

**CITY OF NORWALK
LAND USE COMMITTEE
May 17, 2016**

PRESENT: Frances DiMeglio, Chair; Walter McLaughlin; Torgny Astrom; Victor Cavallo; William Dunne; David Davidson; Steven Ferguson (arrived after the meeting began)

STAFF: Mike Wrinn; Frank Strauch

Ms. DiMeglio began the meeting at 7:35 p.m.

I. REFERRALS: Review and recommendation

a) Capital Project Close-Out – Health Department – Close out of Health Department Security Replacement project (Acct. #C0552) with the balance of \$6,400 and b) Special Capital Appropriation – Request from the City’s Health Department to appropriate \$6,400 for the HVAC repairs at the Health Department Building (Acct. #C0453)

Mr. Strauch began the presentation by asking that these 2 items be discussed together. He explained that one project, the security replacement project, would be closed out so that the funds that were left over could be used for the HVAC repairs. These bids were higher than expected so, in order to finish it, they could use the funds that were left over from the security project. The commissioners agreed.

c) Zoning Commission referral - #3-16R – Zoning Commission – Proposed amendments to Articles 111/140 to add certified mail notice requirement for submittal of new applications affecting Special Permit, Site Plan Review & Coastal Site Plan Review applications

Mr. Wrinn began the presentation by explaining the current process when a new application is submitted for these 3 types of applications which was that notifications were not sent. The amendment would require the applicant to notify the neighbors within 10 days of submitting the application. Mr. Davidson said that he would support it because it would allow neighbors to know what is going on. Ms. DiMeglio asked an audience member to identify herself as she was recording the meeting.

d) Zoning Commission referral - #4-16R - 10 Lubrano Pl, LLC, AMEC Holdings LLC et al - Proposed amendment to Industrial #1 zone to allow storage and maintenance of trucks, equipment, containers, refuse collection and recycling receptacles associated with an approved transfer station at an

approved transfer station in Norwalk or at another location a minimum of 2 acres in size by special permit

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He discussed the new lots that the applicant had recently purchased. There was a discussion of the ongoing violations. The Zoning Department can now fine the applicant due to an ordinance that had recently passed. There was a discussion of all the transfer stations in the city and that this proposed amendment would affect all of them. This should be a storage yard and not a transfer station. There was a discussion of the height of the containers and what was in them. The amendment would allow this as an off-site use from the transfer station. There was then a discussion as to what would happen if the Planning Commission denied the amendment. There was a discussion of the residential areas surrounding the property on the aerial map. Mr. Wrinn said that there was some concern from the neighbors especially about what was in the containers and whether it would leak out from them. He said the Zoning Dept. would have to review the drainage plans, etc. for the site plan review.

e) Zoning Commission referral - #5-16R - Zoning Commission – Proposed amendments to establish a moratorium on licensed medical marijuana producer or dispensary facility as permitted by the State of CT.

Mr. Wrinn began the presentation by describing Norwalk's regulations in connection with medical marijuana. He noted that General Counsel wanted the Zoning Commission to review the regulations before an applicant challenged them. There was a discussion of how they can do a moratorium on this. The request was to put the uses on hold for 9 months while the Zoning Commission drafted regulations.

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

Mr. Astrom explained that since there were a couple of commissioners whose terms would expire at the end of June, they would wait to begin the process of revising the POCD.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted by,

Diana Palmentiero