

**CITY OF NORWALK  
PLANNING COMMISSION  
February 10, 2015**

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

**STAFF:** Mike Wrinn; Frank Strauch; Adam Carsen

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 10:10 p.m.

**II. ROLL CALL**

Mr. Wrinn called the roll.

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

**Referrals – Report & recommendation**

**a) Action on Capital Budget 2015- 2016 to 2019 – 2020**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the Capital Budget be approved as modified with an amount of **\$21,822,000** for fiscal year 2015-2016; and

**BE IT FURTHER RESOLVED** that the out years be held as placeholders as reflected by the Finance Department's proposed five year Capital Budget.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo; Bill Dunne; Steve Ferguson, in favor**

**No one opposed.**

**No one abstained.**

**b) Zoning Commission referral - #9-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10%**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document

entitled "**#9-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10%**" and dated November 13, 2014, be **APPROVED**;

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

- 1) To implement the Plan of Conservation and Development to "Encourage new development around transit access and allow new development which does not exceed the capacity of infrastructure systems (roads, sewers, water, etc)" (B.1.1.2, p. 16); and
- 2) To implement the Plan of Conservation and Development 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. 40); and

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

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo; Bill Dunne; Steve Ferguson, in favor**

**No one opposed.**

**No one abstained.**

**c) Zoning Commission referral - #10-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "**#10-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site**" and dated November 13, 2014, be **APPROVED**;

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

- 1) To implement the Plan of Conservation and Development to "A.1.2.3 Allow a wide range of housing opportunities to ensure that the housing needs of all segments of the labor force are met" (p. 10); and
- 2) To implement the Plan of Conservation and Development to "A.2.1.5 Require a minimum of ten percent affordable units in all developments over 20 units as per the Workforce Housing ordinance" (p. 11); and

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

**Mr. Ferguson seconded.**  
**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo;**  
**Steve Ferguson, in favor**  
**No one opposed.**  
**Mr. Dunne abstained.**

**d) Zoning Commission referral - #11-14R – Norwalk Project, LLC – Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#11-14R - Norwalk Project, LLC – Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone**" and dated December 30, 2014, be **APPROVED**,

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

- 1) To implement the Plan of Conservation and Development to "Seek private investment within the community" (A.1.1.1, p. 10); and
- 2) To implement the Plan of Conservation and Development to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42).

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

**Mr. Zaremby seconded.**  
**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo; Bill Dunne; Steve Ferguson, in favor**  
**No one opposed.**  
**No one abstained.**

**e) Zoning Commission referral - #3-14M – 25 Butler, LLC –25 Butler Street – Proposed change to Building Zone Map from D Residence to Central Business Design District Subarea B**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown on a certain document entitled "**#3-14M – 25 Butler, LLC – 25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD**"

Subarea B (1 parcel)” and dated November 21, 2014 affecting property located in the First Taxing District, Block 12, Lot 11 and including property now part of the Butler Street ROW and Quincy Street ROW, all of which is now zoned D Residence and proposed for change to Central Business Design District Subarea B, 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

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

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.**

**Victor Cavallo opposed.**

**No one abstained.**

**f) 8-24 Review – Dept of Public Works – Abandonment / Discontinuance of a portion of Smith Street at its northerly terminus**

**\*\* 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 Department of Public Works for the abandonment/discontinuance of a portion of Smith Street at its northerly terminus and adjacent portion of 2 East Wall Street be **APPROVED**.

**Mr. Dunne seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson; Victor Cavallo, in favor.**

**No one opposed.**

**No one abstained.**

**g) Office – Capital Project Reduction request from the Fire Department in the amount of \$569,092 from the New Fire Headquarters Project from \$13,600,000 to \$13,030,908**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the capital reduction request from the Fire Department in the amount of \$569,092 from \$13,600,000 to \$13,030,908 of the completed Fire Headquarters project. This account has been targeted as having excess funds account be **APPROVED**, and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo; Bill Dunne; Steve Ferguson, in favor.**

