

**CITY OF NORWALK
SPECIAL MEETING – SEPTEMBER 22, 2010
ZONING COMMISSION, PLANNING COMMISSION, CONSERVATION
COMMISSION AND THE ZONING BOARD OF APPEALS
MINUTES**

The meeting began at 7:10PM.

PRESENT: Robert Hard; Jill Jacobson, David McCarthy; Joe Santo; Taylor Strubinger; Emily Wilson; Tony Aitoro; Torgny Astrom; Victor Cavallo; Don Nelson; Joe Zaremby; Anne Cagnina; Marybeth Sullivan; Peter Andreoli; Guillermo Arteaga; Laurie Fan; Tony Lopez; Michael O'Reilly

OTHERS: Diane Cece; Diane Lauricella

Corporation Counsel Robert Maslan discussed the procedures to be followed by the Commissions in performing their duties.

The Planning Commission role includes:

- Plan of Conservation and Development. Connecticut General Statutes § 23.
- Adopt and amend subdivision regulations. Connecticut General Statutes § 8.23.
- Review and decide subdivision and resubdivision applications. Connecticut General Statutes § 8-25.
- Review of proposed amendments to Zoning Regulations for consistency with Plan of Conservation and Development.
- Review of proposed improvements to public properties acquisitions of property for public purposes. Connecticut General Statutes § 8-24.

The Zoning Commission role includes:

- Adoption and amendment of zoning map and regulations. Site Plan Review. Connecticut General Statutes §§ 8-2 & 8-3.
- Review and decide site plan applications. Connecticut General Statutes § 8-3
- Review and decide special permit applications. Connecticut General Statutes § 8-2.
- Adopt and amend coastal site plan regulations. Connecticut General Statutes §22a-103.
- Review and decide coastal site plan applications. Connecticut General Statutes § 22a-105.
- Review and decide service station locations. Connecticut General Statutes § 14-321.

The Zoning Board of Appeals role includes:

- Review and decide applications for variances. Connecticut General Statutes § 8-6.
- Review and decide appeals from decisions of zoning inspector. Connecticut General Statutes § 8-6.
- Refer to Chapter 116 of the City Code for the ordinances that govern the Zoning Board of Appeals.

The Conservation Commission role includes:

- Adopt and amend inland wetlands and watercourses regulations and map. Connecticut General Statutes § 22a-42 & 22a-42a.
- Review and decide applications for licenses to conduct activities that are regulated under the inland wetlands and watercourses regulations. Connecticut General Statutes § 22a-42a.
- Review subdivision, resubdivision, site plan review applications that involve activities regulated under the inland wetlands and watercourses regulations. Connecticut General Statutes §§ 8-3 & 8-26.

Attorney Maslan discussed the staff role. He pointed out the importance of including the staff in site visits.

Attorney Maslan discussed the Freedom of Information Act.

He discussed the procedure for legislative, administrative and judicial decisions.

The public hearing process was discussed.

Ethics were discussed including, State Statues, City Code and just common sense.

The meeting was adjourned at 9:10PM.