

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION
November 15, 2016**

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

STAFF: Steven Kleppin; Mike Wrinn

I. CALL TO ORDER

Ms. DiMeglio called the meeting to order at 8:25 p.m.

II. ROLL CALL

Mr. Wrinn called the roll.

At this point in the meeting, Ms. DiMeglio briefly suspended the rules to read into the record a report from Assistant Corporation Counsel, Brian McMahan, regarding a letter that Mr. Davidson had sent to them.

**** MS. KING MOVED: TO RECONSIDER and the RESCIND THE MOTION TO VOTE ON THE SLATE OF OFFICERS.**

Mr. Davidson seconded.

At this point, there was a lengthy discussion about the role of the Planning Commission in the city's plans for the future as well as how it should work with the Zoning Commission. There was a discussion of a Planning Commission subcommission. There was also a discussion about a new slate of officers which would have Mr. Ferguson as Chair, Ms. DiMeglio as vice Chair and Mr. Dunne as Secretary.

There was then a discussion about the fact that Mr. Tsiranides was not available at the last meeting for a discussion and to vote.

Nora King and David Davidson voted in favor.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; opposed.

George Tsiranides abstained.

The motion failed to pass.

III. REPORT OF SUBDIVISION COMMITTEE, George Tsiranides, Chair

a) Subdivision #3585 - 200 Rowayton Avenue, LLC – 3 Witch Lane – 2 Lots – Release of maintenance bond

**** MR. TSIRANIDES MOVED: RESOLVED** by the Norwalk Planning Commission that the request to release the maintenance surety held on Subdivision #3585 - 200 Rowayton Avenue, LLC – 3 Witch Lane – 2 Lots – Release of maintenance bond be **APPROVED**.

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 25, 2016.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

IV. REPORT OF LAND USE COMMITTEE, Steven Ferguson, Chair

Referrals – Report & 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. FERGUSON MOVED: RESOLVED** that the request from the Redevelopment Agency to appropriate \$3,950,000 for the public improvements to Raymond and Day Streets associated with Washington Village be **APPROVED** as stated.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

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 Right-Of-Way (known as Parcel X-1)

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with Section 95-35 of the City Code under an 8-24 Review regarding the street abandonment of a portion of Hanford Place be **APPROVED**; and

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

- 1) To implement the Plan of Conservation and Development goal to "Seek private investment within the community." (A.1.1.1. p. 10); and
- 2) To implement the Plan of Conservation and Development goal to "To protect property values." (A.1.1.5. p. 10); and
- 3) To implement the Plan of Conservation and Development goal to "Provide creation and continuance of diverse housing opportunities." (A.2.1. p. 11); and
- 4) To implement the Plan of Conservation and Development goal to "Use publicly owned land to provide long-term affordability." (A.2.4. p. 12); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Mr. McLaughlin seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

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. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with Section 95-35 of the City Code under an 8-24 Review regarding the street abandonment of a portion of Hanford Place be **APPROVED**; and

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

- 1) To implement the Plan of Conservation and Development goal to "Provide a safe and efficient vehicular transportation system. (E.3.1. p. 37); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

d) 8-24 Review –Public Works Committee of the Common Council – The conveyance of 13 and 20 Day Street to the Norwalk Housing Authority for purposes of a housing development known as Washington Village

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by

Public Works Committee of the Common Council – The conveyance of 13 and 20 Day Street to the Norwalk Housing Authority for purposes of a housing development known as Washington Village be **APPROVED**; and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council and other appropriate agencies.

Mr. Davidson seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

e) Redevelopment Agency – Determination that the Wall Street Redevelopment Plan is consistent with the City’s Plan of Conservation and Development (“P.O.C.D.”)

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with 8-24 of Connecticut General Statutes to review that the Wall Street Redevelopment Plan is consistent with the City’s Plan of Conservation and Development be **APPROVED**; and

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

- 1) To implement the Plan of Conservation and Development goal to "Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed use development." (A.3.1.2. p. 12); and**
- 2) To implement the Plan of Conservation and Development goal to "Advance current redevelopment plans." (A.6.2. p. 13); and**

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

f) Redevelopment Agency – Determination that the West Avenue Redevelopment Plan is consistent with the City’s Plan of Conservation and Development

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with 8-24 of Connecticut General Statutes to review that the West Avenue

Redevelopment Plan is consistent with the City's Plan of Conservation and Development be **APPROVED**; and

