

SUBDIVISION COMMITTEE MINUTES

April 9, 2002

REPORT OF THE SUBDIVISION COMMITTEE –

DENNIS J. SANTELLA, CHAIRMAN

Action on Item III a.

**** MR. SANTELLA MOVED TO ACCEPT THE RESOLUTION THAT THE PLAN ENTITLED "SUBDIVISION MAP OF PROPERTY PREPARED FOR WILLIAM W. ENGLISH PROPERTIES, LLC" BY DENNIS DEILUS LAND SURVEYORS, AND DATED NOVEMBER 30, 2001, AND REVISED TO FEBRUARY 18, 2002, SCALE 1"=20', AND CONFORMING TO CLASS "A-2" ACCURACY, BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. THAT A SURETY, IN AN AMOUNT TO BE DETERMINED BY STAFF, BE SUBMITTED TO GUARANTEE THE INSTALLATION OF THE REQUIRED IMPROVEMENTS; AND**
- 2. THAT ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROLS BE IN PLACE PRIOR TO ANY SITE WORK; AND**
- 3. THAT ANY ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROLS, DEEMED NECESSARY BY THE STAFF, BE INSTALLED AT THE DIRECTION OF THE STAFF.**

BE IT FURTHER RESOLVED THAT THE SIDEWALK AND CURB REQUIREMENT BE WAIVED AS CONDITIONS DO NOT WARRANT THEIR INSTALLATION.

BE IT FURTHER RESOLVED THAT THE EXISTING STREET TREES, WHICH MEET THE STREET TREE REQUIREMENT, BE RETAINED AND UTILIZED TOWARDS THE STREET TREE REQUIREMENT.

**** MR. KYDES SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

**#3521 – David J. Pels – 77 ½ Ohio Avenue Extension & Lower Rocks Road – 3 Lots
– Review of Public Hearing**

**** MR. SANTELLA MOVED APPROVAL OF THE RESOLUTION THAT THE PLAN ENTITLED "SUBDIVISION MAP PREPARED FOR DAVID PELS", BY DENNIS A. DEILUS,**

LAND SURVEYORS, AND DATED MARCH 13, 2001, AND REVISED TO DECEMBER 19, 2001 SCALE 1"=20', AND CONFORMING TO CLASS "A-2" ACCURACY, BE APPROVED SUBJECT TO THE FOLLOWING CONDITIONS:

- 1. THAT A SURETY, IN AN AMOUNT TO BE DETERMINED BY STAFF, BE SUBMITTED TO GUARANTEE THE INSTALLATION OF THE REQUIRED IMPROVEMENTS; AND**
- 2. THAT ALL REQUIRED SOIL EROSION AND SEDIMENTATION CONTROLS BE IN PLACE PRIOR TO ANY SITE WORK; AND**
- 3. THAT ANY ADDITIONAL SOIL EROSION AND SEDIMENTATION CONTROLS, DEEMED NECESSARY BY THE STAFF, BE INSTALLED AT THE DIRECTION OF STAFF; AND**
- 4. THAT A FIRE HYDRANT BE INSTALLED WITHIN 500' OF EACH LOT; AND**
- 5. THAT A CONNECTICUT LICENSED ENGINEER CERTIFY THAT THE REQUIRED DRAINAGE IMPROVEMENTS HAVE BEEN PROPERLY INSTALLED.**

BE IT FURTHER RESOLVED THAT SECTION 3.18 OF THE SUBDIVISION REGULATIONS REGARDING CUL-DE-SAC STREETS BE WAIVED BECAUSE ONLY SEVEN HOMES CURRENTLY USE THE STREET AND NO MORE THAN THREE ADDITIONAL HOMES WILL USE THE STREET AND BECAUSE THE DEPARTMENT OF PUBLIC WORKS HAS WAIVED THE REQUIREMENT FOR A CUL-DE-SAC AND BECAUSE THE FIRE MARSHALL HAS APPROVED THE PROPOSAL WITHOUT THE NEED FOR A CUL-DE-SAC.

BE IT FURTHER RESOLVED THAT SECTION 23.4 OF THE SUBDIVISION REGULATIONS REGARDING PRIVATE ROADS BE WAIVED BECAUSE THE DEPARTMENT OF PUBLIC WORKS HAS WAIVED THE REQUIREMENT FOR A CUL-DE-SAC AND BECAUSE THE FIRE MARSHALL HAS APPROVED THE PROPOSAL WITHOUT THE NEED FOR A CUL-DE-SAC.

BE IT FURTHER RESOLVED THAT THE SIDEWALK AND CURB REQUIREMENT BE WAIVED AS CONDITIONS DO NOT WARRANT THEIR INSTALLATION.

BE IT FURTHER RESOLVED THAT THE EXISTING STREET TREES, WHICH MEET THE STREET TREE REQUIREMENT, BE RETAINED AND UTILIZED TOWARDS THE STREET TREE REQUIREMENT.

**** MS. KATZ SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

REPORT OF THE LAND USE COMMITTEE –

DANIEL F. O’CONNOR, CHAIRMAN

8-24 Referral – Norwalk Historical Commission – Mill Hill Complex – Reconstruct Rogers-Ritch-Merritt House – Report and Recommendation

**** MR. O’CONNOR MOVED APPROVAL OF THE RESOLUTION THAT IN ACCORDANCE WITH SECTION 8-24 CGS THAT THE REQUEST MADE BY THE NORWALK HISTORICAL COMMISSION TO RECONSTRUCT THE ROGERS-RITCH MERRITT HOUSE ON THE MILL HILL COMPLEX BE GRANTED; AND**

BE IT FURTHER RESOLVED THAT THIS PROPOSAL IS CONSISTENT WITH COASTAL RESOURCE AND USE POLICIES; AND

BE IT FURTHER RESOLVED THAT NOTICE OF THIS ACTION

BE FORWARDED TO THE COMMON COUNCIL.

