

PLANNING COMMISSION MINUTES

CITY OF NORWALK
PLANNING COMMISSION
APRIL 8, 2008

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Walter Briggs; Lee Levey; Leigh Grant; Don Nelson; Frances DiMeglio; Steven Ferguson

STAFF: Frank Strauch; Mike Greene; Dori Wilson

OTHERS: Attorney David Waters; John Bovier, engineer; Erik Zeller; Tony Penizi; John Seiden; Oscar___; Howard Berger; Wayne DeVanzo; Frank Kaiko

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Greene took the roll call.

III. PUBLIC HEARINGS

Mr. Astrom opened the public hearing. Mr. McLaughlin read the legal notice. Mr. Astrom explained the rules of a public hearing.

a) Subdivision #3606—8 Charcoal Road—MacDow—2 Lots—Review before public hearing

Mr. Bovier, an engineer representing the applicant, showed the site plan and explained that the property was currently a single-family residence and that two lots were being proposed. He discussed trees at the site and stated that waivers were requested for sidewalks and curbs. He added that trees would be kept at the site, except for where the septic system was being installed.

Mr. Levey stated that the zoning sheet said there was no public water at the site; Mr. Strauch said that this was a mistake on the zoning sheet.

Mr. Astrom opened the hearing to the public.

Erik Zeller, of 6 Charcoal Road, expressed concern about setbacks at the site and about the septic system.

Tony Penizi, of 7 Charcoal Road, stated the same concern about the setback on the front of the cul-de-sac. He also stated concern about the new property being out of context with the character of the street.

John Seiden, of 9 Charcoal Road, expressed concern about drainage and flooding at the property.

Oscar ____, of 11 Charcoal Road, expressed the same concerns as Mr. Penizi, adding that speed bumps should be considered on the road.

Howard Berger, of 5 Charcoal Road, discussed his concerns with the location of the septic system and with erosion problems on the street.

Mr. Bovier discussed the residents' concerns, stating that the size of the planned house will not be increased. Wayne DeVanzo discussed the property's drainage system and emphasized that the location of the septic system could not be changed, because of ledge in the back of the property.

Mr. Astrom closed the public hearing.

b) Subdivision #3607/CAM #6-08—24 Belden Avenue—Avalon Bay Communities—
Review before public hearing

Mr. Astrom opened the public hearing. Attorney Waters showed the site plan and discussed the conditions of the property, including waivers for street trees, sidewalks, and curbs. He discussed the streetscape and stated that the applicant was withdrawing the request for a waiver of street trees. He also discussed parking at the site, stating that about 91 parking spaces would be required.

Mr. McLaughlin asked where the exit would be from the underground parking area. Attorney Waters showed it on the site plan. Mr. McLaughlin stated that there would be a great deal of traffic exiting from that spot. Attorney Waters stated that the entire project is compliant. He discussed the residential density of the combined lots, as decided at the previous ZBA meeting.

Mr. Astrom asked about plans to deal with courthouse visitors and their parking needs. Attorney Waters cited the Yankee Doodle Garage. Mr. Briggs asked when work would begin at the site. Mr. Kaiko said it would be some time this fall. Mr. Nelson asked if the trees along Belden Avenue would remain. Attorney Waters said they would probably not remain, but there would still be some trees on that part of the site. Ms. DiMeglio asked if Brunell would become a two-way street. Attorney Waters confirmed that it would. Mr.

McLaughlin asked how many underground parking spaces there would be; Attorney Waters said 408. A discussion of the multiple parking uses at the site followed.

IV. REPORT OF SUBDIVISION COMMITTEE—Leigh Grant, Chair

a) Subdivision #3606—8 Charcoal Road—MacDow—2 Lots

** MR. ASTROM MOVED TO REFER THE ITEM BACK TO SUBDIVISION COMMITTEE FOR HEALTH DEPARTMENT STANDARDS.

** MR. NELSON SECONDED.

** MOTION PASSED UNANIMOUSLY.

b) Subdivision #3607/CAM#6-08—24 Belden Avenue—Avalon Bay Communities

** MS. GRANT MOVED TO APPROVE THE PROPOSAL.

** MS. DIMEGLIO SECONDED.

** MOTION PASSED UNANIMOUSLY.

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

a) Plan of Conservation & Development—Common Council modifications

MR. ASTROM MOVED: RESOLVED that Norwalk Planning Commission recommends that the proposed Plan of Conservation and Development as shown on a certain document entitled "City of Norwalk: Plan of Conservation and Development" and dated July 31, 2007 DRAFT, prepared by Chan Krieger Sieniewicz, as revised by the Common Council Recommended Changes dated April 3, 2008 be approved;

BE IT FURTHER RESOLVED that the Plan of Conservation and Development be forwarded to the Mayor and Norwalk Common Council for favorable action.

BE IT FURTHER RESOLVED that the Plan of Conservation and Development shall be effective upon adoption by the Common Council and the signature of the Mayor.

** MR. BRIGGS SECONDED.

** MOTION PASSED UNANIMOUSLY

b) Zoning Commission referral#1-08R/#1-08M—Zoning Commission-192-194 Perry Avenue/Silvermine Ave & River Road-Proposed amendments to establish a new Silvermine Tavern Village District and proposed map change from AA and A Residence to Silvermine Tavern Village District

The Commission agreed to consider the item next month.

c) Zoning Commission referral-#2-08R-Zoning Commission—Proposed amendments to Section 118-340 farmers markets in public parks of 5+ acres in B Residence zone

** MR. ASTROM MOVED: RESOLVED that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#2-08R - Zoning Commission - Proposed amendments to Article 30 to permit farmers markets in public parks in B Residence zones" and dated March 27, 2008, be approved. BE IT FURTHER RESOLVED that the reason for this action is:

- 1) To implement the Plan of Conservation and Development goal to "provide equipment and facilities which encourage better utilization of neighborhood parks; (p. 53) and
- 2)

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

** MR. LEVEY SECONDED.

** MOTION PASSED UNANIMOUSLY.

VI. APPROVAL OF MINUTES: MARCH 11, 2008

** MR. BRIGGS MOVED TO APPROVE THE MINUTES.

** MR. FERGUSON SECONDED.

** MOTION PASSED UNANIMOUSLY.

VII. COMMENTS OF THE DIRECTOR

There were none tonight.

VIII. COMMENTS OF THE COMMISSIONERS

There were none tonight.

IX. COMMENTS FROM SWRPA

There were none tonight.

X. ADJOURNMENT

** MR. MCLAUGHLIN MOVED TO ADJOURN.

** MR. FERGUSON SECONDED.

** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 10:20 pm.

Respectfully submitted by Charlene Smith.