

**DRAFT
CITY OF NORWALK
SUBDIVISION COMMITTEE
January 17, 2017**

PRESENT: Steven Ferguson, Chair; George Tsiranides; Walter McLaughlin; David Davidson; Frances DiMeglio; William Dunne; Nora King (after the meeting began)

STAFF: Michael Wrinn; Frank Strauch

OTHERS: Atty Elizabeth Suchy

Steven Ferguson began the meeting at 7 p.m.

I. SUBDIVISIONS

a) Subdivision #3642 / #24-16 CAM - Halloran & Sage, LLP – 34 Meadow Street – 2 Lots – Review prior to public hearing

Mr. Strauch explained that this application had been withdrawn.

b) Subdivision #3643 - Frances DiMeglio – 56 County Street – 3 Lots – Review prior to public hearing

Before the presentation, Ms. DiMeglio recused herself and left the room. Mr. Strauch began the presentation that the application was ready to go before the Planning Commission.

c) Subdivision #3644 - NTST Real Estate Mgmt. – 56 Winfield Street – 2 Lots – Preliminary review

Mr. Strauch began the presentation by explaining that the application was being reviewed by a Zoning Officer and that all sign-offs were in the file.

Atty Suchy continued the presentation by orienting the commissioners as to the location of the property and giving a background of the property. The house currently on the property would remain. A variance was granted by the Zoning Board of Appeals in November. She explained how the lot would be subdivided into 2 lots. The applicant had received the appropriate sign-offs. She discussed the tress on the property and explained that the applicant was not requesting a waiver of sidewalks.

There was a discussion of the other multi-family properties in the area. Atty Suchy said she would give the commissioners that information as she received it. There

would be a shared driveway and parking for the structures. An easement would also be recorded on the Land Records. There was also a discussion about the neighbors' comments at the Zoning Board of Appeals public hearing. The public hearing was scheduled for the Planning Commission agenda in February.

d) Subdivision #3645 - Carmelo Tomas – 37 Witch Lane – 2 Lots – Preliminary review

Mr. Strauch began the presentation by noting that concurrently with this application, one had been made to the Conservation Commission. There was no public hearing for that commission. The application is being reviewed by the Zoning Officer and sign-offs are in the file.

Atty Suchy continued the presentation by noting that the applicant was requesting a waiver of sidewalks. A discussion about whether they should be waived followed. Ms. King believed that sidewalks should be installed because city was trying to install them. Atty Suchy noted that no variances were required. It was decided that at the public hearing, they could decide whether to waive the sidewalks. The public hearing was scheduled for the Planning Commission agenda in February.

The meeting was adjourned at 7:18 p.m.

Respectfully submitted by,

Diana Palmentiero