

**CITY OF NORWALK
SUBDIVISION COMMITTEE
APRIL 13, 2010**

Mr. Astrom called the meeting to order at 7:30 pm.

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

STAFF: Mike Wrinn

I. SUBDIVISIONS

a) Subdivision #3616 - Spielman – 103 Dry Hill Road – 2 Lots – Review of public hearing

Mr. Wrinn explained that the plan was to create a house on the second lot. He discussed issues with drainage and with a fence on the property.

Mr. Cavallo asked if there were a safety issue. Mr. Wrinn addressed the concerns with the site line.

Mr. McLaughlin suggested that a drain be installed in the small brook. Mr. Wrinn said that the usual standard ensured that there were no adverse drainage impacts, as observed by a professional engineer. He explained that this broader standard protected against the unknown.

b) Subdivision #3591 - Loglisci – 75 Silvermine Avenue – 2 Lots – Request for release of maintenance surety

Mr. Wrinn said that staff had examined the property and that release of surety was recommended.

II. PROPOSED AMENDMENTS TO SUBDIVISION REGULATIONS

a) Proposed changes to the Norwalk Subdivision Regulations – Distribution

Mr. Wrinn explained that FEMA was making new flood maps and was checking to determine subdivision regulations from the City. He said that the new regulations would contain a section more specific than the one currently in place.

Mr. Cavallo asked why the Committee did not have an option to choose the adjustments. Mr. Wrinn explained that flood insurance was an issue. He also pointed out that there were optional changes, along with the mandated ones. He added that the item required a public hearing.

The Committee agreed to send the item to public hearing.

The meeting was adjourned at 7:44 pm.

Respectfully submitted by Charlene Smith

DRAFT