

**CITY OF NORWALK
LAND USE COMMITTEE
APRIL 13, 2010**

Mr. Ferguson, acting as Chair in Ms. DiMeglio's absence, called the meeting to order at 7:45 pm.

PRESENT: Torgny Astrom; Walter McLaughlin; Joel Zaremby; Steve Ferguson; Don Nelson; Michael Chieffalo

STAFF: Mike Wrinn

I. REFERRALS Review & recommendation

a. 8-24 Review – Department of Public works - Lockwood Lane and Buckingham Place Storm Drainage Improvement Project

Mr. Wrinn said that money had been appropriated for the project in the Capital Budget. Mr. Astrom noted that the amount was a deviation from what was first provided.

b. Zoning Commission referral - #3-10R – Zoning Commission – Proposed amendments regarding municipal parking in South Norwalk

Mr. Wrinn said that fee-in-lieu parking would be put on hold, if businesses could increase the intensity of use. He explained that the purpose was to attract tenants and encourage more restaurants, pointing out that the area hopefully would not shift to all restaurants.

Mr. Chieffalo asked if there were enough capacity for parking. Mr. Wrinn described parking issues in the area.

Mr. Cavallo pointed out that the adjustment was a disadvantage to the businesses that had already paid the fees.

c. Zoning Commission referral - #2-09M - Zoning Commission - 12 - 44 High Street & Cottage Place –Proposed change to the Building Zone Map from Industrial #1 to Neighborhood Business and Central Business Design District Subarea A

Mr. Wrinn said that a zone change was being proposed. He showed the area on a map, adding that the goal was to stabilize the area and prevent encroachment of the commercial area.

Mr. McLaughlin pointed out that this was a “NIMBY” (Not-In-My-Back-Yard). He said that residents applauded industrial use in the City, but not in the immediate neighborhood.

Mr. Astrom noted that the proposal was consistent with the Wall Street Development

Plan.

There was a discussion of allowed uses in the zones.

d. DEP / USACE – 100 Seaview Avenue– Retain seawall for flood and erosion control structure and floats for recreational use

Mr. Wrinn said that the item involved Vantage Point Condominiums.

The Committee agreed to move the item to full Commission.

e. DEP / USACE – 57 Rowayton Avenue – Modify a structure foundation and a deck support

Mr. Wrinn said that DEP had no concerns about the item. He said that the project was for the top deck only and was not a total rebuild.

The Committee agreed to move the item to full Commission.

The meeting was adjourned at 8:05 pm.

Respectfully submitted by Charlene Smith.

