

**CITY OF NORWALK  
PLANNING COMMISSION  
October 17, 2017**

**PRESENT:** Frances DiMeglio, Chair; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak; Steve Ferguson was called for the Election of Officers.

**STAFF:** Steve Kleppin; Mike Wrinn

**I. CALL TO ORDER**

Ms. DiMeglio called the meeting to order at 8:12 p.m.

**II. ROLL CALL**

Mr. Kleppin called the roll.

**III. PUBLIC HEARINGS**

**a) Proposed Changes to Planning Commission By-Laws for 2017**

Mr. Kleppin began with an overview with the By-Laws. Ms. DiMeglio noted that there was still a change that had not been made. Also, there was a discussion about Mr. Kleppin's title. There was a discussion about the section called the Election of Officers. Mr. Kleppin explained why the changes were being made to the By-Laws.

No members of the public spoke for or against the changes.

**IV. REPORT OF LAND USE COMMITTEE, Nora King, acting as Chair**

**Referrals – Report & recommendation**

**a) Action on III. a.**

**(i) Proposed Changes to Planning Commission By-Laws for 2017**

**\*\*\* MS. KING MOVED: BE IT RESOLVED** by the Planning Commission that the Changes to the By-laws and Rules of Procedure of the Planning Commission to change Article III, Sections 1 through 5, Article IV, Section 2, Article V, Sections 4 and 5; Sections 8 through 10 be **APPROVED**; and

**BE IT FURTHER RESOLVED** that the changes of these By-laws and Rules of Procedure take effect on November 1, 2017.

**Mr. Davidson seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.**  
**No one opposed.**  
**No one abstained.**

**b) Capital Appropriation – Capital Appropriation – Building Management – In the amount of \$509,000 for City Hall Roof Replacement Project Phase II (Acct. #C0439)**

**\*\*\* MS. KING 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 Building and Facilities Manager, on behalf of Building Management the City Hall – City Hall roof replacement project 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 "Allow for the future needs of Norwalk to be met as identified in this plan (i.e. housing, economic growth, community facilities, etc.)." (F.1.1.6. p. 42); and

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

**Mr. Tsiranides seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.**  
**No one opposed.**  
**No one abstained.**

**b) 8-24 Review - Building Management for the Maritime Aquarium – Proposed improvement plan in order to meet the State’s needs for the Walk Bridge replacement project**

Ms. DiMeglio asked if there was any further discussion on this item. Mr. Davidson added an item that stated: He recommended including an amendment to require that the funding for this project be 100% secured from the state or be returned to the Planning Commission for further review. There was debate as to whether this amendment would be allowed. The commissioners voted against the amendment 5-2, so the amendment did not pass.

**\*\*\* MS. KING MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Building Management for the Maritime Aquarium – Proposed improvement plan in order to meet the State’s needs for the Walk Bridge replacement project 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 "Encourage and support all music, art, and cultural programs." (A.7.1.1. p. 11); and
- 2) To implement the Plan of Conservation and Development goal to "Support the Maritime Aquarium, Stepping Stones, the Switch Tower Museum, and other city museums as educational facilities and tourist attractions." (A.7.1.3. p. 33); and

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

**Mr. Mushak seconded.**

**Frances DiMeglio; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.**

**Mr. Davidson and Mr. Baxendale opposed.**

**No one abstained.**

Mr. Davidson noted that the opposition to the resolution was a result of the denial by the Planning Commission to amend the resolution to include a provision that the funding for the project should be secured from the state 100%.

**a) Zoning Commission referral: #9-17R - Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk due to expire December 31, 2017**

**\*\*\* MS. KING MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#9-17R – Zoning Commission – Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk**" and dated **September 1, 2017**, be **APPROVED**.

**BE IT FURTHER RESOLVED** that the reason for this action is:

- 1) To implement the Plan of Conservation & Development to "Encourage centralized parking in the Norwalk and South Norwalk downtowns which allows shared parking by uses with complementary demands in both daytime and evenings" (E.5.1.3 p.39)

- 2) To implement the Plan of Conservation & Development to "Support economic growth in the city with appropriate parking strategies" (E.5.1, p.39)
- 3) To promote new businesses to locate in existing vacant space in Norwalk Center and South Norwalk; and

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

**Mr. Baxendale seconded.**

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

**No one opposed.**

**No one abstained.**

**b) Zoning Commission referral: #10-17R - Proposed amendments to "opt out" of temporary health care structures required by Public Act #17-155**

**\*\*\* MS. KING MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#10-17R - Zoning Commission – Proposed amendments to "opt out" of temporary health care structures required by Public Act #17-155**" and dated September 27, 2017, be **APPROVED**.

