

**FINAL
CITY OF NORWALK
PLANNING COMMISSION
October 12, 2010**

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:27 p.m.

II. ROLL CALL

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Victor Cavallo; Fran DiMeglio; Michael Chieffalo; Anthony Aitoro; Joel Zaremby

STAFF: Mike Greene; Frank Strauch

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a) Subdivision #3499 – Robert McCarthy – 321 Ely Avenue – 3 Lots – Calling of maintenance bond to complete landscape work – Report & recommendation

There was no further discussion on this matter.

**** MR. ZAREMBY MOVED: BE IT RESOLVED** that the request to call the surety held on Subdivision #3499 – Robert McCarthy – 321 Ely Avenue – 3 Lots be **APPROVED**; and

BE IT FURTHER RESOLVED that the reason to call this bond is that the required improvements to install all ten (10) deciduous street trees at the site were not completed; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 22, 2010.

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

b) Subdivision #3594 – Kuzman - 4 Spitzer Court – 3 lots – Request for return of maintenance bond

There was no further discussion on this matter.

**** MR. ZAREMBY MOVED: BE IT RESOLVED** that the request to release the maintenance surety held on Subdivision #3594-Kuzman – 4 Spitzer Court – 3 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 October 22, 2010.

**** MR. CHIEFFALO SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

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

Referrals – Report & recommendation

a) Zoning Commission referral - #1-10M - Zoning Commission – 195-201 Liberty Sq/1-21 Goldstein Place/15, 19 & 21 Fort Point St Proposed change to the Building Zone Map from Industrial #1 & AAA to Neighborhood Business & AAA

There was no further discussion on this matter.

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown upon a certain document entitled “#1-10M - Zoning Commission – 185-201 Liberty Sq/1-21 Goldstein Place/15, 19 & 21 Fort Point St - Proposed change to the Building Zone Map from Industrial #1 & AAA Residence to Neighborhood Business & AAA Residence” and dated July 30, 2010 affecting property in the Third Taxing District, Block 1, Lots 11, 14, 15, 16, 18, 19, 21, 22, 24, 25, 27, 29, 30, 31, 32 and Block 2, Lot 6 and adjacent portions of the public ROW all of which are now zoned Industrial No. 1 zone, Neighborhood Business or AAA Residence zone, in whole or in part, and are proposed for change to entirely Neighborhood Business, except for Lot 18 (Constitution Park) which is proposed for change to AAA Residence, be **APPROVED**.

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

- 1) 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)
- 2) To implement the Plan of Conservation and Development policy to implement the recommendations of the Industrial Zones Committee Report 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
- 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
- 4) To implement the Plan of Conservation and Development policy to “Preserve the character of residential neighborhoods by minimizing traffic impacts from surrounding uses” (E.3.2); and

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

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

b) DEP/USACE Referral – 11 Seabreeze Place - Retain seawall and construct a new dock

There was no further discussion on this matter.

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding Referral (No. 200802561 – SJ) – 11 Seabreeze Place - Permit to retain seawall and construct a new dock.

That the Commission supports water-dependent uses, such as access for recreational boating, to tidal, coastal, or navigable waters of the state.

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

1) To implement the Plan of Conservation and Development goal to "Avoid acute and cumulative adverse impacts on shellfish. (B.2.2.2 p. 16); and

BE IT FURTHER RESOLVED that this proposal is consistent with coastal resource and use polices.

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

V. APPROVAL OF MINUTES:

**** MR. ASTROM MADE A MOTION TO APPROVE THE MINUTES WITH THE FOLLOWING CHANGE**

"g) Zoning Commission referral - #2-10M/#9-10-R - Norwalk Inn & Conference Center - 99 East Av- Proposed change to Building Zone Map to extend East Avenue Village District to 480 ft and Proposed amendments to Building Zone Regulations to allow hotels to 3 stories and 35 ft (2 applications)...

**** MOTION CARRIED, 5-0-2 (MCLAUGHLIN AND ASTROM ABSTAINING)."**

**** MR. CHIEFFALO SECONDED**

**** MOTION PASSED UNANIMOUSLY.**

VI. COMMENTS OF THE DIRECTOR

Mr. Greene discussed the meeting with Bob Maslin. If anyone has any questions, contact Mr. Greene or Mr. Maslin.

The Housing Authority may be submitting an application regarding the area of Washington Village. They are applying for a grant to demolish the housing and put in mixed income housing. They would use other city housing as well. They would be creating a neighborhood with retail, offices, and housing since it currently is an old industrial zone. Norwalk has not been able to get an industry in this area. This grant has to be submitted by the end of October.

Mr. Greene submitted a letter to Mr. Astrom and Mr. Cavallo asking whether Mr. Cavallo would continue as the SWRPA representative. Mr. Greene will send a letter that Mr. Cavallo is continuing.

VII. COMMENTS OF COMMISSIONERS

There was a discussion about the possibility of more hotels in Norwalk. Mr. Greene stated that the economy was a determining factor in the construction of hotels. There are a few hotel proposals but they have not been built yet.

VIII. COMMENTS FROM SWRPA

There was some discussion about mixed use housing. Mr. Cavallo was appointed to the Ethics Commission. There was discussion about how the Board members could represent themselves when they give speeches, public comments or run for office. There was also a discussion of the direction of SWRPA. Mr. Cavallo requested the staff to send him a copy of anything referred to SWRPA. He discussed the senior housing on Rt. 136 in Darien. It is about 600 ft. from the Norwalk border. There may be some traffic impact getting onto Rt. 136.

IX. ADJOURNMENT

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,

Diana Palmentiero