

**CITY OF NORWALK
PLANNING COMMISSION
April 19, 2016**

PRESENT: Torgny Astrom, Chair; Frances DiMeglio; Walter McLaughlin;
William Dunne; Steven Ferguson; Joel Zaremby

STAFF: Mike Wrinn; Dori Wilson

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:30 p.m.

II. ROLL CALL

Mr. Wrinn called the roll.

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a) Subdivision #3521 – Land Craft Development Group – 15 Lower Rocks Road (77 ½ Ohio Ave. Ext.) – 3 Lots – Release of maintenance surety

**** MR. ZAREMBY MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the request to release the surety held on Resubdivision #3521 – Land Craft Development Group – 15 Lower Rocks Road (77 ½ Ohio Ave. Ext.) – 3 Lots – Release of surety be **APPROVED**; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 29, 2016

Mr. McLaughlin seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

b) Subdivision #3639 – Kevin Reid – 31 Nolan Street – 2 Lots – Request for 90-day extension

**** MR. ZAREMBY MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the approval time on Subdivision #3639 – Kevin Reid – 31 Nolan Street – 2 Lots – Request for 90-day extension – 1st extension request to file approved map be **APPROVED** for an extension of a period of 90 days; and

BE IT FURTHER RESOLVED that the new deadline to file the approved subdivision map is August 10, 2016; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 29, 2016.

Mr. Ferguson seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

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

a) Zoning Commission referral - #4-15M/#18-15R – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from RPDD Subarea A & B to entirely Subarea A; proposed amendments to Section 118-502 Reed-Putnam Design District to permit large scale mixed use retail shopping center developments in Subarea A and related technical amendments

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed change to the Building Zone Map as shown on a certain document entitled “**#4-15M – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Ave – Proposed map change from Reed Putnam Design District (RPDD) Subarea A in part and RPDD Subarea B in part to entirely RPDD Subarea A (2 lots)**” and dated December 17, 2015, affecting property in the Second Taxing District, Block 21, Lot 8 and Block 18, Lot 3 along with portions of the current or former public ROW of West Avenue, Crescent Street, Putnam Avenue, Pine Street Extension and North Water Street ROW, be **APPROVED.**

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

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). (p. 12, A.3.1.2); and

2) To implement the Plan of Conservation and Development to "Encourage retail/cultural development within the Reed-Putnam Design District and at the South Norwalk Intermodal Pulse Point to create a critical mass of activity with the Maritime Aquarium and the Washington Street Historic District" (D.7.1.2, p.33); and

3) To implement the Plan of Conservation and Development to "Modify plans for Reed-Putnam Parcels 1, 2, and 4 as amended" (A.6.1.1, p. 13); and

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

Mr. Zaremby seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "**#18-15R**– Norwalk Land Development, LLC – Proposed amendments to Section 118-502 Reed-Putnam Design District to permit large scale mixed use retail shopping center developments in Subarea A and related technical amendments" and dated Revised to April 7, 2016, be **APPROVED**.

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

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

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

3) To implement the Plan of Conservation and Development to "Modify plans for Reed-Putnam Parcels 1, 2, and 4 as amended" (A.6.1.1, p. 13); and

4) To implement the Plan of Conservation and Development to "Encourage retail/cultural development within the Reed-Putnam Design District and at the South Norwalk Intermodal Pulse Point to create a critical mass of activity with the Maritime Aquarium and the Washington Street Historic District" (D.7.1.2, p.33); and

5) To implement the Plan of Conservation and Development to "Support economic growth in the city with appropriate parking strategies" (E5.1.5, p. 39); and

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

Mr. McLaughlin seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

b) Zoning Commission referral - #2-16R – United Parcel Service Proposed amendment to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with offsite parking on lots within 500 ft of facility and related technical amendment

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#2-16R –United Parcel Service, Inc. – Proposed amendments to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots within 500 feet of facility and to Section 118-1220 to revise lease terms for off-premise parking and related technical amendments**" and dated Revised March 16, 2016, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to "Encourage diverse job opportunities for various employment sectors within Norwalk" (A.1.2.4. p. 10); and
- 2) To implement the Plan of Conservation and Development to "Improve and maintain essential infrastructure to retain and attract desirable businesses (A.1.2.5, p. 10); and
- 3) To implement the Plan of Conservation and Development to "Seek private investment within the community" (A.1.1.1. p. 10); and
- 4) To implement the Plan of Conservation and Development to "Encourage diversity in commerce and industry" (A.1.1.2, p. 10); and

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

Mr. Ferguson seconded.

**Torgny Astrom, Chair; Fran DiMeglio; Joel Zarembly; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.
No one opposed.
No one abstained.**

c) Zoning Commission referral - #1-16R – NW MFP Norwalk Town Ctr II LLC – Proposed amendments to Article 121 regarding Design District Development Park signs 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 “#1-16R – NW MFP Norwalk Town Ctr II, LLC – Proposed amendments to Article 121 regarding Design District Development Park signs in Central Business Design District” and dated March 2, 2016 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. Zarembly seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zarembly; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

V. APPROVAL OF MINUTES: March 15, 2016

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

Mr. McLaughlin seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zarembly; Walter McLaughlin; William Dunn voted in favor.

No one opposed.

Steven Ferguson abstained.

VI. COMMENTS OF THE ACTING DIRECTOR

Mr. Wrinn discussed the upcoming public hearings for the mall. He said that three were tentatively scheduled. They would see if all would be necessary. The public hearings start on April 27, 2016. The developer would like to begin in the fall. Ms. DiMeglio reminded the commissioners that it was her idea to have a hotel in Norwalk and now there would be one attached to the mall. There was also a discussion about banquet hall space. Mr. Wrinn said he did not think there would be any at the hotel.

VII. COMMENTS OF COMMISSIONERS

Mr. Zaremby said that he noticed that the sign that he didn't like coming in from Westport on Route 1 was gone.

Mr. McLaughlin reminded the commissioners that there was a walk/run on April 30 to benefit the Whittingham Cancer Center in Norwalk. He said that all funds raised remain in Norwalk to benefit cancer patients.

Ms. DiMeglio commended the staff by saying that although they are short handed, things are being taken care of. Mr. Wrinn said another staff member was leaving as well.

VIII. ADJOURNMENT

Mr. McLaughlin made a Motion to Adjourn.

Mr. Zaremby seconded.

Torgny Astrom, Chair; Fran DiMeglio; Joel Zaremby; Walter McLaughlin; William Dunne; Steven Ferguson voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:44 p.m.

Respectfully submitted by,

Diana Palmentiero