

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION
July 18, 2017**

PRESENT: Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King

STAFF: Steve Kleppin

I. CALL TO ORDER

Ms. DiMeglio called the meeting to order at 8:54 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. REPORT OF SUBDIVISION COMMITTEE, George Tsiranides, Chair

**a) Subdivision #3643 – Frances DiMeglio – 56 County Street –
2nd - 90 Day extension request to file subdivision map**

Before the commissioners voted on this resolution, Ms. DiMeglio left the room.

***** MR. TSIRANIDES MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the approval time on Subdivision #3643- Frances DiMeglio – 56 County Street – 3 Lots – 1st extension request to file approved map be **APPROVED** for an extension of a period of 90 days; and

BE IT FURTHER RESOLVED that the new deadline to file the approved subdivision map is November 8, 2017; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 28, 2017.

Mr. Davidson seconded.

**Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis;
George Tsiranides; Nora King voted in favor.**

No one opposed.

No one abstained.

IV. REPORT OF LAND USE COMMITTEE

Referrals – Report & recommendation

a) Zoning Commission referral: #4-17R – NW MFP Norwalk Town Center II, LLC – Proposed amendments to Section 118-504 to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and related technical amendments

Before the commissioners voted on this resolution, Mr. Davidson asked the others how they thought they might vote on this. All said they would vote against it.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "#4-17R – NW MFP Norwalk Town Center II, LLC – Proposed amendments to Section 118-504 to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and related technical amendments" and dated May 18, 2017, be **DENIED**.

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

- 1) To implement the Plan of Conservation and Development to "Provide stability in land use and zoning" (F.2.1.2, p. 42); and
- 2) To implement the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6 p. 10).

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

David Davidson seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsaranides; Nora King voted in favor.

No one opposed.

No one abstained.

b) Zoning Commission referral: #6-17R – Zoning Commission - Proposed amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones

There was a discussion before the commissioners voted on this resolution. The commissioners said they would suggest to the Zoning Commission that the dispensaries only be placed in the B1 zone. There was a lengthy discussion as to whether the city should allow marijuana to be grown in Norwalk as well. Some thought it should not while others wanted more information about the economic feasibility of it

before denying it. The commissioners reviewed the list of other towns that have not allowed production of medical marijuana.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#6-17R - Zoning Commission – Proposed amendments to permit licensed medical marijuana producer or dispensary facility as permitted by the State of Connecticut in certain business and industrial zones**" and dated July 6, 2017 be **DENIED**.

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

- 1) To implement the Plan of Conservation and Development to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10); and
- 2) To implement the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10).

The commissioners added these comments.

- 3) That the zones should be restricted to the B1 zone only.
- 4) provide a study of detailed economic benefits to the city of Norwalk as a producer.

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

David Davidson seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; George Tsaranides; Nora King voted in favor.

No one opposed.

Tamsen Langalis abstained.

V. APPROVAL OF MINUTES: Subdivision: June 20, 2017; Land Use: June 20, 2017; Planning: June 20, 2017

**** MS. DIMEGLIO MOVED** to approve the Subdivision minutes of June 20, 2017.

Mr. Davidson seconded.

Frances DiMeglio; David Davidson; George Tsaranides; Nora King voted in favor.

No one opposed.

Brian Baxendale and Tamsen Langalis abstained.

**** MS. DIMEGLIO MOVED** to approve the Land Use minutes of June 20, 2017.

Mr. Davidson seconded.

Frances DiMeglio; David Davidson; George Tsaranides; Nora King voted in favor.

No one opposed.

Brian Baxendale and Tamsen Langalis abstained

**** MS. DIMEGLIO MOVED** to approve the Planning Commission minutes of June 20, 2017, as amended.

Mr. Davidson seconded.

Frances DiMeglio; David Davidson; George Tsaranides; Nora King voted in favor.

No one opposed.

Brian Baxendale and Tamsen Langalis abstained.

Mr. Davidson asked about the status of the verbatim transcripts of May's committee and commission meetings. Mr. Kleppin said that the transcriptionist had hoped to have them done by July but that did not happen. They would be ready in August.

VI. COMMENTS OF THE DIRECTOR

Mr. Kleppin said that he had no further comments.

VII. COMMENTS OF COMMISSIONERS

Mr. Tsiranides said he would be running for the Common Council in the fall. If he wins, he would no longer be on the Planning Commission.

Ms. DiMeglio said that she would like to give plaques to the Planning Commission commissioners who had left, at the next meeting in August. Ms. King said she would be in Hawaii.

VIII. ADJOURNMENT

Ms. Tsiranides made a Motion to Adjourn

Mr. Davidson seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsaranides; Nora King voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by,

Diana Palmentiero