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

- 1) To implement the Plan of Conservation and Development goal to "Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed use development." (A.3.1.2. p. 12); and
- 2) To implement the Plan of Conservation and Development goal to "Advance current redevelopment plans." (A.6.2. p. 13); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

g) Redevelopment Agency – Determination that the Washington-South Main Redevelopment Plan is consistent with the City's Plan of Conservation and Development

**** MR. FERGUSON MOVED: RESOLVED** by the Norwalk Planning Commission in accordance with 8-24 of Connecticut General Statutes to review that the Washington-South Main Redevelopment Plan is consistent with the City's Plan of Conservation and Development be **APPROVED**; and

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

- 1) To implement the Plan of Conservation and Development goal to "Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed use development." (A.3.1.2. p. 12); and
- 2) To implement the Plan of Conservation and Development goal to "Advance current redevelopment plans." (A.6.2. p. 13); and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Mr. Dunne seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

V. ADOPTION OF ANNUAL MEETING SCHEDULE: 2017 Meeting schedule

Mr. Wrinn explained that this schedule was similar to the 2016 schedule in that the Planning Commission meetings would be held on the 3rd Tuesday of every month, unless there was a holiday which created a conflict. He noted that there may be additional meetings as they began to work on the Plan of Conservation and Development. There was also a discussion of the Capital Budget hearings which were at the beginning of 2017.

**** MS. DIMEGLIO MOVED** to adopt the proposed 2017 meeting.

Mr. Davidson seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

VI. APPROVAL OF MINUTES: October 18, 2016

Before the approval of the Planning Commission minutes, the commissioners discussed the approval of the minutes for the sub-committees. It was decided that all of the minutes would be referenced and approved under the Planning Commission agenda item, "Approval of Minutes" so that they were all in one place.

**** MS. DIMEGLIO MOVED** to approve the Planning Commission minutes of October 18, 2016, as revised, which also include the Land Use and Subdivision minutes.

Mr. Ferguson seconded.

Fran DiMeglio; Walter McLaughlin; Steven Ferguson; William Dunne; Nora King, George Tsiranides and David Davidson voted in favor.

No one opposed.

No one abstained.

VII. COMMENTS OF THE DIRECTOR

Mr. Kleppin began the discussion about the Redevelopment plans that had been on the Planning Commission agenda that evening. Ms. DiMeglio noted that Mr. Ferguson and Ms. King expressed interest in working with the Redevelopment Agency on the new set of plans. Mr. Ferguson noted that he owned some property in one of the areas that he would be working on with Redevelopment. He asked whether he should recuse himself on those matters. Mr. Kleppin suggested that he should when it came time to vote on the plans as well as to use his best judgment.

VIII. COMMENTS OF COMMISSIONERS

Ms. King asked to form a Planning Committee, to be a sub-committee of the Planning Commission. She wasn't sure how many members there should be. It would look at ways to guide the Zoning Commission and to focus on different areas of the city. There was a discussion about traffic as well. Later there was a discussion of the Capital Budget process which the commissioners would require City departments to reference the POCD in their budget request.

Ms. DiMeglio reminded the commissioners that they should see her after the meeting if they wanted to pay for a holiday lunch for the Planning and Zoning Department staff. The commissioners did discuss receiving food and/or water if their meetings ran over 3 hrs. There was then a discussion about whether an additional subcommittee would be necessary because this was not a large commission. There was then a discussion about emails sent between commissioners.

There was a discussion about electronic signs for Brien McMahon High School. Ms. King said she would speak with Mr. Blank so that the Zoning Commission could revisit it as well. There was concern about the lights and the neighbors. There was also a concern about the cost to the city of the electronic signs.

Mr. Davidson noted that he had items that he would like addressed by the Planning Commission including sustainability standards, water conservation and impact fees. It was suggested to add these items to the Planning Commission agenda so that the commissioners could discuss it and then ask the staff to do a briefing.

There was a discussion about the referral from the Planning Commission to the Zoning Commission, regarding the amendments to revise the Design District Development Park, and whether it had been communicated to the Zoning commissioners as requested.

IX. ADJOURNMENT

Mr. McLaughlin made a Motion to Adjourn

Mr. Davidson seconded.

Mr. Ferguson seconded.

Fran DiMeglio; Walter McLaughlin; William Dunne; Steven Ferguson; Nora King, and David Davidson voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 9:26 p.m.

Respectfully submitted by,

Diana Palmentiero