

**CITY OF NORWALK
PLANNING COMMISSION
December 9, 2014**

PRESENT: Torgny Astrom, Chair; Joel Zaremby; Walter McLaughlin;
Frances DiMeglio; Steve Ferguson; Bill Dunne

STAFF: Michael Greene; Jim Bova

OTHERS:

I. CALL TO ORDER

Torgny Astrom called the meeting to order at 8:33 p.m.

II. ROLL CALL

Mr. Greene called the roll.

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

Referrals – Report & recommendation

a) Special Appropriation – Land Use and Building Management - \$880,000 for the Roosevelt Center classroom renovation project

*** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that Special Appropriation – Land Use and Building Management - \$880,000 for the Roosevelt Center classroom renovation project be **APPROVED** ; and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the appropriate agencies.

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

b) 8-24 Review – Land Use and Building Management – Roosevelt Center – Classroom renovation 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 the Board of Education for the Roosevelt Center classroom renovation 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 "Provide sufficient school facilities and programs in order to afford all citizens the opportunity to obtain a quality education." (D.3.1. p. 30-31); and

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

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

c) Zoning Commission referral - #7-14R – TR SoNo Partners, LLC – Proposed amendments to Section 118- 501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking areas

* **MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#7-14R - TR SoNo Partners, LLC – Proposed amendments to Section 118-501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking area" and dated November 4, 2014, be approved.

BE IT RESOLVED that the Planning Commission recommends that the owner is required to purchase parking permits for the 40 waived parking spaces for 2 years;

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 to "Seek private investment within the community" (A.1.1.1, p. 10) ; and
- 2) To implement the Plan of Conservation and Development to "Modify redevelopment plans in response to updated market studies and other recent findings" (A.6.1 p. 13); and

3) To implement the Plan of Conservation and Development to "Amend zoning to remove barriers to development types that fulfill planning goals on South Main Street" (F.2.1.8 p. 42); and

4) To implement the Plan of Conservation and Development to "Preserve architectural qualities of South Main Street and Washington Street" (F.5.1.11 p. 45); and

5) To support the Urban Renewal Plan for Washington-South Main Street and to encourage the plan's implementation to promote South Norwalk as a vital part of the City; and

6) To implement the South Norwalk Planning Study to support changes in zoning for South Main Street to help preserve the street's character; and

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

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

IV. APPROVAL OF MINUTES: November 12, 2014

MR. MCLAUGHLIN MOVED to approve the minutes.

**MR. FERGUSON SECONDED.
MOTION PASSED UNANIMOUSLY.**

V. COMMENTS OF THE DIRECTOR

Mr. Greene said that the Planning and Zoning Department's quarterly list of active projects around the city could be accessed on the city's website. There was a discussion of the construction economy of Norwalk. Many factors, including the banking industry, were the reason for the increase in construction.

There was also a discussion of the Starbucks to be constructed on Connecticut Avenue as well as the sidewalk near there.

VI. COMMENTS OF COMMISSIONERS

Ms. DiMeglio asked whether a referral from the Zoning Commission had passed. Mr. Greene said he was sorry that he had not mentioned sooner that it had passed. She wondered whether there was a way to find out about Zoning Commission referrals.

Mr. Zaremby said that he was pleased with another year of working together for the City of Norwalk.

VII. ADJOURNMENT

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

The meeting was adjourned at 8:46 p.m.

Respectfully submitted by,

Diana Palmentiero