

**DRAFT  
CITY OF NORWALK  
PLANNING COMMISSION – Special Meeting  
June 15, 2015**

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

**STAFF:** Michael Greene; Frank Strauch

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 8:41 p.m.

**II. ROLL CALL**

Mr. Greene called the roll.

**III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair**

**a) Subdivision # 3636 – Petrucci Builders, LLC – 251 Silvermine Avenue – 3 Lots – Action on application**

**\*\* MR. ZAREMBY MOVED: BE IT RESOLVED** that subdivision application #3636 submitted by Petrucci Builders, LLC, for a 3 lot subdivision at 251 Silvermine Avenue and as shown on a plan entitled "Resubdivision Prepared for Petrucci Builders, LLC, Norwalk Connecticut, Scale 1" = 30', dated March 3, 2015" and certified "Substantially Correct" by Douglas R. Faulds, Land Surveyor – Connecticut Registration No. 13292 be **APPROVED** subject to the following reasons:

1. That all required soil and sedimentation controls be in place prior to any site work; and
2. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and
3. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of all erosion and sedimentation controls; and
4. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of the required public improvements prior to the certificate of occupancy being issued on the construction of any new dwelling; and

**BE IT FURTHER RESOLVED** that conditions do not warrant the installation of sidewalks; and

**BE IT FURTHER RESOLVED** that conditions do not warrant the installation of new street curbs; and

**BE IT FURTHER RESOLVED** that the street tree requirement not be waived and that street trees be installed along the extent of the subdivision and that where practical, any existing street trees which meet the street tree requirements, be retained and utilized towards the street tree requirement; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be June 26, 2015.

**Mr. Ferguson seconded.**

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

**No one opposed.**

**No one abstained.**

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

**a) 8-24 Review – Law Department – Review of easement regarding stipulated judgment of Domenic Sammarco v. City of Norwalk**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the 8-24 Review for easement regarding stipulated judgment of Domenic Sammarco v. City of Norwalk be **APPROVED**, and that the Commission finds that the proposed 8-24 request is consistent with the Plan of Conservation & Development for Norwalk and that the reasons for this action are:

1. To implement the Plan of Conservation and Development goal to "Provide stability in land use and zoning." (F.2.1.2. p 42); and
2. To implement the Plan of Conservation and Development goal to "Revisit planning goals for the Webster Block." (F.3.2.4. p.43); 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 – Law Department – Request for review and approval of the purchase by the City of a property located at 127 Fillow Street pursuant to the consent order in the case of Al Madany Islamic Center of Norwalk, Inc. v. City of Norwalk**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the 8-24 Review for the purchase by the City of Norwalk, a property located at 127 Fillow Street pursuant to the consent order in the case of Al Madany Islamic Center of Norwalk, Inc. v. City of Norwalk be **APPROVED**, and that the Commission finds that the proposed 8-24 request is consistent with the Plan of Conservation & Development for Norwalk and that the reason for this action is:

1. To implement the Plan of Conservation and Development goal to "Provide stability in land use and zoning." (F.2.1.2. 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.**

**c) Zoning Commission - #3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District" and dated May 28, 2015 be approved.

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

1) To implement the Plan of Conservation and Development to "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). (A.3.1.2, p. 12,); and

2) To implement the Plan of Conservation and Development to "To encourage retail activity in the West Avenue/Wall Street and Reed Putnam areas and place emphasis on pedestrian-oriented environment (A.4.1.1, p. 12); and

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

**Mr. Dunne seconded.**

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

**No one opposed.**

**No one abstained.**

**d) Zoning Commission - #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones**" and dated April 14, 2015, be **APPROVED.**

**BE IT FURTHER RESOLVED** that the reason for this action is:

1. To permit schools located in D Residence zones to install award banners on their buildings, provided that such banners are maintained and are removed after one year; and
2. **BE IT FURTHER RESOLVED** that the 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.**

**V. APPROVAL OF MINUTES: May 12, 2015**

**Mr. Astrom moved** to approve the minutes.

**Mr. Dunne seconded.**

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

**No one opposed.**

**No one abstained.**

## **VI. COMMENTS OF THE DIRECTOR**

Mr. Greene discussed the construction packet of new projects in the city. He would also be meeting with the bond agencies. During the previous week, they had received a tour of the city. There was a discussion about the Lowe's opening. There was discussion about congregated housing on Richards Avenue.

## **VII. COMMENTS OF COMMISSIONERS**

Mr. Astrom asked about the health of Mr. McLaughlin. Mr. Greene had been trying to speak with his wife but has not been able to reach him.

## **VIII. 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 8:43 p.m.

Respectfully submitted by,

Diana Palmentiero