

**CITY OF NORWALK
PLANNING COMMISSION
JULY 6, 2010**

I. CALL TO ORDER

Mr. Zaremby called the meeting to order at 8:55 pm.

II. ROLL CALL

Mr. Greene took the roll call.

PRESENT: Joel Zaremby, Chair; Fran DiMeglio; Walter McLaughlin;
Michael Chieffalo; Victor Cavallo

STAFF: Mike Greene

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

- a) Subdivision #3616 - Spielman – 103 Dry Hill Road – 2 Lots –
Extension of approval time – Report & recommendation**

**** MR. ZAREMBY MOVED: RESOLVED by the Norwalk
Planning Commission that the approval time on Subdivision #3616-
Spielman—103 Dry Hill Road—2 Lots—Extension of approval time be
APPROVED for an extension of a period of 90 days; and**

**BE IT FURTHER RESOLVED that the new deadline to file the
approved resubdivision map is November 3, 2010.**

**BE IT FURTHER RESOLVED that the effective date of this approval
shall be July 16, 2010.**

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

- b) Subdivision #3615 - KRPX Holdings, LLC – 282 Flax Hill Road –
3 Lots - Extension of approval time – Report & recommendation**

**** MR. ZAREMBY MOVED: RESOLVED by the Norwalk**

Planning Commission that the approval time on Subdivision #3615—KRPX Holdings, LLC—282 Flax Hill Road—3 Lots—Extension of approval time be APPROVED for an extension of a period of 90 days; and

BE IT FURTHER RESOLVED that the new deadline to file the approved resubdivision map is November 9, 2010.

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 16, 2010.

**** MR. MCLAUGHLIN SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

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

a) Zoning Commission referral -.#4-10R – Zoning Commission – Proposed amendments to Article 30 to permit clubhouses in residence zones

**** MS. DIMEGLIO MOVED: RESOLVED that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "4-10R - Zoning Commission – Proposed amendments to Articles 10 and 30 to permit neighborhood clubhouses in residence zones" and dated June 10, 2010 be denied.**

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

**** MR. CAVALLO SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

**** MS. DIMEGLIO MOVED: RESOLVED that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "4-10R - Zoning Commission – Proposed amendments to Articles 10 and 30 to permit neighborhood clubhouses in residence zones" and dated June 10, 2010, as modified to July 6, 2010 be approved.**

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

BE IT RESOLVED that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled #4-10R—Zoning Commission—Proposed amendments to Articles 10 and 30 to permit neighborhood clubhouses in residence zones” and dated June 10, 2010 be APPROVED.

BE IT FURTHER RESOLVED that the reason for this action is:

1. To implement the Plan of Conservation and Development policy to “Minimize variance requests to the Zoning Board of Appeals” (F.2.1.7, p.42) and “Minimize the number of non-conforming uses” (F.2.1.6, p.42); and
2. To implement the Plan of Conservation and Development policy to “Provide and maintain non-profit community centers which offer services to a wide segment of Norwalk residents and to “Encourage the creation of neighborhood community centers” (D.9.1 and D.9.1.1, p.33); and
3. To implement the Plan of Conservation and Development policy to “Preserve and enhance the character of Norwalk” (A.1.1.4, p. 10); and
4. To implement the Plan of Conservation and Development policy to “Review all anomalies (in this case, non-conforming clubhouses) and spot zones to conform to regulations and to encourage reasonable uses” (F.2.1.3, p.10); and

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

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

The text of the modified amendment has been included below.

#4-10R - Zoning Commission – Proposed amendments to Articles 10 and 30 to permit neighborhood clubhouses in residence zones

As modified July 6, 2010

Amend Article 10, Section 118-100 Definitions to add a new definition for neighborhood clubhouse to read as follows:

NEIGHBORHOOD CLUBHOUSE -- AN ESTABLISHMENT PERMITTED IN RESIDENCE ZONES THAT IS OWNED, CONTROLLED AND USED BY A NEIGHBORHOOD ASSOCIATION FOR ITS MEETINGS, EVENTS AND RECREATIONAL ACTIVITIES.

