

**CITY OF NORWALK  
LAND USE COMMITTEE  
JUNE 9, 2009**

PRESENT: Fran DiMeglio, Chair; Torgny Astrom; Walter Briggs; Victor Cavallo; Joel Zaremby; Steven Ferguson

STAFF: Mike Greene

PRESENT: Lou DiCuinto; Diane Lauracella

**I. REFERRALS**

**a. 8-24 Review - Redevelopment Agency – Oyster Shell Park – Phase 1 – Final design plan and details for entry and central plazas**

Mr. Greene showed the property on a map, indicating benches and lighting.

Ms. DiMeglio asked if the proposal was for design or actual construction. Mr. Greene confirmed that it was for the construction itself.

Mr. Briggs commented that the designers had done excellent work.

Mr. Greene pointed out that the plan would give the area a park atmosphere, rather than just leaving it as a meadow.

Ms. DiMeglio asked if the City had gotten the funds yet for the project. Mr. Greene said yes.

The Committee agreed to move the item to full Commission.

**b. 8-24 Review - Department of Public Works – Acquisition of a 10.05 acre parcel of land known as the Crossland Property**

Mr. Greene stated that the property had been divided in 1996 in order to build affordable housing. He said that a proposal to build four-story townhouses in a residential area had been denied by Zoning. Mr. Greene explained that the current proposal involved 10 acres of mostly wetland. He added that the funds were in place. The question was asked as to how much it would cost and the answer was \$40,000.

The Committee agreed to move the item to full Commission.

**c. 8-24 Review - Department of Public Works – Acquisition and donation of a 0.09 acre parcel of land located at 7 Norton Place, abutting Flax Hill Park**

Mr. Greene showed the area on a map, pointing out that it was a beautiful and difficult-to-find park. He said that the owner of an adjacent parcel of land wanted to donate it, thereby increasing the size of the park. Mr. Greene added that no taxes were owed on the parcel.

The Committee agreed to move the item to full Commission.

**d. DEP/USACE Referral –53 Rowayton Avenue – Retain existing seawall and stairs, install a new cap on seawall, and the construction of a new dock**

Mr. Greene explained that the proposal involved a private residence on the Five Mile River and that the applicant wanted to install a dock to deep water. He added that this was the applicant's right and also that the Five Mile River Commission had approved the project.

The Committee agreed to move the item to full Commission.

**e. Zoning Commission referral - #6-09R– Norwalk Emergency Shelter, Inc. – Proposed amendments to Industrial #1 zone to permit a transient residence facility by special permit**

Mr. Greene said that the item proposed to add this use as an allowed use in the zone. He discussed the difference between a homeless shelter and a transitional facility.

Mr. Briggs stated that he worked with St. Luke's Life Works, a similar facility, and that the shelter was vitally needed in Norwalk.

Mr. Astrom pointed out that that nearly every section of the City's Plan of Conservation and Development supports the proposal.

The Committee agreed to move the item to full Commission.

**f. Zoning Commission referral -#5-09R - Zoning Commission – Proposed amendments to increase fee for Village District applications to \$1,500**

Mr. Greene explained that it had once been required that an architect submit plans, but that the Commission wanted to defray rising costs.

Ms. DiMeglio asked what the average cost was. Mr. Greene said that it was \$1000. There was a discussion of the reasoning behind an increase in the amount of the payment to the architect.

Mr. Ferguson asked how long the review process was. Mr. Greene said that it was a quick process.

Mr. Astrom asked how many reviews were expected. Mr. Greene said two or three were expected.

The Committee agreed to move the item to full Commission.

**II. CHANGES TO THE BY-LAWS AND RULES OF PROCEDURE OF THE PLANNING COMMISSION- Final Review before public hearing**

There was a brief discussion of the correction of Chair titles.

Respectfully submitted by Charlene Smith

