

DRAFT
CITY OF NORWALK
SUBDIVISION COMMITTEE
July 18, 2017

PRESENT: Frances DiMeglio; David Davidson; Brian Baxendale; Tamsen Langalis; George Tsiranides; Nora King

STAFF: Steve Kleppin

OTHERS: Atty Al Vasco; James Falsey; Dean Martin

Ms. DiMeglio called the meeting to order at 7:00 p.m. and introduced two new members to the Planning Commission, Brian Baxendale and Tamsen Langalis. She appointed Ms. Langalis to the Subdivision Committee and Mr. Baxendale to the Land Use Committee.

I. SUBDIVISIONS

a) Subdivision #3643 – Frances DiMeglio – 56 County Street – 2nd - 90 Day extension request to file subdivision map

Before Mr. Kleppin's presentation, Ms. DiMeglio stepped out of the room. Mr. Davidson asked if this was the last extension. It would be on the Planning Commission agenda later in the evening.

b) Subdivision #3647 – Two St. James Place, LLC – Westmere Avenue – 2 Lots – Preliminary review

Before Atty Vasco began the presentation, Ms. DiMeglio returned to the room. He then continued by orienting the commissioners as to the location of the property on an aerial map. He explained the subdivisions and noted that each met the subdivision requirements. He said that the houses would not be in the flood zone. The applicant requested a waiver of sidewalks and curbs because it was narrow for cars. He then showed them the site plans with the proposed lots. There was a discussion about the abutting neighbor.

Mr. Falsey, the owner of Two St. James Place, LLC, explained about the passways that are all over Bell Island. He said he would not do anything about blocking the passway on this property. There was a discussion about the passway that went through the property. At this point, they are rarely used, he noted. There was a discussion about his conversations with the neighbors. They only asked that Mr. Falsey be polite when working on the property. Mr. Martin continued the presentation and reviewed the engineering on the property. He discussed the proposed drainage system and parking systems. He explained the water retention areas on both properties. He

also noted the sedimentary controls, etc. He said there was no room for sidewalks or curbs on this property. There was a discussion about whether both houses would be built at the same time. Mr. Falsey said they would not be large homes. It would be on the Planning Commission agenda in August.

The meeting was adjourned at 7:15 p.m.

Respectfully submitted by,

Diana Palmentiero