

**CITY OF NORWALK  
PLANNING COMMISSION  
January 13, 2015**

**PRESENT:** Torgny Astrom, Chair; Frances DiMeglio; Joel Zaremby; Victor Cavallo;  
Steven Ferguson; Bill Dunne

**STAFF:** Mike Greene; Adam Carsen

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 8:26 p.m.

**II. ROLL CALL**

Mr. Greene called the roll.

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

**Referrals – Report & recommendation**

a) **Zoning Commission referral - #2-14M – Head of the Harbor South, LLC - 2 East Wall St - Proposed map change for 2 East Wall St from entirely East Ave Village District (EAVD) to Central Business Design District Subarea C (in part) and EAVD (in part)**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown on a certain document entitled "#2-14M – Head of the Harbor South, LLC/City of Norwalk - 2 East Wall Street - Proposed map change from entirely East Ave Village District to Central Business Design District Subarea C (in part; including portion of ROW) and East Ave Village District (in part)" and dated November 21, 2014 affecting property located in the First Taxing District, Block 57, Lot 2 and including property now part of the Smith Street ROW and East Wall Street ROW, all of which is now zoned East Avenue Village District and proposed for change to Central Business Design District Subarea C (in part) and East Avenue Village District (in part), be **APPROVED**.

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

1. To implement the Plan of Conservation and Development to "A.2.1.4 Continue to provide budget funding to redevelop the West Avenue, Wall Street, and Reed Putnam areas with new housing and mixed use developments" (p. 11); and

2. To implement the Plan of Conservation and Development to “A.6 Advance current redevelopment plans” (p. 13); and “A.3.1.2 Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed-use development (i.e. offices, stores, services, restaurants and theaters together with housing, parks and cultural facilities)” (p.12); and
3. To implement the Plan of Conservation and Development to “C.1.1 Maintain, improve, and increase water access for the public” and to “C.1.1.1 Encourage public walkways as part of developments along the Norwalk and Five Mile Rivers and their harbors, consistent with Connecticut Coastal Management Act water-dependent use criteria” (p.24); and

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

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

**b) Zoning Commission referral - #8-14R – Zoning Commission - Proposed amendments to require notification of neighbors for pending Coastal Site Plan applications.**

**\*\*MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#8-14R – Zoning Commission – Proposed amendments to Section 118-1110 Coastal Zone to add a certified mail notice requirement affecting CSPR applications for single family residences in the Coastal Zone" and dated November 13, 2014 be **DENIED**.

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

- 1) To implement the Plan of Conservation and Development to “ E a balance c o between development and protection of the natural e n (A.1.1.8,ip. 10); and
- 2) Special notice privileges have been granted to single family home owners who live in coastal areas that are not available to property owners across the state.

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

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

#### **IV. APPROVAL OF MINUTES: December 9, 2014**

Before the minutes were approved, Ms. DiMeglio asked for clarification of the Starbucks discussion in the minutes.

**MR. ASTROM MOVED** to approve the minutes.  
**MR. ZAREMBY SECONDED.**  
**MOTION PASSED (5-0).**

#### **V. COMMENTS OF THE DIRECTOR**

Mr. Greene noted that this was the 39<sup>th</sup> monthly that the number of permits issued was above the monthly average. The quarterly list of active projects was now on Norwalk's website. Mr. Greene mentioned that the budget books were out. There was a discussion of how changes in the book would be sent to the commissioners prior to their hearings. Mr. Cavallo noted that the budget process was not being followed. He said that the budget requests from the various departments should comply with the Plan of Conservation and Development (POCD). He thought the department heads should explain why their budget requests complied with it. There was a discussion about a meeting that Mr. Cavallo, Mr. Astrom and Mr. Greene had with Corporation Counsel the previous year. Mr. Greene suggested that the Planning Commission should receive a written opinion about the budget process.

#### **VI. COMMENTS OF COMMISSIONERS**

Mr. Zaremby had questions about the regulations that were in his binder. Mr. Greene said that he would find out from his staff and replace the paperwork that was in the commissioners' binders. He then asked questions about the signs that were coming into Norwalk from Westport and Darien. He said he had asked last year but nothing had been done about them.

Mr. Astrom discussed a meeting he had attended of the Planning Committee of the Common Council to discuss the proposed mall. There would be a study to determine how to speed up the application process. Mr. Greene explained the zoning process for this project which would probably include a change to the zoning regulations.

There was a discussion about the budget process schedule.

#### **VII. ADJOURNMENT**

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

The meeting was adjourned at 8:57 p.m.

Respectfully submitted by,

Diana Palmentiero