

**Draft
CITY OF NORWALK
LAND USE COMMITTEE
November 15, 2016**

PRESENT: Steven Ferguson, Chair; George Tsiranides; Fran DiMeglio; Walter McLaughlin; David Davidson; William Dunne

STAFF: Steven Kleppin; Mike Wrinn

OTHERS: Tim Sheehan; Bruce Chimento

I. REFERRALS: Review and recommendation

a) Capital Appropriation — Request from the Redevelopment Agency to appropriate \$3,950,000 for the public improvements to Raymond and Day Streets associated with Washington Village

Mr. Wrinn began the presentation with an introduction of the project and Mr. Sheehan.

Mr. Sheehan continued the presentation. He explained how they had to have a redesign of the public infrastructure because of a lawsuit that had stalled the project for a few years. This increased the budget. He explained how the city's Finance Department expected to handle that portion. There was a discussion of the time frame for this project. Mr. Davidson asked Mr. Sheehan how long the process for a substantial Special Appropriation, such as this, is expected to take from initiation to completion and approval. Mr. Sheehan indicated he expected the process would be completed in six weeks. Mr. Davidson asked the Commission to take note. The commissioners voted for it to be moved to the full Commission.

b) 8-24 Review – Public Works Committee of the Common Council – Street Abandonment / Discontinuance under section 95-35 of the City Code of a 92+/- sf portion of Hanford Place RightOf-Way (known as Parcel X-1) and c) 8-24 Review –Public Works Committee of the Common Council – Street widening of a 387+/- sf portion of Hanford Place (known as Parcel X-2)

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on a map.

Mr. Chimento began the presentation by explaining how and why they were going through the abandonment process. It was a very small parcel of land. There was a discussion about whether there were any obstructions of the road as well as what they had to do when a street was to be raised. Both items were moved to the full Commission later that evening.

e) Redevelopment Agency – Determination that the Wall Street Redevelopment Plan is consistent with the City's Plan of Conservation and Development and f) Redevelopment Agency – Determination that the West Avenue Redevelopment Plan is consistent with the City's Plan of Conservation and Development and g) Redevelopment Agency – Determination that the Washington-South Main Redevelopment Plan is consistent with the City's Plan of Conservation and Development

Mr. Kleppin began the presentation by reviewing what they had learned at the previous meeting about these 3 plans. He explained that 2 of the plans were not current and one would expire in the spring.

h) Zoning Commission referral - #8-16R – V. Penna Sr. – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to Article 30 to amend special permit criteria for such uses when located in AAA Residence zones - For distribution only; action at December meeting

Mr. Wrinn began the presentation by explaining the explanation as well as the application that the commission was asked to review. There were questions regarding the adverse reaction of the business in a AAA residence zone. There were questions about the site, a meeting with the neighbors. They reviewed a map to see how large the plots are from their neighbors in this area of Norwalk. There was a discussion about why Mr. Penna, the applicant, was being moved out of the spot that he currently occupies. It would be on the Planning Commission's agenda in December.

At this point, Ms. DiMeglio recused herself and left the room. However, Mr. Davidson asked a question about where the traffic comes out of the property on this application. Mr. Wrinn noted it only came out onto New Canaan Ave.

i) Zoning Commission referral - #1-16M – F. DiMeglio - 56 County St/Strawberry Hill Ave - Proposed Change to the Building Zone Map from A Residence in part & B Residence in part to entirely B Residence- For distribution only; action at December meeting

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property. He explained there was a single family residence on the property. He explained the current zones on the property. Ms. King wondered if the zones were this way to buffer the Norwalk High School. Mr. Wrinn explained what the applicant may do which would be to subdivide and build on the lots. There would now be 3 lots. This item would be on the December agenda for the Planning Commission.

II. DISCUSSION / COMMENTS: Regarding Walk Bridge meeting on November 17th

Ms. DiMeglio returned to the room and began the discussion. The meeting on November 17, 2016 would include a discussion on environmental issues as well as economic impact in the area. There were concerns about the financial burden to both businesses in the area as well as the city's financial burden. There was a discussion of the impact from construction on the area as well as the city. The commissioners wanted the state to remember that there would be a burden to the city. Ms. DiMeglio asked to coordinate which commissioners would speak and what would be said so that they were not duplicative. Mr. Davidson had gone through the Plan of Conservation and Development ("POCD") to help them put together their comments. There was a discussion about the logistics of how they would address the meeting.

The meeting was adjourned at 8:25 p.m.

Respectfully submitted by,
Diana Palmentiero