

**CITY OF NORWALK
PLANNING COMMISSION
APRIL 13, 2010**

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:05 pm.

II. ROLL CALL

Mr. Wrinn took the roll call.

PRESENT: Torgny Astrom; Walter McLaughlin; Joel Zaremby; Steve Ferguson; Don Nelson; Michael Chieffalo

STAFF: Mike Wrinn

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a. Subdivision #3616 - Spielman – 103 Dry Hill Road – 2 Lots – Review of public hearing

**** MR. ZAREMBY MOVED: RESOLVED** that subdivision application #3616 submitted by William and Mary Spielman for a 2 lot subdivision at 103 Dry Hill Road and as shown on a plan entitled “Resubdivision Prepared for Five Mary K. Spielman, Norwalk Connecticut, Scale 1”=20’, dated March 10, 2009 and revised to April 5, 2010” and certified “Substantially Correct” by Ryan and Faulds Land Surveyors, Douglas R. Faulds, Land Surveyor—Connecticut Registration No. 13292 be **APPROVED** subject to the following reasons:

- 1. That all required soil and sedimentation controls be in place prior to any site work; and**
- 2. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and**
- 3. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and**
- 4. That the sight-line easement encroachment issue be resolved to the satisfaction of the City prior to the final resubdivision map being placed on the land records; and**

BE IT FURTHER RESOLVED that conditions do warrant the installation of sidewalks; and

BE IT FURTHER RESOLVED that conditions do warrant the installation of new street curbs; and

BE IT FURTHER RESOLVED that the street tree requirement be waived; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be **April 23, 2010**.

**** MR. NELSON SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

b. Subdivision #3591 - Loglisci – 75 Silvermine Avenue – 2 Lots – Request for release of maintenance surety

**** MR. ZAREMBY MOVED: RESOLVED** that the maintenance surety held on Subdivision #3591—Loglisci—75 Silvermine Avenue—2 Lots—Request for release of maintenance surety be **APPROVED** for release as the required improvements have been properly installed, certified, and maintained; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be **April 23, 2010**.

**** MR. MCLAUGHLIN SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

IV.REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair

Referrals – Report & recommendation

Mr. Ferguson acted as Chair, in Ms. DiMeglio’s absence.

a. 8-24 Review – Department of Public works - Lockwood Lane and Buckingham Place Storm Drainage Improvement Project

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Department of Public Works, in regards to the proposed storm drainage improvements at Lockwood Lane and Buckingham Place be **APPROVED**; and

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

1) To Implement the Plan of Conservation and Development goal to “Continue to provide capital funds for drainage projects to solved drainage problems.” (B.3.1.3 p. 17); and

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

**** MR. MCLAUGHLIN SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

b. Zoning Commission referral - #3-10R – Zoning Commission – Proposed amendments regarding municipal parking in South Norwalk

**** MR. FERGUSON MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “#3-10R— Zoning Commission—Proposed amendments to Section 118-1220 regarding Municipal parking in South Norwalk and related technical amendments” and dated February 26, 2010, be **APPROVED**.

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

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

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

**** MR. NELSON SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

c. Zoning Commission referral - #2-09M - Zoning Commission - 12 - 44 High Street & Cottage Place – Proposed change to the Building Zone Map from Industrial #1 to Neighborhood Business and Central Business Design District Subarea A

**** MR. FERGUSON MOVED: RESOLVED** that the proposed changes to the Building Zone Map as shown upon a certain document entitled “#2-09M – Zoning Commission – 12 - 44 High Street & Cottage Pl – Proposed change to the Building Zone Map from Industrial #1 to Neighborhood Business & CBDD Subarea A” and dated February 12, 2010 affecting property in the First Taxing District, Block 66, Lots 6, 8, 29, 30, 31, 32, 32A, 33, 34 and 41; Block 67, Lots 3, 4, 5, 6, 7, 8, 14, 15, 16, 17, 23, 24 and adjacent portions of the public ROW all of which are now zoned Industrial No. 1 zone, in whole or in part, and are proposed for change to Neighborhood Business, in whole or in part, except for Lots 29, 30 and 41 which are proposed for change to Central Business

Design District (CBDD) Subarea A, be approved.

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

- 1) To implement the Plan of Conservation and Development policy to implement the recommendations of the Westport-North-Main Corridor Study including the policy "to alter existing development patterns within the corridor in order to promote residential development, reduce retail development, and support walking and public transit." (E.3.1.11, p. 31) ; and
- 2) To implement the Plan of Conservation and Development policy to implement the recommendations of the Industrial Zones Committee Report to "Update Restricted Industrial Zones, Industrial 1 Zones, and Industrial 2 Zones, to allow on a case-by-case basis certain types of office and multifamily residential uses, to reflect current economic trends in Norwalk provided they are compatible with the surrounding neighborhoods" (A.5.1.1 p.13); and
- 3) To implement the Plan of Conservation and Development policy to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10) ; and to "Preserve the character of residential neighborhoods by minimizing traffic impacts from surrounding uses" (E.3.2); and
- 4) To implement the Plan of Conservation and Development policy to "Preserve the character of neighborhood businesses and neighborhood businesses districts" (A.4.1.4, p.13); and

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

**** MR. CAVALLO SECONDED.**

**** MOTION CARRIED, 5-0-1, (MCLAUGHLIN ABSTAINING).**

d. DEP / USACE – 100 Seaview Avenue– Retain seawall for flood and erosion control structure and floats for recreational use

**** MR. FERGUSON MOVED: RESOLVED that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #200502096—SJ—100 Seaview Avenue—Retain seawall for flood and erosion control structure and floats for recreational use; and**

That the Commission supports water-dependent uses, such as the retention of docks and floats, 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. CAVALLO SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

e. DEP / USACE – 57 Rowayton Avenue – Modify a structure foundation and a deck support

**** MR. FERGUSON MOVED: RESOLVED that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #200903874—SJ—57 Rowayton Avenue—Modify a structure foundation and a deck support (the dock); and**

That the Commission supports water-dependent uses, such as the construction/modification of docks and floats, 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. CAVALLO SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. APPROVAL OF MINUTES: March 9, 2010

**** MR. MCLAUGHLIN MADE A MOTION TO APPROVE THE MINUTES.
** MR. ZAREMBY SECONDED.
** MOTION CARRIED, 5-0-1, (CHIEFFALO ABSTAINING).**

VI. COMMENTS OF THE ASSISTANT DIRECTOR

There were none tonight.

VII. COMMENTS OF COMMISSIONERS

Mr. McLaughlin distributed flyers for Whittingham Cancer Center's Annual Benefit Walk/Run.

VIII.COMMENTS FROM SWRPA

There were none tonight.

IX. ADJOURNMENT

**** MR. MCLAUGHLIN MADE A MOTION TO ADJOURN.
** MR. NELSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:20 pm.

Respectfully submitted by Charlene Smith.

DRAFT