

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION**

April 14, 2015

PRESENT: Fran DiMeglio, Chair; Torgny Astrom; Joel Zaremby; William Dunne; Steve Ferguson

STAFF: Michael Greene; Frank Strauch

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:55 p.m.

II. ROLL CALL

Mr. Greene called the roll.

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

Referrals – Report & recommendation

a) 8-24 Review – Land Use and Building Management Committee – City Hall Heating-Ventilation Air-Conditioning 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 – City Hall Heating-Ventilation-Air Conditioning 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.

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

No one opposed.

No one abstained.

b) 8-24 Review – Land Use and Building Management Committee – City Hall roof 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 – City Hall roof 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. D seconded.

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

No one opposed.

No one abstained.

c) 8-24 Review – Land Use and Building Management Committee – Department of Public Works Garage heating pipe 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 Department of Public Works Garage heating pipe 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. Dunne seconded.

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

No one opposed.

No one abstained.

d) Zoning Commission - #1-15R – Norwalk Project, LLC – 50 Keeler Ave - Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone as revised to allow mixed use developments

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#1-15R - 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 as revised to allow mixed use developments**" and dated March 3, 2015, 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; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

IV. APPROVAL OF MINUTES: March 10, 2015

Mr. Astrom moved to approve the minutes.

Mr. Zaremby seconded.

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

No one opposed.

No one abstained.

V. COMMENTS OF THE DIRECTOR

Mr. Greene informed the commissioners that Mr. McLaughlin had had back surgery as well as being in intensive care. He was now out of intensive care and would be in the hospital for another 2 weeks.

Mr. Greene also explained how mail was taking 7-10 days to be delivered from City Hall to the commissioners' homes. It seemed that mail would leave Norwalk, go to New Jersey and come back. Going forward, agendas would be emailed and packets hand-delivered. There was then a discussion of post offices in the area.

Mr. Greene then informed the commissioners about the Webster Street parking lot and the buildings around it including what could be done with it. There was a discussion about possibly townhouses, shops, etc. A plan had been done several years prior which was taken to the Mayor. He agreed that they should look into the plan to see what could be done.

VI. COMMENTS OF COMMISSIONERS

Mr. Zaremby asked why the Planning Commission's recommendation to give \$250,000 for re-paving the City Hall parking lot was removed from the Capital Budget. Mr. Greene thought it might have been taken out because this was an election year.

There was a discussion about one of the items that had been in the Capital Budget. Some of the commissioners thought they had not received adequate back-up documentation. Mr. Greene noted that sometimes there was not adequate documentation but through the Capital Budget process more documentation becomes available. Other times, documentation has been held back.

There was a discussion about the heated staircase which had recently been passed by the Common Council.

VII. ADJOURNMENT

Mr. Zaremby made a Motion To Adjourn.

Mr. Ferguson seconded.

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

No one opposed.

No one abstained.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by,
Diana Palmentiero

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