

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION
June 10, 2014**

PRESENT: Torgny Astrom, Chair; Frances DiMeglio; Walter McLaughlin; Victor Cavallo; Anthony Aitoro; William Dunne; Joel Zaremby

STAFF: Michael Greene; Frank Strauch

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:47 p.m.

II. ROLL CALL

Mr. Greene called the roll.

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a) Subdivision #3631 – Michael Nikolas – 17 Deepwood Lane – 2 lots - 1st extension request to file approved map

**** MR. ZAREMBY MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the approval time on Subdivision #3631 – Michael Nikolas – 17 Deepwood Lane – 2 lots - 1st extension request to file approved map 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 October 29, 2014; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 20, 2014.

**** MR. DUNNE SECONDED.
** MOTION PASSED UNANIMOUSLY.**

b) Subdivision # 3431- Estate of Mildred Blumenthal – Chestnut Hill Road – 8 lots – Request for return of maintenance bond

**** MR. ZAREMBY MOVED: BE IT RESOLVED** that the request to release the maintenance surety held on Subdivision # 3431- Estate of Mildred Blumenthal – Chestnut Hill Road – 8 lots – Request for return of maintenance bond be **APPROVED**

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 June 20, 2014.

**** MR. DUNNE SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

**IV. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair,
Referrals – Report & recommendation**

a) 8-24 Review - Land Use and Building Management – City Hall – Boiler replacement project

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the from the Building and Facilities Manager, on behalf of Building Management the City Hall – Boiler replacement project be **APPROVED** with the following comments:

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

- 1) To implement the Plan of Conservation and Development goal to "Provide Norwalk Citizens with efficient, well-kept buildings." (D.2.1. p. 30); and
- 2) To implement the Plan of Conservation and Development goal to "Allow for the future needs of Norwalk to be met as identified in this plan (i.e. housing, economic growth, community facilities, etc.)." (F.1.1.6. p. 42); and

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

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

b) Zoning Commission referral - #1-14R – Planning Commission Proposed amendments to regulate the location and screening of mechanical equipment and HVAC units on rooftops in multifamily and business zones

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#1-14R – Planning Commission – Proposed amendments to regulate the location and screening of rooftop mechanical equipment and HVAC units in multifamily and business zones" and dated April 11, 2014 be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10); and
- 2) To implement the Plan of Conservation and Development to "Strengthen the character of neighborhoods and commercial areas and improve the quality of architectural design" (F.4.1, p. 43); and
- 3) To implement the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10); and

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

**** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED (6-1)**

c) Zoning Commission referral - #3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood plus one foot

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood plus one foot" and dated April 28, 2014, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development policy to "Prevent flooding and the threat to health welfare and property (B.3.1, p. 17); and
- 2) To implement the Plan of Conservation and Development policy to "Maintain the Federal Flood Insurance Program which provides insurance for property owners in flood hazard areas, 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

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

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

V. APPROVAL OF MINUTES: May 13, 2014

Before the minutes were approved, Ms. DiMeglio had questions about the two resolutions for the 8-24 Review for the disposition of City property at 410 Main Ave. which Mr. Greene clarified.

MR. MCLAUGHLIN MOVED to approve the minutes.

**MR. DUNNE SECONDED.
MOTION PASSED (5-0).**

VI. COMMENTS OF THE DIRECTOR

Mr. Greene informed the commissioners of that it was another month where the amount of permits issued was above the 22 year average. It has continued to increase for the last 34 months. He also said that Lowe's would like to be open in late winter or early spring of 2015.

He then handed out the summary of development projects that were happening in Norwalk. As the commissioners asked questions about it, one project they discussed was the Starbucks in the Darinor shopping center. Mr. Greene said that there would now be a sidewalk near Wendy's. They were impressed with the summary and thought that it should be circulated more than once a year.

Mr. Greene also told the commissioners about discussions that he had with the owners of the 95/7 project. It would now be turned into a mall, although the city was not happy with this idea. The city would like it to be a mixed use development.

Ms. DiMeglio asked that the summary be handed out more than once a year and suggested that it be posted on the city's website. There was a discussion about sending it to newspaper reporters, quarterly.

The last item was about the Planning and Zoning Department's opening since one employee had left for the Conservation Department. The position had been posted on-line.

VII. COMMENTS OF COMMISSIONERS

Mr. Zaremby wished everyone "Happy Father's Day."

Mr. Cavallo asked about the installation of an electronic signs at Brien McMahon. The other commissioners said that it was at Norwalk High which had been approved.

Ms. DiMeglio started a discussion about the electronic flashing lights. She had sent a list of businesses that had these lights to Mr. Wrinn. He had sent letters to these offenders. She wondered what could be done next. Mr. Greene said that he would be recommending to the Zoning Committee that the City Code be changed to allow Zoning Officers to issue fines for violations. The Zoning regulations would have to be changed as well. Ms. DiMeglio believed the flashing lights cheapened the city. Darien did not look like Norwalk did. Mr. Astrom recommended that the Planning Commission also suggest to the City Council that the Zoning Officers should have the ability to charge a fine for some violations.

There was a discussion about the parking near the Gingerman in South Norwalk.

VIII. COMMENTS FROM SWRPA

Although Mr. Cavallo said that he did not attend the last meeting, he did said that it seemed that Norwalk's Common Council had not joined the Council of Government ("COG"). There was a discussion as to whether there were any plans to join the COG, the regionalization of the area and the rise of county government. Mr. Cavallo also said that although Floyd Lapp, the Executive Director, had resigned, he was working on a per diem basis. Because SWRPA would end, it would be difficult to hire another Executive Director. Mr. Greene said that the Common Council Ordinance Committee was working on this because Mr. Lapp had been to the committee.

IX. ADJOURNMENT

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

The meeting was adjourned at 9:40 p.m.

Respectfully submitted by,

Diana Palmentiero

