

**CITY OF NORWALK
PLANNING COMMISSION
SEPTEMBER 8, 2009**

PRESENT: Torgny Astrom Chair; Frances DiMeglio; Victor Cavallo, Michael Chieffalo; Donald Nelson; Joel Zaremby

STAFF: Mike Greene; Brenda Hrtanek

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:43 pm.

II. ROLL CALL

Mr. Greene took the roll call.

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

a. 8-24 Referral – Land Use & Building Management Committee of the Common Council – Norwalk City Hall – Cupola repair and painting project

**** MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Common Council’s Land Use and Building Management Committee in regards to the proposed painting and repair of the cupola at City Hall be **APPROVED**; and

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

**** MR. ZAREMBY SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

b. 8-24 Referral – Land Use & Building Management Committee of the Common Council – Old Police Station – Interior Hazardous Material Abatement

**** MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Common Council’s Land Use and Building Management Committee in regards to the proposed Old Police Station Demolition and Site Restoration Project: Phase 1—Interior Hazardous Material Abatement be **APPROVED**; 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.**

c. Mayor's Office – Special Capital Appropriation from Building Management in the amount of \$48,860 for emergency repairs to the City Hall passenger elevator #1

**** MS. DIMELGIO MOVED: RESOLVED** by the Planning Commission that the Special Appropriation in the amount of \$48,860 from the City Hall Repairs and Improvements Account be **APPROVED**; and

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

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

d. Mayor's Office – Capital Project Reduction request from Building Management in the amount of \$48,860 from City Hall Repairs & Improvements

**** MS. DIMEGLIO MOVED: RESOLVED** by the Planning Commission that the capital project reduction request from Building Management in the amount of \$48,860 from City Hall Repairs & Improvements be **APPROVED**; 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.**

e. Zoning Commission referral - #7-09R - Norden Place, LLC - Proposed amendments to Section 118-711 to permit multifamily and single family dwellings by special permit in Restricted Industrial zone

**** MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendment to the Building Zone regulations as shown on a certain document entitled “#7-09r—Norden Place LLC—Proposed amendments to Section 118-711 Restricted Industrial Zone to permit single and multifamily dwellings on parcels of 25 acres or more by special permit” and dated as revised to June 10, 2009 to allow multifamily residential development with 10% affordable, be **APPROVED**;

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

- 1. To implement the Plan of Conservation & Development goal to “Allow a**

- wide range of housing opportunities to ensure that the housing needs of all segments of the labor force are met (A.1.2.3, p. 10); and
2. To implement the Plan of Conservation & Development goal to “Encourage a balance between new jobs and housing opportunities (A.1.1.7, p. 10); and
 3. To implement the Plan of Conservation & Development goal to “Preserve and protect open space for natural resource management and to preserve neighborhood character (C.2.1 p. 25); and
 4. To implement the Plan of Conservation & Development goal to “Encourage private landowners to establish conservation easements for protecting wetlands and open space (C.2.1.8, p. 25); and
 5. To implement the Plan of Conservation & Development goal to “Require a minimum of ten percent (10%) affordable units in all developments over 20 units, as per the Workforce Housing ordinance (A.2.1.5, p. 11); and

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

- ** MR. MCLAUGHLIN SECONDED.
- ** MR. CAVALLO OPPOSED.
- ** MOTION CARRIED, 6-1.

f. Zoning Commission referral - #8-09R – Norwalk Board of Education – Proposed amendments to Article 121 regarding signs at public high schools in residential zones

** MS. DIMEGLIO MOVED: **RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “#8-09R— Norwalk Board of Education—Proposed amendments to Article 121 regarding signs at public high schools in residential zones” and dated as revised to May 21, 2009 to allow a changeable copy (automatic) ground sign on the premises of a public high school, be **DENIED**.

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

1. To implement the Plan of Conservation & Development goal to “Protect residential neighborhoods from incompatible development (A.1.1.6, p.10); and

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

- ** MR. MCLAUGHLIN SECONDED.
- ** MR. ZAREMBY OPPOSED.
- ** MOTION CARRIED, 6-1.

IV. COMMITTEE APPOINTMENTS

This item was addressed in the Subdivision Committee meeting.

V. APPROVAL OF MINUTES: July 7, 2009

- ** MR. ASTROM MOVED TO APPROVE THE MINUTES.
- ** MS. DIMEGLIO SECONDED.
- ** MR. CHIEFFALO ABSTAINED.
- ** MOTION CARRIED.

VI. COMMENTS OF THE DIRECTOR

Mr. Greene stated that there was funding in the budget to conduct a city-wide sidewalk and bike path study, adding that the City would attempt to do one combined study.

VII. COMMENTS OF COMMISSIONERS

Ms. DiMeglio addressed the One Coast document.

Mr. Cavallo said that the document influenced his vote on the Norden project.

VIII. COMMENTS FROM SWRPA

There were none tonight.

IX. ADJOURNMENT

- ** MR. MCLAUGHLIN MOVED TO ADJOURN.
- ** MR. ZAREMBY SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 9:25 pm.

Respectfully submitted by Charlene Smith.