

**CITY OF NORWALK
PLANNING COMMISSION
OCTOBER 14, 2008**

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Walter Briggs; Victor Cavallo; Donald Nelson; Fran DiMeglio; Joel Zaremby

STAFF: Brenda Hrtanek; Mike Greene; Frank Strauch

OTHERS: Alan Lo; Chief Rilling

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:56 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. SUBDIVISIONS

**a) Subdivision #3556—Granata—40 Deerwood Road—2 Lots—
Amend approval of September 10, 2002**

**** MR. BRIGGS MOVED: RESOLVED** that the plan entitled "Preliminary Resubdivision Map of Property Prepared for Richard Granata, 40 Deerwood Manor," by Wayne J. Arcamone, Land Surveyor, Conn. Lic. #15,773, and dated June 12,2002 and revised to August 28,2002, Scale 1'=20', and conforming to Class "A-2" Accuracy, be approved subject to the following conditions:

1. That a surety, in an amount to be determined by the staff, be submitted to guarantee the installation of the required improvements; and
2. That all required soil erosion and sedimentation controls be in place prior to any site work; and
3. That any additional soil erosion and sedimentation controls, deemed necessary by the staff, be installed at the direction of the staff; and
4. That a Connecticut licensed engineer certify that the required improvements were installed to City Standards.

BE IT FURTHER RESOLVED that the sidewalk and curb requirement be waived as conditions do not warrant their installation.

BE IT FURTHER RESOLVED that the street tree requirement not be waived and that where practical, any existing street trees, which meet the street tree requirement, be retained and utilized towards the street tree requirement.

AMENDMENT TO ORIGINAL RESOLUTION OF SEPTEMBER 10, 2002

BE IT RESOLVED that the following amendments to the original resolution of September 10, 2002 for Subdivision #3536 - Richard and Elaine Granata - 40 Deerwood Manor - 2 Lots, be APPROVED:

1. That due to the outcome of Stamford Superior Court's decision regarding John Yazanko, Et. Al. vs. Richard Granata, Et. Al. to uphold a deed restriction which provided that, "Only a single family dwelling be erected on the premises of 40 Deerwood Avenue" and that the newly created lot from Subdivision #3536 not be a buildable lot, that the requirement for any improvements not be necessary and that there no longer be a submission of a surety to staff; and
2. That the applicants place on the Norwalk Land Records a document created by a Connecticut licensed engineer to certify that this is not a buildable lot and that there are no adverse impacts of drainage on other properties, now nor in the future; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2008.

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

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

Referrals—Report & recommendation

a) Department of Recreation and Parks—Proposed expansion of Stepping Stones Museum and modification of lease to add additional parking area

**** 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 Department of recreation and Parks in regards to the proposed expansion of Stepping Stones Museum and modification of lease to add additional parking area 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 "Support the maritime aquarium, Stepping Stones, the Switch tower Museum, and any other city museums as educational facilities and tourist attractions" (D.7.1.3 p. 33); 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) Department of Public Works—Extension of lease agreement with Pastime Athletic and Social Club—Tidal land on Seaview Avenue

**** 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 Department of Public Works in regards to the extension of lease agreement with Pastime Athletic and Social Club – Tidal land on Seaview Avenue 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.**

c) Zoning Commission referral--#2-08M—Zoning Commission—North Avenue/High & Knight Street—Proposed change to building zone map from Industrial #1 to Neighborhood Business

MS. DIMEGLIO MOVED: RESOLVED that the proposed changes to the Building Zone Map as shown on various maps and on a certain document entitled "#2-08M - Zoning Commission - North Avenue/Knight & High Streets (U.S. Route 1) - Proposed Change to the Building Zone Map from Industrial #1 to Neighborhood Business" and dated August 25, 2008, be approved.

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

- 1) To implement the Plan of Conservation and Development policy 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
- 2) 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
- 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 implement the recommendations of the Westport-North-Main Corridor Study (E.3.1.11, p. 31); and
- 4)

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

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

V. DISCUSSION WITH POLICE CHIEF RILLING—Topic: Community Policing

Mr. Astrom reiterated that the idea of Community Policing had been designated a priority by the Commission in its discussion of the Master Plan.

Chief Rilling pointed out that community policing was not just a buzzword or a department program, but actually a paradigm of the agency. He explained that the department had a current limitation of 20 officers assigned to community policing. He discussed the need for human resources to staff the community policing areas and substations. He also discussed Workload Analysis within the department, explaining the need to maintain flexibility across the department.

There was a discussion of personnel numbers in the department. Chief Rilling addressed the screening process involved in recruiting new officers, as well as the DROP Plan.

The Commission asked about the projected effect of community policing on various aspects of the City. Chief Rilling stated that while increased patrol itself seems to have little impact, community policing does seem to have a significant impact.

Mr. Nelson asked whether Norwalk's police force had a similar rate of officers per capita to that of surrounding towns. Chief Rilling said that the FBI did not determine hard numbers, but instead relied on information from the Workload Analysis. Mr. Nelson also addressed the idea of a grant to work on the issue of gang activity. Chief Rilling pointed out the role of Youth Services in handling the issue.

There was a discussion of Project Safe Neighborhood.

VI. PLAN OF CONSERVATION & DEVELOPMENT—IMPLEMENTATION

a) Presentation by Staff—Topic: Norwalk's Gateways

Mr. Strauch gave a power-point presentation, indicating Norwalk's various gateways. He pointed out that some of the signs were either too rusty to read or were overcrowded and "busy", while other entrances lacked signage altogether.

Mr. Greene pointed out the need for a beautified signage package, as well as other means to acknowledge entry into the City.

Mr. Astrom addressed the issue of electronic gateways into Norwalk, indicating that he planned to meet with Karen DelVecchio of IT to discuss the City website.

Mr. Astrom also reiterated the Commission's interest in promoting the Water Street area with the goal of a cohesive development on the waterfront.

VII. APPROVAL OF MINUTES: September 9, 2008

**** MR. BRIGGS MOVED TO APPROVE THE MINUTES.
** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED UNANIMOUSLY**

VIII. COMMENTS OF THE DIRECTOR

There were none tonight.

IX. COMMENTS OF COMMISSIONERS

There were none tonight.

X. COMMENTS FROM SWRPA

Mr. Cavallo discussed the legislative committee and described its discussion on the notion of re-introducing tolls.

XI. ADJOURNMENT

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

The meeting was adjourned at 9:20 pm.

Respectfully submitted by Charlene Smith