

**CITY OF NORWALK  
PLANNING COMMISSION  
JUNE 9, 2009**

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 8:05 pm.

**II. ROLL CALL**

Mr. Greene took the roll call.

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

STAFF: Mike Greene

PRESENT: Lou DiCuinto; Diane Lauracella

**III. PUBLIC HEARINGS**

**a) Subdivision #3614 - Five Meadow Street, LLC – 7 Meadow Street – 2 Lots**

Mr. Astrom opened the public hearing.

Mr. Lou Di Cuinto described the proposal, stating that the application had been brought before all committees and had received approvals from the Fire Department and the Building Department.

Mr. Ferguson asked about the style of the house. Mr. Di Cuinto said that the house would need to be turned on the lot, but that something decorative would be done to the house so that it was aesthetically pleasing. He added that a lot of garbage had been cleaned off the property before the work had even started.

Mr. Briggs asked if neighbors had been notified. Mr. Di Cuinto said yes and turned in the green cards.

Mr. Astrom closed the public hearing.

**b) CHANGES TO THE BY-LAWS AND RULES OF PROCEDURE OF THE PLANNING COMMISSION**

Mr. Astrom opened the public hearing.

Ms. Diane Lauracella, speaking on behalf of the League of Women Voters, commented on the additions to the regulations. She also discussed the notion of public participation in Commission meetings, requesting that a public comment period be available at least quarterly. She also requested that the order of business for public hearings include a Special Meeting for public comment on issues such as the Master Plan. Ms. Lauracella also asked that the Commission embrace the idea of a Sustainability Committee with regard to the environment and LEED certification. She also pointed out that the Commission should consider updating the method of announcing Special Meetings in order to include email.

#### **IV. REPORT OF SUBDIVISION COMMITTEE—Walter Briggs, Chair**

##### **a) Action on Items III (a)**

**\*\* MR. BRIGGS MOVED: RESOLVED that subdivision application #3606, submitted by Five Meadow Street, LLC for a 2 lot subdivision at 7 Meadow Street and as shown on a plan entitled “Subdivision Map of Property Prepared for Five Meadow Street, LLC, 7 Meadow Street, Norwalk, Connecticut, Scale 1”=10’, dated March 11, 2009” and certified “Substantially Correct” by Arcamone Land Surveyors, Wayne J. Arcamone, Land Surveyor—Connecticut Registration No. 15773 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 amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and**

**BE IR FURTHER RESOLVED that conditions do warrant the installation of sidewalks; and**

**BE IR FURTHER RESOLVED that conditions do warrant the installation of new street curbs; and**

**BE IT FURTHER RESOLVED that the street tree requirement not be waived and that four (4) street trees be installed per the subdivision map 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 June 19 2009.**

**\*\* MR. ZAREMBY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**b) Subdivision #3589 – Babivskiy – 9 Theodore Lane – 2 lots –Release of surety**

The item was postponed.

**c) Subdivision #3601 – 246 West Norwalk Road – William Edgerton – 2 lots –Release of surety**

**\*\* MR. BRIGGS MOVED: RESOLVED by the Norwalk Planning Commission that the request to release the surety held on Subdivision #3601—246 West Norwalk Road—William Edgerton—2 lots be APPROVED; and**

**BE IT FURTHER RESOLVED that a two (2) year, 25% maintenance surety or \$1000.00, whichever amount is greater, be submitted to guarantee satisfactory performance of the required improvements; and**

**BE IT FURTHER RESOLVED that the effective date of this approval shall be June 19, 2009.**

**\*\* MR. ZAREMBY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**V. REPORT OF THE LAND USE COMMITTEE – Fran DiMeglio, Chair**

**Referrals – Report & recommendation**

**a. Action on Items III (b)**

**\*\* MS. DIMEGLIO MOVED TO ACCEPT THE CHANGES TO THE BY-LAWS AS REVIEWED.**

**\*\* MR. ZAREMBY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

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

**\*\* MS. DIMEGLIO MOVED: RESOLVED by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the Norwalk redevelopment Agency be APPROVED with the following comments:**

**BE IT FURTHER RESOLVED THAT the reasons for this action are:**

1) To implement the Plan of Conservation and Development goal to “Support the State Heritage Park, including the recommendations of the Oyster shell Master Plan.” (C.1.3.12. p.25); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**\*\* MR. FERGUSON SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

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

**\*\* MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Land Use and Building Management of the Common Council in regards to the acquisition of a 10.05 acre parcel of land known as the Crossland Property be **APPROVED**; and

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

1) To implement the Plan of Conservation and Development goal to “Preserve open space for natural resource management and to preserve neighborhood character.” (C.2.1.p.25); and

2) To implement the Plan of Conservation and Development goal to “Acquire open space to meet the goals of this plan.” (C.2.4.p.26); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the common Council and other appropriate agencies.

