

**CITY OF NORWALK
PLANNING COMMISSION
JANUARY 12, 2010
DRAFT MINUTES**

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:17 pm.

II. ROLL CALL

Mr. Greene took the roll call.

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

STAFF: Mike Greene; Frank Strauch

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

- a. Subdivision #3615 - KRPX Holdings, LLC – 282 Flax Hill Road – 3 Lots -
Report & recommendation

**** MR. ZAREMBY MOVED: RESOLVED** that subdivision application #3615 submitted by KRPX Holdings, LLC for a 2 lot subdivision at 282 Flax Hill Road and as shown on a plan entitled “Resubdivision Prepared for Five KRPX Holding, LLC, Norwalk, Connecticut, Scale 1”=20’, dated June 30, 2009” and certified “Substantially Correct” by Ryan and Faulds Land Surveyors, Douglas R. Faulds, Land Surveyor—Connecticut Registration No. 13292 be APPROVED subject to the following reasons:

1. That all required soil and sedimentation controls be in place prior to any site work; and
2. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and
3. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and

BE IT FURTHER RESOLVED that conditions DO NOT warrant the installation of sidewalks; and

BE IT FURTHER RESOLVED that conditions DO warrant the installation of new street curbs for any new development along Arbor Drive; and

BE IT FURTHER RESOLVED that the street trees requirement NOT BE WAIVED and that ten (10) street trees be installed and that where practical, any existing street trees which meet the street tree requirements, be retained and utilized towards the street tree requirement; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 22, 2010.

**** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED UNANIMOUSLY.**

**IV. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair
Referrals – Report & recommendation**

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

**** MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission recommends that the proposed amendments to the Water Street Industrial Development Project as shown on a certain document entitled “Water Street Industrial Development Project” and dated December 7, 2009 be approved:

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goals to “Support economic growth in the city with appropriate parking strategies (E.5.1, p. 39) and to “expand the public parking supply, including the building of new parking garages in Norwalk’s downtowns including Main and High Streets, Issacs Street (mixed-use), Webster Street, Washington Street, and *on public land off Water Street in South Norwalk* (E.5.1.1, p. 39); and**
- 2) To implement the recommendations of the South Norwalk Planning Study for “Day Street Housing and Public Parking” (p. 44) and to implement the Water Street Industrial Development Project goal to promote new uses in the Day Street corridor; and**

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Redevelopment Agency and the Norwalk Common Council.

**** MR. ZAREMBY SECONDED.
** MOTION CARRIED, 6-1 (MCLAUGHLIN OPPOSING).**

V. APPROVAL OF MINUTES: December 8, 2009

**** MR. MCLAUGHLIN MADE A MOTION TO APPROVE THE MINUTES.
** MR. ZAREMBY SECONDED.
** MOTION PASSED UNANIMOUSLY.**

VI. COMMENTS OF THE DIRECTOR

Mr. Greene gave an update of a construction memo.

VII. COMMENTS OF COMMISSIONERS

Ms. DiMeglio asked about budget books.

Mr. Astrom discussed a meeting to which he had been invited, involving the Chairs of other towns' Planning Commissions.

Ms. DiMeglio discussed concerns about the future of the Dolce Center.

VIII. COMMENTS FROM SWRPA

Mr. Cavallo discussed concerns about the identity and function of SWRPA. He said that although the group had input on transportation and environmental issues, it lacked authority.

IX. ADJOURNMENT

**** MR. MCLAUGHLIN MADE A MOTION TO ADJOURN.
** MR. CAVALLO SECONDED
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:55 pm.

Respectfully submitted by Charlene Smith.