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED BY VOICE VOTE WITH ONE ABSTENTION (MR. FAVANO).**

DEP/AC Referral – Connecticut DOT – I-95 General Permit for Median Construction and Resurfacing

**** MR. O’CONNOR MOVED APPROVAL OF THE RESOLUTION THAT THE STAFF BE DIRECTED TO CONTACT THE DEP WITH THE FOLLOWING COMMENTS REGARDING THE DEPARTMENT OF TRANSPORTATION STATEWIDE DRAINAGE MAINTENANCE PLAN: THAT THE COMMISSION HAD NO COMMENTS.**

**** MS. KATZ SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

Redevelopment Agency – 2002-2003 Action Plan for Housing and Community Development

**** MR. O'CONNOR MOVED APPROVAL OF THE RESOLUTION THAT THE REDEVELOPMENT AGENCY'S PROPOSED "ANNUAL ACTION PLAN FOR HOUSING AND COMMUNITY DEVELOPMENT: PROGRAM YEAR 28" FOR THE PERIOD JULY 1, 2002 – JUNE 30, 2002, BE APPROVED.**

BE IT FURTHER RESOLVED THAT NOTICE OF THIS ACTION BE FORWARDED TO THE REDEVELOPMENT AGENCY.

**** MR. FAVANO SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

Town of Wilton – Gateway Center Associates – 14 Danbury Road – Amend Site Development Plan

**** MR. O'CONNOR MOVED APPROVAL OF THE RESOLUTION THAT THE STAFF BE DIRECTED TO CONTACT THE TOWN OF WILTON WITH THE FOLLOWING COMMENTS REGARDING THE GATEWAY CENTER ASSOCIATES APPLICATION FOR SITE DEVELOPMENT APPROVAL AT 14 DANBURY ROAD, AFFECTING PROPERTY LOCATED WITHIN NORWALK: THAT THE COMMISSION HAS NO COMMENTS.**

**** MR. KYDES SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

Department of Public Works – Fleet Purchase

**** MR. O'CONNOR MOVED APPROVAL OF THE RESOLUTION THAT IN ACCORDANCE WITH SECTION 30-11.1 OF THE NORWALK CITY CODE, THE PROPOSAL SUBMITTED BY THE DEPARTMENT OF PUBLIC WORKS FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$143,346 FOR FLEET REPLACEMENT BE GRANTED; AND**

BE IT FURTHER RESOLVED THAT NOTICE OF THIS ACTION BE FORWARDED TO THE COMMON COUNCIL.

**** MR. KYDES SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

6th Taxing District – Inclusion of \$130,000 in the Next Bond Issue

**** MR. O’CONNOR MOVED APPROVAL OF THE RESOLUTION THAT IN ACCORDANCE WITH SECTION 30-11.1 OF THE NORWALK CITY CODE, THE PROPOSAL SUBMITTED BY THE SIXTH TAXING DISTRICT OF THE CITY OF NORWALK FOR A SPECIAL APPROPRIATION IN THE AMOUNT OF \$130,000 BE GRANTED; AND**

BE IT FURTHER RESOLVED THAT NOTICE OF THIS ACTION BE FORWARDED TO THE COMMON COUNCIL.

**** MR. KYDES SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

PLAN OF CONSERVATION AND DEVELOPMENT

DISCUSSION/WORKSHOP

SPECIAL MEETING TUESDAY APRIL 30, 2002

Mr. Thomas announced the Special Meeting date to the assembly.

APPROVAL OF MINUTES – FEBRUARY 12, 2002

AND MARCH 12, 2002

**** MR. MCLAUGHLIN MOVED APPROVAL OF THE MINUTES OF FEBRUARY 12, 2002 AS DISTRIBUTED.**

**** MR. O’CONNOR SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

The following correction was made to the minutes of March 12, 2002:

Throughout the document correct the spelling of Attorney Genuario's name.

**** MR. KYDES MOVED APPROVAL OF THE MINUTES OF MARCH 12, 2002 AS CORRECTED.**

**** MR. SANTELLA SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

COMMENTS OF THE DIRECTOR

Mr. Greene stated that the number of permits issued was up this year and that in one month more than 90 permits had been issued.

Mr. Greene also stated that the Commission would not be receiving any money for the Plan of Development. Mr. Greene informed the Members that a Plan of Development was not needed every 10 years. He explained that they were under City Code and the Common Council and the Mayor would vote on it but the Plan did not need to be revised. He further explained that the only way it could be changed would be for the Commission to hold 2 public hearings. He said that after that it would go to the Common Council and if they voted it down they would have to give their reasons and the Commission could amend.

COMMENTS OF THE COMMISSIONERS

Mr. Kydes asked about the historic house to be removed with the building of the police station and Mr. Greene replied that the hearing had been postponed and was rescheduled for May 14th. Mr. Greene asked Mr. Thomas if he would like the Police Building Committee to come before the Commission informally and Mr. Thomas replied that he would like a short presentation.

ADJOURNMENT

**** MR. O'CONNOR MOVED TO ADJOURN THE MEETING.**

**** MS. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY BY VOICE VOTE.**

FUTURE MEETINGS

Planning Commission Tuesday Apr 30, 2002 – 7:30 p.m. Community Room

Subdivision Committee Tuesday May 14,2002 – 7:30 p.m. P&Z Conf Room

Land Use Committee Tuesday May 14, 2002 – 7:35 p.m. P&Z Conf Room

Planning Commission Tuesday May 14, 2002 – 7:45 p.m. P&Z Conf Room

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Ann Marie DeLuca

Telesco Secretarial Services

