

**Draft
CITY OF NORWALK
PLANNING COMMISSION
November 14, 2017**

PRESENT: Frances DiMiglio, Chair; David Davidson; Brian Baxendale;
Tammy Langalis; Nora King; Michael Mushak; George Tsiranides
(arrived at 7:20 p.m.)

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Bruce Chimento

I. CALL TO ORDER

Frances DiMiglio called the meeting to order at 7:05 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. DISCUSSION AND/OR DECISION

a) Special Capital Appropriation: Department of Public Works – In the amount of \$92,577.57 for the rehabilitation of the Perry Avenue Bridge (Account # C0479)

Ms. DiMiglio opened this item for discussion. Mr. Wrinn introduced Mr. Chimento from the Department of Public Works (“DPW”) who explained the remaining problems that they found. He also noted that the Federal and State governments were paying 80% of the project. He explained that they closed out some other Capital Budget projects and found this money which they returned. This is the money that they were requesting for the remaining problems. There was a discussion of a further explanation of the higher costs. Mr. Davidson noted for the record that the cost of the project was \$500K more than originally submitted and that the city’s share of that increase was 20% or approximately \$92K, which was being requested by DPW. The commissioners discussed the projects costs since the budget had increased substantially from when it was first submitted. There was also a discussion of the Rowayton Ave. bridge project which had extra funds that were being used for this request. Ms. King wondered why this area did not have better landscaping because it did not look very good.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the capital project appropriation request from the Department of Public Works

appropriation in the amount of \$92,577.57 for the rehabilitation of the Perry Avenue Bridge (Account # C0479) 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 an efficient and effective system of transportation." (E.1.1. p. 36); and
- 2) To implement the Plan of Conservation and Development goal to "Maintain a local bridge inspection and rehabilitation replacement program." (E.4.1.1. p. 38); and
- 3) To implement the Plan of Conservation and Development goal to "Support capital Budget requests for local bridge maintenance program and the use of State and Federal "Local Bridge Revolving Funds"." (E.4.1.2. p. 38); and

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

Ms. King seconded.

Frances DiMeglio; Brian Baxendale; Tammy Langalis; Nora King; Michael Mushak; George Tsiranides

No one opposed.

David Davidson abstained.

b) Subdivision #3588 – 27 & 33 Vanderbilt Avenue – Scott Lumby (was Claire & Mark Lilly) – 2 Lot Subdivision - Release of maintenance bond

Mr. Wrinn began the presentation of this application. As Mr. Tsiranides arrived, the commissioners congratulated him on his win onto the Common Council. Mr. Wrinn then continued and said that staff had reviewed the project. They recommended release of the maintenance bond.

***** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the request to release the surety held on Resubdivision #3588 – 27 Vanderbilt, LLC – 27 Vanderbilt Avenue – 2 Lots – Release of maintenance surety be **APPROVED** and

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 24, 2017.

Mr. Baxendale seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tammy Langalis; Nora King; Michael Mushak; George Tsiranides

No one opposed.

No one abstained.

IV. APPROVAL OF MINUTES: Land Use: Oct. 19, 2017; Planning: Oct. 19, 2017; Planning: Nov. 1, 2017 (This item was removed because the commissioners were not certain whether it had to be approved. Mr. Kleppin would speak with Corporation Counsel)

**** MS. DIMEGLIO MOVED** to approve the Land Use minutes of October 19, 2017, as amended.

Mr. Davidson seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tammy Langalis; Nora King; Michael Mushak; George Tsiranides

No one opposed.

No one abstained.

**** MS. DIMEGLIO MOVED** to approve the Planning Commission minutes of October 19, 2017, as amended.

Ms. Langalis seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tammy Langalis; Nora King; Michael Mushak; George Tsiranides

No one opposed.

No one abstained.

V. COMMENTS OF THE DIRECTOR

a) Redevelopment Plan Updates – Wall Street, West Avenue, and Washington Street

Mr. Kleppin said there would be another meeting with the Redevelopment Agency. He discussed the approval cycle which included the Planning Commission to review it first.

b) Plan of Conservation and Development (POCD)

Mr. Kleppin noted that the meeting would begin at Brien McMahon on Saturday, November. They discussed the agenda for it. He explained the round table discussions and how they would work. They wanted different people to speak with each other. He explained how they went to different civic groups. He also said that they also used social media including Facebook boosted posts. Ms. King discussed the survey that was on the website and was concerned about the Parking Authority's influence on it. Mr. Kleppin explained that the Parking Authority would probably have less influence on the next surveys that were to be given out to Norwalk residents. Mr. Davidson also believed that the Redevelopment Agency and Parking Authority should be subservient to the POCD and its task force, not vice versa. Mr. Kleppin explained that outreach was being done together because the Redevelopment Agency had to do it, as well. There was a

discussion about which Commission should take charge of the POCD. There was then a discussion about the Planning and Zoning Commission working together better. Ms. DiMeglio suggested that Planning Commission referrals should include a narrative as to why the Planning Commission voted the way it did. It was also suggested that the Planning and Zoning staff should discuss details at the other commission's public hearings. There was a discussion as to whether commissioners should be speaking at the other commission's meeting. It was suggested that the Charter should be revised. Mr. Mushak said that he liked the idea of having a narrative which explained the reasons why the commissioners were taking an action the way they were. There was a discussion as to how resolutions were written by the staff. Ms. DiMeglio explained that she had been having meetings with the Zoning Commission chair, Nat Sumpter. There was a joint meeting scheduled for the Planning and Zoning Commission for December 18, 2017 for a discussion of the Transit Oriented Development plan. There was a discussion of how the previous director had viewed the Planning and Zoning Commissions as checks and balances for the city. There was also a discussion as to how the staff could give an analysis of the POCD and how it would affect an application when they first received it and not at the end. There was a discussion about the various consultants that were working on the different plans. Mr. Kleppin noted that there would be nine different meetings with neighborhood groups. There was a discussion about the influence of the parking questions on the survey.

VI. COMMENTS OF COMMISSIONERS

There was a discussion about the approval of the TOD plan in August 2016, which was approved by Mr. Davidson, Mr. Ferguson and Ms. DiMeglio. Mr. Davidson suggested that the approval be given to the other commissioners who had not voted on the plan.

Ms. DiMeglio reminded the commissioners that they provided lunch to the Planning and Zoning Department staff for the holidays. She would collect funds for it at the next meeting.

She thanked Mr. Tsiranides for his service on the Planning Commission.

There was a discussion as to how Planning Commissioners could comment at public hearings. Ms. Langalis noted that they could write a letter or go before the commission as a citizen.

Ms. DiMeglio asked that the commissioners check their emails or send an email to staff to let them know whether they were coming to a Planning Commission meeting. They decided that they would receive an email the day before from Mr. Strauch.

Ms. DiMeglio also asked how to appoint a new Secretary since Mr. Tsiranides had been elected to the Common Council. Mr. Kleppin said that he would check with Corporation Counsel.

VII. ADJOURNMENT

Ms. Langalis made a Motion to Adjourn

Mr. Baxendale seconded.

Frances DiMeglio; David Davidson; Brian Baxendale; Tammy Langalis;

Nora King; Michael Mushak; George Tsiranides

No one opposed.

No one abstained.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted,

Diana Palmentiero