

**CITY OF NORWALK
PLANNING COMMISSION
March 15, 2016**

PRESENT: Torgny Astrom, Chair; Fran DiMeglio; Walter McLaughlin;
Joel Zaremby; Victor Cavallo; William Dunne; David Davidson

STAFF: Michael Wrinn; Frank Strauch

OTHERS: Atty. Robert Maslan

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Wrinn called the roll.

III. PUBLIC HEARING

**a) Subdivision #3641 – Maslan Associates, P.C. - Stephen Mather Drive (D-5;
B:60; L:9) – 2 Lots**

As Mr. Astrom opened the public hearing, he explained the procedures for the public hearing.

Atty Maslan began the presentation by orienting the commissioners as to the location of the property on an aerial map. He noted that the property was in three towns, Darien, New Canaan and Norwalk. He showed them conservation areas on the map. He also showed them pictures of the property from different directions. The subdivision will create 2 new lots. He then showed them the renderings of the property with drainage and septic systems. The application complies with all regulations. He requested a waiver of installation of curbs because there are none in this area. He also requested a waiver of street trees because one of the lots has a meadow on it. Atty Maslan handed in the certified mail and return receipt cards, evidencing notice of the public hearing. No one spoke in support or opposition to the application.

IV. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair
a) Action on III. A.

**** MR. ZAREMBY MOVED: BE IT RESOLVED** that subdivision application #3641 submitted by Maslan Associates, P.C. at Stephen Mather Drive (D-5; B:60; L:9) and as shown on a plan entitled "Topographic and Property Survey Subdivision and Utility Map Prepared For McPherson Family, L.P., Located at Norwalk Connecticut," Scale 1" = 40', dated 10/23/2015 and certified "Substantially Correct" by Francis J. Walsh, Jr., Land Surveyor, Connecticut Registration No. 70034 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
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 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 March 25, 2016.

Mr. McLaughlin seconded.

Torgny Astrom, Chair; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; William Dunne; David Davidson voted in favor.

No one opposed.

No one abstained.

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

Referrals – Report & recommendation

a) Zoning Commission referral - #17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk

BE IT RESOLVED that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “#17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk” and dated January 14, 2016 be **APPROVED**.

**** MS. DIMEGLIO MOVED: BE IT FURTHER RESOLVED** that the reasons for this action are as follows:

1. 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); and
2. To implement the Plan of Conservation and Development to “Support economic growth in the city with appropriate parking strategies (E.5.1, p. 39); and
3. To implement the Plan of Conservation and Development to “Continue to survey the parking provided for existing buildings and uses to evaluate the adequacy of existing parking standards (E.5.1.5, p. 39); and

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

Mr. Dunne seconded.

Torgny Astrom, Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; William Dunne; David Davidson voted in favor.

No one opposed.

No one abstained.

VI. APPROVAL OF MINUTES: February 16, 2016

Ms. DiMeglio moved to approve the minutes, as revised.

Mr. Davidson seconded.

Torgny Astrom, Fran DiMeglio; Joel Zaremby; Walter McLaughlin; David Davidson; Victor Cavallo voted in favor.

No one opposed.

No one abstained.

VII. COMMENTS OF THE ACTING DIRECTOR

Mr. Wrinn had no comments.

VIII. COMMENTS OF COMMISSIONERS

Mr. Davidson asked about the \$3 million Board of Education appropriation that was removed from the Capital Budget and then put back into it by the Mayor. Mr. Astrom that he had not received any notification as to why it was put back into the Capital Budget. Mr. Davidson said he was disappointed with what the Mayor had done and would like to speak as an individual to the Common Council. There was a discussion about whether the commissioners should speak as individuals with respect to this issue. It was decided that Mr. Wrinn would ask the advice of Corporation Counsel.

Mr. Cavallo had questions about the new facilities plan for the Board of Education Capital Budget. He was concerned about an article that he had read which made it seem that the budget would be bonded for twice what they had requested during the Planning Commission's review of the Capital Budget. Mr. Astrom explained that the amount that was to be funded included the Board of Education appropriations as well as the city's appropriations which would make it seem as if it was doubled.

The commissioners acknowledged that they received a letter from the Library Board.

IX. ADJOURNMENT

Mr. McLaughlin made a Motion to Adjourn.

Mr. Zaremby seconded.

Torgny Astrom; Fran DiMeglio; Victor Cavallo; Joel Zaremby; Walter McLaughlin; David Davidson voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:29 p.m

Respectfully submitted by,
Diana Palmentiero