

**CITY OF NORWALK
PLANNING COMMISSION
DECEMBER 9, 2008**

PRESENT: Torgny Astrom, Chair; Frances DiMeglio; Walter Mc Laughlin; Walter Briggs; Donald Nelson; Steven Ferguson; Victor Cavallo; Joel Zaremby

STAFF: Mike Greene

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:49 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. REPORT OF SUBDIVISION COMMITTEE—Walter Briggs, Chair

- a) Subdivision #3560—Passero builders, LLC—88 Strawberry Hill Avenue—2 Lots—Request for release of maintenance surety

**** MR. BRIGGS MOVED: RESOLVED by the Norwalk Planning Commission that the request to release the maintenance surety held on Subdivision #3560 Passero Builders, LLC, 2 lots, 88 Strawberry Hill Avenue be APPROVED; and**

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 18, 2008.

**** MR. NELSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

- b) Subdivision #3570—Arthur, Diane & Lisa Loudon--125, 129 Perry Avenue—3 Lots—Request for release of surety

**** MR. BRIGGS MOVED: RESOLVED by the Norwalk Planning Commission that the request to release the surety held on Subdivision #3579, A.D. and Lisa Loudon—125 & 129 Perry Avenue, 2 lots, be APPROVED.**

BE IT FURTHER RESOLVED that the effective date of this approval shall be December 18, 2008.

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

- c) **Subdivision #3571—Kerschner Dev. Co.—24 Wilson Avenue—2 Lots—
Request for release of maintenance surety**

The Committee agreed to postpone the item until next month.

IV. REPORT OF LAND USE COMMITTEE—Fran DiMeglio, Chair

Referrals—Report & recommendation

- a) **Zoning Commission referral--#3-08M—Zoning Commission—Gregory
Boulevard—Proposed Change to the Building Zone Map from Neighborhood
Business to C Residence**

**** MS. DIMEGLIO MOVED: RESOLVED that the proposed changes to the
Building Zone Map as shown on a certain document entitled "#3-08M -
Zoning Commission - Gregory Boulevard (1) - Proposed Change to the
Building Zone Map from Neighborhood Business to C Residence" and
dated November 10, 2008, affecting property located in the Third
Taxing District, Block 29, Lot 76, be approved.**

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

- 1) To implement the Plan of Conservation and Development policy to
"Preserve and enhance the character of Norwalk (A.1.1.4, p. 10); and**
- 2) To implement the Plan of Conservation and Development policy to
"Provide stability in land use and zoning" (F.2.1.2, p.42); and**
- 3) To implement the Plan of Conservation and Development policy to
"Review all anomalies and spot zones to conform to regulations, and to
encourage reasonable uses" (F.2.1.3, p.42); and**
- 4)**

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

**** MR. FERGUSON SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

V. PLAN OF CONSERVATION & DEVELOPMENT—IMPLEMENTATION— Discussion

Mr. Astrom discussed a meeting that he and Mr. Greene attended with Water Street property owners. Mr. Astrom described the meeting as well-attended, with 20 or more property owners present, primarily from marine commercial businesses.

Mr. Greene also discussed the interests of the property owners, pointing out that those on the northern end of Water Street could use more development, while those on the Southern end were more likely to be satisfied with the current level of development.

VI. CHANGES TO THE BY-LAWS AND RULES OF PROCEDURE OF THE PLANNING COMMISSION—Discussion

Mr. Greene stated that Mr. Strauch had put information concerning the by-laws into tonight's packets to be considered at the next meeting. He added that the by-laws were last changed in 1992.

VII. APPROVAL OF MINUTES: November 12, 2008

- ** MR. ASTROM MOVED TO APPROVE THE MINUTES.
- ** MR. BRIGGS SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

VIII. COMMENTS OF THE DIRECTOR

Mr. Greene stated the location of memorial services for Ms. Leigh Grant's husband. Mr. Briggs agreed to provide more details about the time of the service.

IX. COMMENTS OF COMMISSIONERS

Mr. McLaughlin commented that this was a good year for the Commission.

Mr. Zarembly added that he had also enjoyed the opportunity to serve on the Commission.

Ms. DiMeglio described her conversation with the Chamber of Commerce concerning recent zoning changes. She emphasized that a public hearing had been held and that state statutes were being followed.

X. COMMENTS FROM SWRPA

Mr. Cavallo described SWRPA's concerns with the budget.

XI. ADJOURNMENT

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

The meeting was adjourned at 8:13 pm.

Respectfully submitted by Charlene Smith