Amend Article 30 to add Neighborhood clubhouses as a new use to the appropriate Principal uses and structures subsection of each of the residence zones listed below, to read as follows:

~~[[NEIGHBORHOOD CLUBHOUSES PROVIDED THAT THE CLUBHOUSE IS CONTROLLED BY A NEIGHBORHOOD ASSOCIATION.]]~~ **NEIGHBORHOOD CLUBHOUSES, EXISTING AT THE TIME OF ADOPTION OF THIS SUBSECTION, ARE DECLARED TO BE CONFORMING. IF AN EXISTING CLUBHOUSE IS DESTROYED BY FIRE, EXPLOSION, ACT OF GOD OR ACT OF PUBLIC ENEMY TO AN EXTENT EXCEEDING FIFTY PERCENT (50%) OF ITS ASSESSED VALUE, IT MAY BE RECONSTRUCTED ONLY IF THE HEIGHT, BULK, LOCATION AND USE OF THE BUILDING IS SUBSTANTIALLY AS IT HAD PREVIOUSLY EXISTED, SUBJECT TO APPROVAL BY THE COMMISSION, EXCEPT AS MODIFIED WHERE NECESSARY TO CONFORM TO THE FLOOD HAZARD ZONE AND COASTAL AREA MANAGEMENT PROVISIONS OF THESE REGULATIONS. THE OWNERS OF SUCH PROPERTY SHALL DOCUMENT BY A-2 SURVEY OR OTHER MEANS THE HEIGHT, BULK, LOCATION AND USE OF THE BUILDING AS IT HAD PREVIOUSLY EXISTED.**

Add the above text to the appropriate subsection of each of the following zoning districts:

- Section 118-310. AAA Residence Zones.**
- Section 118-320. AA Residence Zones.**
- Section 118-330. A Residence Zones.**
- Section 118-340. B Residence Zones.**
- Section 118-350. C Residence Zones.**
- Section 118-360. D Residence Zones.**

List of Existing Neighborhood Clubhouses
June 2010

	Name of structure	Address	Zoning district	DBL	Organization/other information
1	Harborview Clubhouse	26 Harborview Av	B Residence	5-85C-19	Harborview Association
2	Cranbury Chapel	371 Newtown Ave Frank St	A Residence	5-29-5	Cranbury Neighborhood Association
3	West Norwalk Meeting House	186 West Norwalk Rd	AAA Residence	5-61-3	West Norwalk Neighborhood Association Built 1868
4	Rowayton Boathouse	39 Rowayton Avenue	B Residence	6-1C-16	Along waterfront on Rowayton Ave
5	Rowayton Community Center	33 Highland Ave	AA Residence	6-14A-1	Rowayton Civic Association
6	Brookside Church	463 Flax Hill Road	AA Residence	5-72-2	Brookside Neighborhood Association
7	Belle Island Gatehouse	Westmere Avenue	B Residence	6-33-22	Belle Island Association

b) DEP/USACE Referral – 15 Seabreeze Place – Retain a seawall and install a new dock

**** MS. DIMEGLIO MOVED: RESOLVED that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #2001000874—SJ— DEP/USACE Referral—15 Seabreeze Place—Retain a seawall and install a new dock; and**

That the Commission supports water-dependent uses, such as the construction/ modification of docks and floats, 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. CHIEFFALO SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. APPROVAL OF MINUTES: June 8, 2010

- ** MS. DIMEGLIO MOVED TO ACCEPT THE MINUTES, WITH THE REMOVAL OF A SECTION ON PAGE 2.**
- ** MR. MCLAUGHLIN SECONDED.**
- ** MOTION PASSED UNANIMOUSLY.**

VI. COMMENTS OF THE DIRECTOR

There were none tonight.

VII. COMMENTS OF COMMISSIONERS

Mr. Chieffalo discussed a meeting he attended for a planning study of the Norwalk train station.

Ms. DiMeglio addressed problems she had concerning a memo she received about the meeting.

VIII.COMMENTS FROM SWRPA

There were none tonight.

IX. ADJOURNMENT

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

The meeting was adjourned at 9:15 pm.

Respectfully submitted by Charlene Smith.