

**CITY OF NORWALK
PLANNING COMMISSION
MARCH 31, 2009**

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Walter Briggs; Joel Zaremby; Don Nelson; Frances DiMeglio; Steven Ferguson; Victor Cavallo (7:45)

STAFF: Mike Greene

OTHERS: Tom Hamilton

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:30 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. REPORT OF LAND USE COMMITTEE—Fran DiMeglio, Chair

Referrals—Report & recommendation

**a. Mayor's Office—Addition of new project to FY 2009-10 Capital Budget—
New fire truck for the Sixth Taxing District in the amount \$300,000**

**** MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission to add a new fire truck for the Sixth Taxing District in the amount of \$300,000 to the fiscal year 2009-10 five year capital budget be APPROVED and

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

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION CARRIED, 7-0-1 (BRIGGS ABSTAINING).**

b. DEP/USACE Referral—45 Rowayton Avenue—Modification to an existing dock

**** MS. DIMEGLIO MOVED: RESOLVED** that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #200700224-SJ—45 Rowayton Avenue—permit to modify an existing dock; and

That the Commission supports water-dependent uses, such as the construction of docks, in tidal, coastal, or navigable waters of the state; and

BE IT FURTHER RESOLVED that this proposal is consistent with coastal resource and use policies.

**** MR. ZAREMBY SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

**c. Zoning Commission referral--#2-09R—TR Sono Partners, LLC—
Proposed amendments to Washington Street Design District to increase
height and stories for hotels and related parking amendments**

**** MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled #2-09R - TR Sono Partners, LLC- Proposed amendments to Section 118-501 Washington Street Design District to permit hotels to 8 stories and 89 feet and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking areas" dated February 9, 2009, be approved.

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

- 1) To implement the Plan of Conservation and Development goals to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10) and to "Seek private investment within the community" (A.1.1.1, p. 10) ; and
- 2) To implement the Plan of Conservation and Development goal to "Modify redevelopment plans in response to updated market studies and other recent findings" (A.6.1 p. 13); and
- 3) To implement the Plan of Conservation and Development goal to "Amend zoning to remove barriers to development types that fulfill planning goals on South Main Street" (F.2.1.8 p. 42), and
- 4) To implement the Plan of Conservation and Development goal to "Preserve architectural qualities of South Main Street and Washington Street" (F.5.1.11 p. 45)
- 5) To support the goals of the Urban Renewal Plan for Washington-South Main Street and to encourage the plan's implementation to promote South Norwalk as a vital part of the City; and
- 6) To implement the goals of the South Norwalk Planning Study to support changes in zoning for South Main Street to help preserve the street's character; and

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

**** MR. BRIGGS SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

d. Zoning Commission referral--#1-09R—Zoning Commission—Proposed amendments to Articles 10, 30, 50, and 140 to add new definitions for medical office, portable storage and restaurant and related technical amendments

**** MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "#1-09R - Zoning Commission - Proposed amendments to Articles 10, 30, 50 and 140 to add new definitions for medical office, portable storage and restaurant, clarify appeal period procedures & related technical amendments" dated March 12, 2009, be approved.

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

- 1) To implement the Plan of Conservation and Development goal to "establish and maintain an efficient system of zoning enforcement" (F.6.1.1, p. 45); and
- 2) To implement the Plan of Conservation and Development goal to "preserve and enhance the character of Norwalk" (A.1.1.4, p. 10); and

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

**** MR. BRIGGS SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

e. Zoning Commission referral--#3-09—Zoning Commission—Proposed amendments to Articles 111 and 140 regarding fees for unauthorized modifications to approved plans

**** MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#3-09R - Zoning Commission - Proposed amendments to Articles 111 and 140 regarding fees for unauthorized modifications to approved plans" and dated February 13, 2009, be approved.

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

- 1) To implement the Plan of Conservation and Development goal to "establish and maintain an efficient system of zoning enforcement" (F.6.1.1, p. 45); and
- 2) To implement the Plan of Conservation and Development policy to "Provide stability in land use and zoning" (F.2.1.2, p.42); and

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

**** MR. ZAREMBY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

IV. APPROVAL OF MINUTES: MARCH 3, 2009

- ** MR. BRIGGS MOVED TO APPROVE THE MINUTES AS AMENDED.**
- ** MR. FERGUSON SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

V. COMMENTS OF STAFF

Mr. Greene discussed a Zoning application to reconstruct a building on East Avenue. He confirmed that a tree on the property would be preserved. He added that the proposed building fits in well with the streetscape.

VI. COMMENTS OF COMMISSIONERS

Mr. Astrom described the meeting he and Mr. Greene conducted with the Water Street property owners. He said that the meeting was well-attended. He reported that the property owners had agreed to meet amongst themselves and that they had expressed concern over blighted areas.

VII. COMMENTS FROM SWRPA

Mr. Cavallo discussed stimulus funds for buses. He also raised the topic of a commercial heliport or a sea-plane base.

VIII. ADJOURNMENT

- ** MR. McLAUGHLIN MADE A MOTION TO ADJOURN.**
- ** MR. BRIGGS SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9:08 pm.

Respectfully submitted by Charlene Smith.