 2, and 4 of the Reed Putnam Urban Renewal Plan Review – Amendment #4 be **APPROVED** and that the Commission finds that the proposed amendments are consistent with the Plan of Conservation & Development for Norwalk and that the reason for this action is:

1. To implement the Plan of Conservation and Development goal to " Encourage retail activity in the West Avenue/Wall Street and Reed Putnam areas and place emphasis on pedestrian-oriented environment" (A.4.1.1. p.12); and

2. To implement the Plan of Conservation and Development goal to "Continue clustering large-scale development where shuttle systems and other Traffic Demand Management programs can be implemented" (A.3.1.3 p.12); and

3. To implement the Plan of Conservation and Development goal to "Maintain diversity in the SoNo retail mix" (A.4.1.5 p.13); and

4. To implement the Plan of Conservation and Development goal to "Modify plans for Reed-Putnam Parcels 1, 2, and 4 as amended" (A.6.1.1. P.13); and

BE IT FURTHER RESOLVED that notice of this written opinion and action be forwarded to the City's ad hoc committee (representatives of the Planning Committee of the Common Council, Redevelopment Agency, and the Planning Commission) and to the Norwalk Common Council.

Mr. Dunne seconded.

There was a discussion about the economic issues of the project. Mr. Davidson raised 2 issues which he thought Mr. Sheehan should respond to. The payment of \$3.5 million in lieu of the developer building a hotel in lieu of taxes as well as the differential between the cost of mall without the cost of the hotel. Mr. Davidson noted that the redeveloper was saving a large amount of money by not building the hotel. Ms. King asked Mr. Sheehan if high end entertainment centers, fitness centers and supermakets

could change the look of the neighborhood or could change the Class A mall to a Class B mall. She was concerned that a Dave and Busters would replace a high end anchor and that it would affect the look and feel of the area. He reminded them that the developer would want to keep it Class A as a profit center. There was a discussion about the price per square foot and how that would affect the tax assessment of the mall. The Class A mall designation would be for 10 years.

Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; Nora King; George Tsiranides
No one opposed.
David Davidson abstained.

c) #3-17R – Norwalk Land Development, LLC (The SoNo Collection) – Proposed amendments to Section 118-100 to revise definition of mixed use retail shopping center development to add public realm, commercial recreation and cultural arts and entertainment facilities as additional permitted uses

***** MR. FERGUSON MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled “**#3-17R – Norwalk Land Development, LLC – Proposed amendments to Section 118-100 to revise definition of mixed use retail shopping center development to add public realm, commercial recreation and cultural arts and entertainment facilities as additional permitted uses**” and dated May 9, 2017, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to “Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed-use development (i.e. offices, stores, services, restaurants and theaters together with housing, parks and cultural facilities). (p. 12, A.3.1.2); and
- 2) To implement the Plan of Conservation and Development to “To encourage retail activity in the West Avenue/Wall Street and Reed Putnam areas and place emphasis on pedestrian-oriented environment (p. 12 A.4.1.1); and
- 3) To implement the Plan of Conservation and Development to "Modify plans for Reed-Putnam Parcels 1, 2, and 4 as amended" (A.6.1.1, p. 13); and
- 4) To implement the Plan of Conservation and Development to "Encourage retail/cultural development within the Reed-Putnam Design District and at the South Norwalk Intermodal Pulse Point to create a critical mass of activity with the Maritime Aquarium and the Washington Street Historic District" (D.7.1.2, p.33); and

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

Ms. King seconded.

There was a discussion as to whether the minutes should be taken down verbatim because they may need to be reviewed again in the future as to specific comments. It was agreed that these minutes would reflect more of the discussion but if the commissioners were not happy with it, then a verbatim transcript would be provided.

Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; Nora King; George Tsiranides
David Davidson opposed.
No one abstained.

IV. APPROVAL OF MINUTES: Subdivision: April 18, 2017; Land Use: April 18, 2017; Planning: April 18, 2017 & April 25, 2017

Subdivision: April 18, 2017; Land Use: April 18, 2017; Planning: April 18, 2017 & April 25, 2017

**** MS. DIMEGLIO MOVED** to approve the Subdivision minutes of April 18, 2017.

Mr. Davidson seconded.
Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King voted in favor.
No one opposed.
George Tsiranides abstained.

**** MS. DIMEGLIO MOVED** to approve the Land Use minutes of April 18, 2017.

Mr. McLaughlin seconded.
Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King voted in favor.
No one opposed.
George Tsiranides abstained.

**** MS. DIMEGLIO MOVED** to approve the Planning Commission minutes of April 18, 2017, as amended.

Mr. Davidson seconded.
Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King voted in favor.
No one opposed.
George Tsiranides abstained.

**** MS. DIMEGLIO MOVED** to approve the Special Meeting of the Planning Commission minutes of April 25, 2017.

Mr. Davidson seconded.

Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King voted in favor.

No one opposed.

George Tsiranides abstained.

V. COMMENTS OF THE DIRECTOR

Mr. Kleppin discussed the Wall St. train station study. He said that he had spoken with the Mayor's office and that he would put an application for a grant since it was a lot of money.

VI. COMMENTS OF COMMISSIONERS

No comments from the commissioners.

VII. ADJOURNMENT

Mr. McLaughlin made a Motion to Adjourn

Mr. Davidson seconded.

Frances DiMeglio; Steven Ferguson; Bill Dunne; Walter McLaughlin; David Davidson; Nora King; George Tsiranides

No one opposed.

No one abstained.

The meeting was adjourned at 8:48 p.m.

Respectfully submitted by,

Diana Palmentiero