

**CITY OF NORWALK
PLANNING COMMISSION
MAY 11, 2010**

I. CALL TO ORDER

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

II. ROLL CALL

PRESENT: Torgny Astrom, Chair; Walter McLaughlin (8:23); Fran DiMeglio; Victor Cavallo; Don Nelson; Joel Zaremby

STAFF: Mike Greene; Frank Strauch

III. PUBLIC HEARING

a. Proposed changes to the Norwalk Subdivision Regulations

Mr. Astrom opened the public hearing.

Mr. Strauch said that text amendments had been made. He explained that the impetus for the changes involved FEMA's changes to the flood maps, which would take effect on June 18, 2010. He said that adopting the regulations would help the City to maintain its flood insurance program. He pointed out that base flood elevation data needed to be provided for one section of the regulations.

Mr. Astrom closed the public hearing.

IV. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a. Action on III. a.

**** MR. ZAREMBY MOVED: RESOLVED** by the Norwalk Planning Commission that the proposed amendments to the Norwalk Subdivision and Resubdivision Regulations for 2008 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 "Maintain the Federal Insurance Program which provides insurance for property owners in flood hazard area, but encourage development (especially higher density) to be located outside flood-prone areas wherever possible, including increased setbacks to account for sea level rise." (B.3.1.8 p. 17); and

2) To implement the Plan of Conservation and Development goal to "Provide stability in

land use and zoning.” (F.2.1.2 p. 42); and

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 21, 2010.

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

b. Subdivision #3252 – John T. Piro – Ely Avenue – 2 Lots – Request for release of maintenance surety

**** MR. ZAREMBY MOVED: RESOLVED** that the maintenance surety held on Subdivision #3252—John T. Piro—189 Ely 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 May 21, 2010,

**** MR. CAVALLO SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

Mr. Cavallo stated his concern about the procedure involved in this surety. He discussed escheat rules with regard to the case.

Mr. Strauch reiterated that in this case, the owner had contacted the City.

Ms. DiMeglio asked if there were a spreadsheet indicating bond releases. Mr. Strauch described the system and confirmed that there was a 2% interest rate involved.

Mr. Greene added that staff did not examine the reasons behind people’s decisions to wait on these items. He reiterated that this was an anomaly.

c. Subdivision #3615 - KRPX Holdings, LLC – 282 Flax Hill Road – 3 Lots - Extension of approval time

**** MR. ZAREMBY MOVED: RESOLVED** by the Norwalk Planning Commission that the approval time on Subdivision #3615—KRPX Holdings, LLC—282 Flax Hill Road—3 Lots—Extension of approval time be APPROVED for an extension of a period of 90 days; and

BE IT FURTHER RESOLVED that the new deadline to file the approved resubdivision map is August 4, 2010.

BE IT FURTHER RESOLVED that the effective date of this approval shall be May 21, 2010.

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

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

Referrals – Report & recommendation

a. Redevelopment Agency referrals – Consolidated Plan for Housing & Community Development 2010 -2014 and Community Development Block Grant (CDBG) 2010 – 2011 Program Year 36 – Draft Annual Plan

** **MS. DIMEGLIO MOVED: RESOLVED** that the Redevelopment Agency's draft "Consolidated Plan for Housing & Community Development for the period July 1, 2010 – June 30, 2014" dated as revised to April 9, 2010 be approved, with the following comment:

1) That the Affordable Housing references in the draft Consolidated Plan be revised to comply with the requirements of Section 118-1050 Workforce Housing Regulation and CGS Section 8-30g the Affordable Housing Appeals Act which use 80% of the State of Connecticut median income (not 80% of the Area median income) and which require the affordability of deed restricted units to be maintained for a period of 30 years (not 15 years); and

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

- 1) To implement the Plan of Conservation and Development policy 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 and Development policy to "Maintain a skilled labor force to meet the needs of local employers by creating a partnership among local industry, public and nonprofit agencies, educational institutions, and redevelopment" (A.1.2.1, p.10); and
- 3) To implement the Plan of Conservation and Development policy to "Encourage improved public transportation, before and after school programs, child care facilities, and job placement services" (A.1.2.2, p.10); and
- 4) To implement the Plan of Conservation and Development policy 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 Redevelopment Agency.

*** DRAFT RESOLUTION TO APPROVE ANNUAL ACTION PLAN ***

BE IT RESOLVED that the Redevelopment Agency's proposed "Annual Action Plan for Housing & Community Development: Program Year 36" for the period July 1, 2010 - June 30, 2011 be approved.

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

- 1) To implement the Plan of Conservation and Development policy 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 and Development policy to "Maintain a skilled labor force to meet the needs of local employers by creating a partnership among local industry, public and nonprofit agencies, educational institutions, and redevelopment" (A.1.2.1, p.10); and
- 3) To implement the Plan of Conservation and Development policy to "Encourage improved public transportation, before and after school programs, child care facilities, and job placement services" (A.1.2.2, p.10); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Redevelopment Agency.

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

b. Office of the Mayor – Special Capital Appropriation & Bond Resolution in the amount of \$3,300,000 for the Reed Putnam Infrastructure & Traffic Improvement Project

**** MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission that a special capital appropriation and bond resolution for the Reed Putnam Infrastructure & Traffic Improvement Project concerning Recovery Zone Economic Development (RZED) bonds 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.**

Mr. McLaughlin returned to the meeting at 8:23 pm.

c. 8-24 Referral – Land Use and Building Management – Old Police Headquarters – Demolition and site restoration 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 Old Police Headquarters—Demolition and site Restoration Project 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 “Demolish the old police station for additional open space at Mathews Park.” (D.2.2.3 p. 30); 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.**

d. 8-24 Referral – Land Use and Building Management – Roosevelt Center HVAC improvement 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 Roosevelt Center HVAC Improvement Project 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 “Improve all public facilities to maximize their efficiency and effectiveness and to minimize the need for capital expansion.” (D.2.1.5 p. 30); and

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

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

e. 8-24 Referral – Land Use and Building Management – Norwalk City Hall – Chiller replacement 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 Norwalk City Hall—Chiller replacement project 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 “Improve all public facilities to maximize their efficiency and effectiveness and to minimize the need for capital expansion.” (D.2.1.5 p. 30); 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.**

f. 8-24 Referral – Land Use and Building Management – Department of Public Works Center - Chiller replacement 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 Department of Public Works Center—Chiller replacement project 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 “Improve all public facilities to maximize their efficiency and effectiveness and to minimize the need for capital expansion.” (D.2.1.5 p. 30); and

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

**** MR. CAVALLO SECONDED.**
**** MOTION PASSED UNANIMOUSLY**

VI. APPROVAL OF MINUTES: April 13, 2010

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

VII. COMMENTS OF THE DIRECTOR

Mr. Greene said that the walkway project was underway and also that a citywide bikeway and walkway study would be conducted.

He discussed a physical rehabilitation center planned on Dr. Martin Luther King Drive in a Restricted Industrial zone.

VIII.COMMENTS OF COMMISSIONERS

Mr. Zaremby discussed the potential of the City’s waterway area.

Ms. DiMeglio described a letter she was forwarded from City Hall and asked what sort of action was expected on it. Mr. Greene explained that every action at the Planning

Commission level could be appealed to the ZBA and that he only prevented information from reaching Commissioners if it were part of an open hearing.

IX. COMMENTS FROM SWRPA

Mr. Cavallo described a FEMA grant application that relied on information from towns. He said the goal was to update disaster mitigation plans.

X. ADJOURNMENT

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

The meeting was adjourned at 8:45 pm.

Respectfully submitted by Charlene Smith.