**No one opposed.**

**No one abstained.**

**h) Mayor’s Office – Capital Project close-out from the Fire Department in the amount of \$400,000 for the Westport Avenue Addition/ Renovation Project**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the capital project close-out request from the Fire Department in the amount of \$400,000 for the Westport Avenue Addition/ Renovation Project account be **APPROVED** and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Victor Cavallo; Steve Ferguson; Bill Dunne, in favor.**

**No one opposed.**

**No one abstained.**

**i) Mayor’s Office – Special Appropriation – Fire Department – Appropriation in the amount of \$35,000 to fund a study for fire protection and emergency services in the Westport Avenue / Cranbury neighborhood**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Fire Department for a Special Appropriation in the amount of \$35,000 for a study for fire protection and emergency services in the Westport Avenue / Cranbury neighborhood be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zarembly; Steve Ferguson; Bill Dunne, in favor.**

**No one opposed.**

**Victor Cavallo abstained.**

**j) Mayor's Office – Special Appropriation – Fire Department – Appropriation of \$934,092 to perform renovations and to upgrade fire facilities at the New Canaan Avenue Station and to upgrade facilities at the remaining station and repair facility at 100 Fairfield Avenue**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Fire Department for a Special Appropriation in the amount of \$934,092 to perform renovations and to upgrade fire facilities at the New Canaan Avenue Station and to upgrade facilities at the remaining stations and repair facility at 100 Fairfield Avenue be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Zarembly seconded.**

At this point, Mr. Cavallo asked for a discussion and wondered why this funding had not been requested in the current Capital Budget cycle that the commissioners were reviewing. He felt that it was a lot of money and that the commissioners should have been told sooner. He felt the Planning Commission should be the ones deciding how the excess funds are used. There was a discussion of the timing of the other closeouts and how to revamp this process so that they would know what funds could be available. The commissioners thought that accounts should be “scrubbed” more often to have a check and balance to the system.

**Torgny Astrom, Frances Dimeglio; Joel Zarembly; Bill Dunne, in favor. None opposed.**

**Victo Cavallo and Steve Ferguson abstained.**

These two abstentions meant the Planning Commission had no action on this application. The commissioners decided to take a 5 minute break at 10:40 p.m. The meeting resumed at 10:45 p.m.

**\*\* MR. ZAREMBY MOVED:** to reconsider the vote on Item III.(j)

**Mr. Dunne seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor**

**None opposed.**

**Victor Cavallo abstained.**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Fire Department for a Special Appropriation in the amount of \$934,092 to perform renovations and to upgrade fire facilities at the New Canaan Avenue Station and to upgrade facilities at the remaining stations and repair facility at 100 Fairfield Avenue be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.**

**None opposed.**

**Victor Cavallo abstained.**

**k) Mayor's Office – Capital Project close-out from the Department of Public Works in the amount of \$867,155.71 for the completed Buckingham Lockwood Drainage Improvement Project**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the capital project close-out request from the Department of Public Works in the amount of \$867,155.71 from the completed Buckingham Lockwood Drainage Project account be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor**

**None opposed.**

**Victor Cavallo abstained.**

**l) Mayor's Office – Special Appropriation – Department of Public Works – Appropriation in the amount of \$867,000 for Watercourse Maintenance**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Department of Public Works for a Special Appropriation in the amount of \$867,000 for watercourse maintenance be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.**

**None opposed.**

**Victor Cavallo abstained.**

**IV. APPROVAL OF MINUTES: January 13, 2015 and February 4, 2015**

With one change on the January 13, 2015 minutes,

**MR. ASTROM MOVED** to approve both sets of minutes.

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson; Victor Cavallo, in favor.**

**None opposed.**

**No one abstained.**

**V. COMMENTS OF THE DIRECTOR**

Mr. Wrinn said thank you to the commissioners for their work on the Capital Budget.

**VI. COMMENTS OF COMMISSIONERS**

Mr. Zaremby said that the commissioners should continue to work on revising the Capital Budget process, as they had discussed at this meeting.

**VII. ADJOURNMENT**

**Mr. Zaremby made a Motion To Adjourn.**

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances Dimeglio; Joel Zaremby; Bill Dunne; Steve Ferguson; Victor Cavallo, in favor**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 10:57 p.m.

Respectfully submitted by,

Planning Commission  
February 10, 2015  
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Diana Palmentiero