

**CITY OF NORWALK
LAND USE COMMITTEE
JANUARY 12, 2010**

PRESENT: Fran DiMeglio, Chair; Torgny Astrom; Walter McLaughlin;
Michael Chieffalo; Victor Cavallo; Don Nelson; Joel Zaremby

STAFF: Mike Greene; Frank Strauch

OTHERS: Michael Moore; Munro Johnson

Ms. DiMeglio called the meeting to order at 7:37 pm.

I. REFERRALS

**a. Norwalk Redevelopment Agency - Modifications to Water Street
Industrial Development Project (Water Street Plan) for 13 & 20 Day Street**

Mr. Greene indicated the property on a map, adding that one part of it included an empty lot and the other was industrial land. He addressed the proposal for parking and affordable housing and explained that Redevelopment was seeking an opinion from the Commission concerning the proposal.

Mr. Michael Moore, of the Redevelopment Agency, emphasized that the proposed uses were compatible with the Plan of Conservation and Development.

Mr. McLaughlin asked about the impact on a local landscaping business. He also stated that housing would not help Water Street and that the property should either be used for parking or kept as it is.

Mr. Astrom said that the housing would serve party to provide transient homes for those now in Washington Village. Mr. McLaughlin questioned whether people would actually be moving back into Washington Village.

There was a discussion of the landscaping business currently on the property.

Mr. Greene reiterated that the important question was whether the proposal complied with the Master Plan.

Mr. Chieffalo asked whether the property would remain affordable housing in the long-term, if it were to be redesigned.

Mr. Greene pointed out that the concept was to make the area a mixed-income neighborhood.

Mr. Moore explained that there was a public process involved and that the

proposal was not targeted toward a specific type of neighborhood.

Mr. Chieffalo said that the area would have the benefit of a mixed income neighborhood, whether this was the intended use or not.

Mr. Astrom stated that the application was consistent with the Plan of Conservation and Development.

Mr. Greene emphasized that Redevelopment was sharing all possible information with the Land Use Committee.

b. Informal Review – Norwalk Redevelopment Agency – Draft Master Plan for Mill Hill

Mr. Strauch discussed the importance of Mill Hill as a green area.

Mr. Munro Johnson said that the Redevelopment Agency's area encompassed Mill Hill. He said that the Historical Society had come to Redevelopment last year with ideas for the area. Mr. Johnson discussed role of the property as historic and explained the use of the area as public property. He added that recommendations concerning Mill Hill would be based on the Historical Society's strategic plan.

Mr. Johnson discussed Mill Hill as an historic gateway to Wall Street and to the new Old Norwalk district. He addressed the idea of a footpath connecting downtown and Mill Hill and also described the goal of creating a two-sided street-way appearance. He explained how the proposal involved a transaction between the City, which owned the land, and the developer, which had greater monetary resources.

Mr. Astrom asked about parking issues at the site. Mr. Johnson said that the Historical Society was ambivalent about providing on-site parking and that it also had a functional, informal agreement with adjacent neighbors with regard to parking.

Ms. DiMeglio asked about the time-line on the project and also about whether the Historical Commission and the Historical Society were working with the same strategic plan. She added that the Committee did not want to see the Historical Commission and the Historical Society at odds with each other concerning the proposal.

The meeting was adjourned at 8:16 pm.

Respectfully submitted by Charlene Smith.