

Draft
**CITY OF NORWALK
LAND USE COMMITTEE
January 19, 2016**

PRESENT: Frances DiMeglio, Chair; David Davidson; Victor Cavallo; Walter McLaughlin; Torgny Astrom; Steve Ferguson; Joel Zaremby

STAFF: Dori Wilson; Frank Strauch

OTHERS: Paul Sotnick

I. REFERRALS: Review & recommendation

a) 8-24 Review – Approve, under Sec. §95-35 of the City code, a portion of Isaacs Street to be abandoned by the City of Norwalk to POKO-ISWR Developers, LLC

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He noted that not much changes with this abandonment. The City would maintain the property. It would be kept open because of the easement. The developer does receive a benefit as well as pay taxes. The property would be consolidated and become one.

There was a discussion of the process of the 8-24 Review. Paul Sotnick went through the entire process with the commissioners. There was a discussion as to why this had not been handled with the Land Disposition Agreement (“LDA”). There was the discussion about how the escrow account would be funded so that the City could use the money for snow removal and paving. Diane Beltz-Jacobson, from the Corporation Counsel’s office, said that any monies left would revert to the City. Ms. DiMeglio wanted to understand what would happen if there was not enough money was in the fund in 25 years. There was a discussion of the easement which was of no cost to the city. There was a discussion as to the density on the property.

b) Special Capital Appropriation – Request from the City’s Building and Facilities Manager to appropriate \$756,068 for the renovation of Roosevelt School in order to implement the new Norwalk Early Childhood Center (City of Norwalk in conjunction with Norwalk Public Schools)

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He then described the previous use of the building which was a Tumble Bug. It would now be used by the Board of Education for the Norwalk Early Childhood Center. There was a discussion about whether it should be in the Capital Budget. Mr. Strauch explained that it had already been approved under a previous Capital Budget. Mr. Lo explained the process for the funding of this project. Mr. Lo

explained that the city had to have all of the funds in order to start a project. However, the state will not release the funds to the city of Norwalk until the project was done. This money is not bonded.

c) #14-15R - A. J. Penna & Son - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a special permit use in Business #2 zone

Ms. Wilson began the presentation by orienting the commissioners as to the location of the property. She said that many contractors' yards are not on 2 acre lots. There was a discussion about adding language to not allow this use in a residential area. The commissioners could approve the resolution and make a recommendation to add this language.

d) #13-15R – CP IV Waypointe BP LLC – Proposed amendments to permit compact car parking in Design District Development Parks

Ms. Wilson began the presentation by showing the commissioners the site plans of the parking garage. There was a discussion as to why this amendment was before the commission from the applicant. Ms. Wilson explained the problems with drainage pipes, columns which necessitated this amendment.

e) #15-15R –Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to revise priority designations for workforce units

Ms. Wilson began the presentation by explaining the intent of the Zoning Commission for this amendment. It would give a priority to renters being displaced by new housing developments in the city while still submitting to all the requirements. There was a discussion about which developments this would affect.

f) #16-15R – Zoning Commission – Proposed amendments to Sections 118-1450 and 118-1451 regarding provision of sidewalks meeting minimum clearance requirements

Ms. Wilson began the presentation by explaining the intent of the Zoning Commission for this amendment. They would like the sidewalks to be clear of telephone or other utility poles. It would be for Site Plans and Special Permit applications that the Zoning Commission reviews.

g) #4-15M/#18-15R – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from RPDD Subareas A & B to entirely Subarea A and Proposed amendments to Section 118-502 Reed-Putnam Design District to permit large scale retail in mixed use developments in Subarea A, increase height of parking garage, reduce open

space and related technical amendments – *For distribution only; action at February 2016 meeting*

Ms. Wilson began the presentation by orienting the commissioners as to the location of the property. She showed them the maps that were contained in the packet. She also gave the commissioners an overview of the SONO collection. She noted that the hearing would probably be in March. There was a discussion as to the parking requirements which the applicant was not meeting.

II. DISCUSSION OF 8-24 REVIEWS

There was a discussion of the legal memo from Corporation Counsel which most commissioners thought was straightforward. The commissioners have no authority to be in a discussion of the valuation of an easement.

III. DISCUSSION OF PLAN OF CONSERVATION & DEVELOPMENT (POCD)

Mr. Astrom said that he would prefer to discuss this after the Capital Budget hearings.

The meeting was adjourned at 8:40 P.M.

Respectfully submitted by,

Diana Palmentiero