**BE IT FURTHER RESOLVED** that the reason for this action is:

- 1) To implement the Plan of Conservation & Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10); and
- 2) To implement the Plan of Conservation & Development to "Preserve and enhance the character of residential neighborhoods" (F.2.2, p. 42);

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

**Mr. Baxendale seconded.**

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

**No one opposed.**

**No one abstained.**

**V. APPROVAL OF MINUTES: Subdivision: Sept. 19, 2017; Land Use: Sept. 19, 2017; Planning: Sept. 19, 2017**

**\*\* MS. DIMEGLIO MOVED to approve the Subdivision Committee minutes of September 19, 2017.**

**Ms. King seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.  
No one opposed.  
No one abstained.**

**\*\* MS. DIMEGLIO MOVED to approve the Land Use Committee minutes of September 19, 2017;  
Ms. King seconded.  
Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.  
No one opposed.  
No one abstained.**

**\*\* MS. DIMEGLIO MOVED to approve the Planning Commission minutes of September 19, 2017;  
Mr. Baxendale seconded.  
Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor.  
No one opposed.  
No one abstained.**

## **VI. ELECTION OF OFFICERS**

At this point, Ms. DiMeglio asked that Mr. Ferguson be called to be a part of the election. Ms. King nominated Ms. DiMeglio for Chair, seconded by Mike Mushak. Mr. Davidson nominated Mr. Ferguson as Chair. There was a discussion and some research as to whether a second was necessary for the nominations for the officers. Mr. Wrinn read from Robert's Rules that a second was not necessary. Ms. DiMeglio asked whether there were any other nominations from the floor three times.

**MR. DAVIDSON MOVED** to nominate Mr. Ferguson, as Chair.

**David Davidson and Mr. Ferguson voted in favor of Mr. Ferguson.**

**MS. KING MOVED** to nominate Ms. DiMeglio, as Chair.

**Frances DiMeglio; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor of Ms. DiMeglio.  
No one abstained.**

There were nominations for Vice Chair. Mr. Mushak nominated Nora King. Mr. Davidson nominated Mr. Ferguson. Ms. DiMeglio asked whether there were any other nominations from the floor three times.

**MR. DAVIDSON MOVED** to nominate Mr. Ferguson, as Chair.

**David Davidson and Mr. Ferguson voted in favor of Mr. Ferguson.**

**MR. MUSHAK MOVED** to nominate Ms. King, as Vice Chair.

**Frances DiMeglio; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak voted in favor of Ms. King.  
No one abstained.**

Ms. DiMeglio nominated Mr. Tsiranides. Ms. DiMeglio asked whether there were any other nominations from the floor three times.

**MS. DIMEGLIO MOVED** to nominate Mr. Tsiranides, as Secretary.

**Frances DiMeglio; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King; Mike Mushak and Steve Ferguson voted in favor.  
David Davidson abstained.**

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

Mr. Kleppin had no comments at this time.

## **VIII. COMMENTS OF COMMISSIONERS**

Mr. Mushak raised concerns about the LED lights being installed around the city for parking lot lights. There were public safety issues. He believed that they were blinding drivers so that they could not see. He had seen some accidents because of it. There was a discussion of whose purview it was under but it was decided that it was the Planning Commission. Mr. Mushak would get a list to the staff of which properties were shining their lights up and out of the property.

Ms. DiMeglio had concerns about games at Nathan Hale. She thought that it was scary about baseballs hitting people below who were watching soccer games. Mr. Wrinn explained that she should speak with the Department of Parks and Recreation.

Ms. DiMeglio then began a discussion about electronic signs that were all over the city inside businesses. Mr. Wrinn noted that there were no regulations against it. Flashing copy is not allowed, though.

Ms. DiMeglio also asked about some types of boxes that were on sidewalks near Sedona Taphouse, etc. Mr. Wrinn said they would look.

## **IX. ADJOURNMENT**

**Ms. Langalis made a Motion to Adjourn**

**Mr. Mushak seconded.**

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

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 8:53 p.m.

Respectfully submitted by,

Diana Palmentiero