**\*\* MR. CAVALLO SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

**d. 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**

**\*\* MS. DIMEGLIO MOVED: RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by a 8-24 Review—Land Use and Building Management of the Common Council—Acquisition and donation of a 0.09 acre parcel of land located at 7 Norton Place, abutting Flax Hill Park be **APPROVED**; and

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

1) To implement the Plan of Conservation and Development goal to “Preserve open space for natural resource management and to preserve neighborhood character.” (C.2.1.p.25); and

2) To implement the Plan of Conservation and Development goal to “Acquire open space to meet the goals of this plan.” (C.2.4.p.26); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council and other appropriate agencies.

**\*\* MR. FERGUSON SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

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

**\*\* MS. DIMEGLIO MOVED: RESOLVED THAT** the staff be directed to contact the Connecticut DEP and Army Corps of Engineers with the following comments regarding #200601764—KB—53 Rowayton Avenue—permit to retain existing seawall and stairs, install a new cap on seawall, and the construction of a new dock

That the Commission supports water-dependent uses, such as the consolidation of docks, in tidal, coastal, or navigable waters of the state; and

**BE IT FURTHER RESOLVED** that this proposal is consistent with coastal resource and use policies.

**\*\* MR. ZAREMBY SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

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

**\*\* MS. DIMEGLIO MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#6-09R - Norwalk Emergency Shelter, Inc. - Proposed amendments to Articles 10, 70 and 120 to permit a transient residence facility by special permit in Industrial Zone No. 1, to add a new definition for transient residence facility and related technical amendments" and dated as revised to May 13, 2009, be approved.

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

- 1) To implement the Plan of Conservation and Development goal to "Continue to support public and private efforts to provide emergency shelter and transitional housing to Norwalk's homeless families and individuals" (A.2.1.9, p. 11); and
- 2) To implement the Plan of Conservation and Development goal to "Ensure that temporary shelters serve as emergency and transitional housing for citizens of Norwalk" (A.2.1.11, p. 11); and
- 3) To implement the Plan of Conservation and Development goal to "Provide additional supportive housing units to meet the needs of residents requiring both housing and mental health services" (A.2.1.10, p. 11); and
- 4) To implement the Plan of Conservation and Development goal to "Encourage quality housing for a variety of tenures, family sizes, incomes, the senior population, and persons with special needs" (A.2.1.1, p. 11); and
- 5) To implement the Plan of Conservation and Development goal to "Provide for the creation and continuation of diverse housing opportunities" (A.2.1, p. 11); and
- 6) To implement the Plan of Conservation and Development goal to "Allow a wide range of housing opportunities to ensure that the housing needs of all segments of the labor force are met" (A.1.2.3, p. 10); and
- 7) To implement the Plan of Conservation and Development goal to "Allow for the future needs of Norwalk to be met as identified in this Plan (i.e. housing, economic growth, community facilities, etc.) (F.1.1.6, p. 42); and
- 8) To implement the Plan of Conservation and Development goal to "encourage the provision of housing and transitional residential care for special population groups..." (D.6.3.1, p. 32) and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Norwalk Zoning Commission.

**\*\* MR. BRIGGS SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

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

**\*\* MS. DIMELGIO MOVED: RESOLVED** that the proposed amendment

to the Building Zone Regulations as shown on a certain document entitled "#5-09R - Zoning Commission - Proposed Amendments to Articles 111 and 140 to increase fees for Village District applications" and dated May 13, 2009, be approved.

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

1) To implement the Plan of Conservation and Development goal to "Maintain & expand Village Districts to preserve the character of the districts, to improve the design of buildings and their relationship to the streetscape, and to protect resources of historical and architectural significance" (F.4.1.5, p. 43)

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Norwalk Zoning Commission.

\*\* MR. FERGUSON SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

#### **VI. REPORT OF THE NOMINATING COMMITTEE – Election of Officers**

\*\* MR. CAVALLO MADE AMOTION TO NOMINATE MR. ASTROM AS CHAIR, MS. DIMEGLIO AS VICE-CHAIR, AND MR. MCLAUGHLIN AS SECRETARY.

\*\* MR. BRIGGS SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

#### **VII. APPROVAL OF MINUTES: April 14, 2009**

\*\* MR. BRIGGS MOVED TO APPROVE THE MINUTES.  
\*\* MR. CAVALLO SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

#### **VIII. COMMENTS OF THE DIRECTOR**

Mr. Greene discussed the referral known as 8 Norden Place, indicating that housing had been added to the site. There was a brief discussion of signs at Norwalk High School.

#### **IX. COMMENTS OF COMMISSIONERS**

The Commission discussed the sports complex at Ryan Park.

Mr. Greene clarified the role of Corporation Counsel opinions.

#### **X. COMMENTS FROM SWRPA**

**Mr. Cavallo stated that he had requested that a knowledgeable SWRPA member attend a Commission meeting to discuss the topic of tolls.**

**There was a discussion of the IT Department with relation to the City website.**

**XI. ADJOURNMENT**

- \*\* MR. BRIGGS MADE AMOTION TO ADJOURN.**
- \*\* MR. ZAREMBY SECONDED.**
- \*\* MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:33 pm.

Respectfully submitted by Charlene Smith.

