

**CITY OF NORWALK
PLANNING COMMISSION
OCTOBER 13, 2009
DRAFT MINUTES**

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:00 pm.

II. ROLL CALL

Mr. Wrinn took the roll call.

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Don Nelson; Joel Zaremby; Steven Ferguson; Michael Chieffalo; Victor Cavallo; Fran DiMeglio

STAFF: Mike Wrinn;

OTHERS: Mike Moccia; Tod Bryant

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

**a) 8-24 Review—Recreation & Parks—Fodor Farm Homestead
rehabilitation and establish a Recreation & Parks use**

Ms. DiMeglio read the resolution aloud. She reiterated that the referral is always tied to the Master Plan.

**** MR. ASTROM MOVED: RESOLVED by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the Recreation and Parks Department for the rehabilitation of the Fodor Farm Homestead be approved with the following comments:**

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

To implement the Plan of Conservation and Development goal to "Improve the appearance of Norwalk and retain the character of the city by emphasizing historic preservation and quality design of all public and private facilities." (F.5.1.1. p. 45); and

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

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

**b) Zoning Commission referral--#9-09—Zoning Commission—
Proposed amendment to Section 118-1220 regarding municipal
parking in Norwalk Center**

**** MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#9-09R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center" and dated August 28, 2009, 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)

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)

3) To promote new businesses to locate in existing vacant space in Norwalk Center; and

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

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

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

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

- ** MR. MCLAUGHLIN SECONDED.**
- ** MOTION CARRIED, 5-2 (CAVALLO AND ZAREMBY OPPOSING; DIMEGLIO ABSTAINING).**

IV. APPROVAL OF MINUTES—September 8, 2009

- ** MR. ASTROM MADE A MOTION TO APPROVE THE MINUTES.**
- ** MR. ZAREMBY SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

V. DISCUSSION OF CHANGE OF MEETING DATE FROM NOVEMBER 3RD TO NOVEMBER 4TH

The Committee agreed to change the meeting date.

VI. COMMENTS OF THE ASSISTANT DIRECTOR

There were none tonight.

VII. COMMENTS OF COMMISSIONERS

There were none tonight.

VIII. COMMENTS FROM SWRPA

Mr. Cavallo discussed the last SWRPA meeting.

IX. ADJOURNMENT

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

The meeting was adjourned at 8:14 pm.

Respectfully submitted by Charlene Smith.

DRAFT