

**DRAFT  
CITY OF NORWALK  
PLANNING COMMISSION  
January 17, 2017**

**PRESENT:** Frances DiMeglio, Chair; George Tsiranides; Walter McLaughlin;  
David Davidson; Steven Ferguson; William Dunne; Nora King

**STAFF:** Michael Wrinn; Frank Strauch

**OTHERS:** Atty Liz Suchy

**I. CALL TO ORDER**

Ms. DiMeglio called the meeting to order at 7:46 p.m.

**II. ROLL CALL**

Mr. Wrinn called the roll.

**III. REPORT OF SUBDIVISION COMMITTEE, George Tsiranides, Chair**

**a) Subdivision #3642 / #24-16 CAM - Halloran & Sage, LLP – 34 Meadow Street – 2 Lots**

Ms. DiMeglio noted that this application had been withdrawn. She then recused herself and stepped out of the room.

**b) Subdivision #3643 - Frances DiMeglio – 56 County Street – 3 Lots**

Mr. Tsiranides opened the public hearing.

Atty Suchy began the presentation by handing in the certified, return receipt cards, evidencing notice of the public hearing to the abutting neighbors. She explained the proposed subdivision which would divide the lots into three. She showed them the changes that there would be in front of the property. The lots met the requirements of B zone regulations. She discussed the street trees and sidewalks and curbs. She also described a conversation that she had with a neighbor to the north.

No one from the public spoke in support or in opposition to the application. Mr. Tsiranides closed the public hearing.

#### IV. REPORT OF SUBDIVISION COMMITTEE, George Tsiranides, Chair

a) Action on III. a. and b.

i. Subdivision #3642 / #24-16 CAM - Halloran & Sage, LLP – 34 Meadow Street – 2 Lots – This item had been withdrawn.

ii. Subdivision #3643 - Frances DiMiglio – 56 County Street – 3 Lots

Before the resolution was voted on, Ms. DiMiglio recused herself and left the room.

**\*\* MR. FERGUSON MOVED: BE IT RESOLVED** that subdivision application #3643 submitted by Frances DiMiglio at 56 County Street and as shown on a plan entitled "Preliminary Subdivision Map Of Property Prepared for Fran DiMiglio, 56 County Street, Norwalk Connecticut," Scale 1" = 20', dated 8/16/2016 and Revised to 11/8/16 and certified "Substantially Correct" by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor – Connecticut Registration No. 15773 be **APPROVED** subject to the following conditions:

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
5. That the proposed drainage system, when installed, be maintained to work at full capacity; and
6. That the maintenance of the proposed drainage system be noted on the final subdivision map; and
7. That the maintenance of the proposed drainage system be noted on all zoning permits; 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 five (5) street trees be installed and that where practical, any existing street trees which meet the street tree requirements, be retained, be protected during construction, and utilized towards the street tree requirement; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be January 27, 2017.

**Mr. McLaughlin seconded.**

**Walter McLaughlin; Steven Ferguson; William Dunne; Nora King and George Tsiranides voted in favor.**

**No one opposed.**

**David Davidson abstained.**

#### **V. REPORT OF LAND USE COMMITTEE, Steven Ferguson, Chair**

##### **Referrals – Report & recommendation**

Before the commissioners voted on this resolution, Ms. DiMeglio returned to the room.

**a) Zoning Commission referral - #9-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone**

**\*\* MR. FERGUSON MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#9-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone " and dated November 21, 2016, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to "Evaluate and protect coastal and other fragile natural resources" (C.2.1.1, p. 25).
- 2) To implement the Plan of Conservation and Development to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10); and
- 3) To implement the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10); and

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

**Mr. Dunne seconded.**

**Frances DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King and George Tsiranides; David Davidson voted in favor.**

**No one opposed.**

**No one abstained.**

## **VI. APPROVAL OF MINUTES: December 13, 2016**

**\*\* MS. DIMEGLIO MOVED** to approve the Subdivision minutes of December 13, 2016.

**Mr. Ferguson seconded.**

**Frances DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

**No one abstained.**

**\*\* MS. DIMEGLIO MOVED** to approve the Land Use minutes of December 13, 2016.

**Mr. Davidson seconded.**

**Frances DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

**\*\* MS. DIMEGLIO MOVED** to approve the Planning Commission minutes of November 15, 2016, as revised.

**Mr. Davidson seconded.**

**Frances DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King; David Davidson and George Tsiranides voted in favor.**

**No one opposed.**

## **VII. COMMENTS OF THE ASSISTANT DIRECTOR**

Most of the departments would be presenting their Capital Budgets to the commissioners on the first night of hearings. On the second night, the Board of Education and the Redevelopment Agency would be presenting their budgets in the Community Room. Mr. Wrinn explained that they were supposed to have received the budget books for the Capital Budget hearings but still had not. There was a discussion

about how to change the process. It has been tied to the Plan of Conservation and Development. It was decided that the staff would deliver the books by Friday whether they were complete or not. Mr. Wrinn thought it could take at least a day before the Board of Education budget would be complete. There was a discussion of when the Finance Director would make his presentation to the commissioners.

Mr. Strauch had no comments.

### **VIII. COMMENTS OF COMMISSIONERS**

Mr. Ferguson told the commissioners that he had attended the CPM Municipal Training regarding the Freedom of Information Act. He suggested that the commissioners attend another training in February.

There was a discussion about the use of Special Appropriations in connection with the Board of Education Capital Budget. Mr. Davidson explained that he thought it was appropriate to use if the Board of Education had no plan to submit.

There was a discussion on how the Special Capital Budget Meeting with the Common Council would be run.

### **IX. ADJOURNMENT**

**Mr. McLaughlin made a Motion to Adjourn**

**Mr. Dunne seconded.**

**Fran DiMeglio; Walter McLaughlin; William Dunne; Steven Ferguson; Nora King, George Tsiranides and David Davidson voted in favor.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 8:19 p.m.

Respectfully submitted by,

Diana Palmentiero