

**CITY OF NORWALK
LAND USE COMMITTEE
OCTOBER 13, 2009
DRAFT MINUTES**

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

STAFF: Mike Wrinn;

OTHERS: Mike Mocciae; Tod Bryant

I. REFERRALS

a) 8-24 Review—Recreation & Parks—Fodor Farm Homestead rehabilitation and establish a Recreation & Parks use

Mr. Wrinn described the item, emphasizing that the proposal involved a Recreation & Parks use.

Mr. Mike Mocciae discussed the material grant of \$100,000 from the state. He added that the proposal included many restrictions from Preservation, including the condition that the original windows remain.

Mr. Tod Bryant stated that the plans he had seen appeared acceptable.

Mr. Mocciae said that there were three changes from the original drawings: different shutters; ADA accessibility from the rear of the building; and adjustments to appendages at the side, taking into consideration that the roof was built to withstand runoff.

Ms. Diemglio asked how much funding the project had altogether. Mr. Mocciae said there was \$265,000, adding that there was also a caretaker for the building.

Mr. Bryant said that the caretaker's area was attached to the main building and was not technically a carriage house.

Mr. Cavallo asked about the property's availability to other organizations. Mr. Moccia reiterated that the Recreation & Parks use was the only one being considered.

Mr. Bryant gave background about the role of the Norwalk Preservation Trust with regard to the plan. He also discussed an exhibit created by the Historical Society, pointing out that the exhibit was ready to go into the Fodor Farm location, with minimal adjustments.

Mr. Chieffalo asked if there were a Master Plan for the item. Mr. Moccia said that there was one at the Recreation & Parks Office, adding that the goal was the creation of an educational facility.

Mr. Astrom asked where the houses stood, as far as rehabilitation. Mr. Moccia said that they were up for review.

Mr. Bryant added that review was required only for the exteriors. He described the interiors of the two houses.

**b) Zoning Commission referral--#9-09—Zoning Commission—
Proposed amendment to Section 118-1220 regarding municipal
parking in Norwalk Center**

Mr. Wrinn described the amendment, explaining that restaurants were usually limited by parking requirements. He pointed out that the amendment would impact only the interior of Wall Street.

Mr. Astrom asked about utilizing the Yankee Doodle garage. Mr. Wrinn said that he did not have numbers about the parking there, but acknowledged that the garage could be better utilized.

The Committee agreed to move the item to full Commission.

**c) Zoning Commission referral--#7-09—Norden Place, LLC—
Proposed amendments to Section 118-711 to permit multifamily
and single family dwellings by special permit in Restricted
Industrial zone**

Ms. DiMeglio recused herself.

Mr. Astrom acted as Chair.

Mr. Astrom reiterated that Ms. DiMelgio had explained in the last meeting that she had met with Corporation Counsel, who originally had not objected to her voting on the item. Mr. Astrom said that Corporation Counsel had reconsidered and requested that the Commission conduct a re-vote.

Mr. Wrinn described the process of a re-vote.

The Committee agreed to move the item to full Commission.

The meeting was adjourned at 7:59 pm.

Respectfully submitted by Charlene Smith.