

**CITY OF NORWALK  
PLANNING COMMISSION  
NOVEMBER 12, 2008**

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 8:18 pm.

**II. ROLL CALL**

**PRESENT:** Walter Briggs, Chair; Torgny Astrom; Walter McLaughlin; Donald Nelson; Steven Ferguson; Victor Cavallo; Joel Zaremby

**STAFF:** Mike Wrinn; Frank Strauch; John Hayducky

**OTHERS:** Tom Hamilton; Hal Alvord; Lisa Bardon; John Burrtritt

**III. PUBLIC HEARINGS**

**a) Proposed changes and updates to the Norwalk Subdivision Regulations**

Mr. Astrom opened the public hearing.

Mr. McLaughlin read the legal notice.

Mr. Wrinn explained that staff would give a quick presentation of the regulations to discuss technical items in the regulations. He added that there were no significant changes to the regulations.

Mr. Astrom closed the public hearing.

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

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

**\*\* MR. BRIGGS MOVED: RESOLVED** by the Norwalk Planning Commission that the proposed amendments to the Norwalk Subdivision and Resubdivision Regulations for 2008 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 “Provide stability in land use and zoning.” (F.2.1.2 p. 42); and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 21, 2008.

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

**b) Action on Subdivision #3609—17 Valley Road—Keith Lyon—2Lots—Extension of approval time**

**\*\* MR. BRIGGS MOVED: RESOLVED** by the Norwalk Planning Commission that the approval time on Subdivision #3609—17 Valley Road—Keith Lyon—2 Lots—Extension of approved 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 March 4, 2009.

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 21, 2008.

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

- c) Action on Subdivision #3612—129 East Rocks Road—Gulick Assoc., LLC—2 Lots—Extension of approval time

\*\* MR. BRIGGS MOVED: RESOLVED by the Norwalk Planning Commission that the approval time on Subdivision #3612—129 East Rocks Road—Gulick Assoc., LLC—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 March 4, 2009.

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 21, 2008.

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

- d) Action on Subdivision #3611—MacDow—8 Charcoal Road—2 Lots—Extension of approval time

\*\* MR. BRIGGS MOVED: RESOLVED by the Norwalk Planning Commission that the approval time on Subdivision #3611—MacDow—8 Charcoal 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 March 4, 2009.

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 21, 2008.

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

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

I. REFERRALS—Review and recommendation

- a) Mayor's Office—Water Pollution Control Authority (WPCA) Special Capital Appropriation in the amount \$45 million dollars for Phase I Upgrade to the City of Norwalk's wastewater treatment plant

\*\* MR. ZAREMBY MOVED: RESOLVED by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Water Pollution Control Authority (WPCA) in regards to the Special Capital Appropriation in the amount of \$45 million dollars for Phase 1/Upgrade to the City of Norwalk's wastewater treatment plant 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 “Continue upgrading the sewage treatment plant.” (B.5.1.2 p. 18); and

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

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

- b) 8-24 Review—Department of Public Works (DPW)—Proposed storm drainage improvements at Olmstead Pond, Noah’s Lane, and Meadowbrook/ Fullmar Lanes

**\*\* MR. ZAREMBY MOVED : RESOLVED** by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by Department of Public Works, in regards to the proposed storm drainage improvements at Olmstead Pond, Noah’s Lane, and Meadowbrook/Fullmar Lanes 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 “Reduce point and non point source pollution,” (B.1.2.3 p. 16); and
- 2) To implement the Plan of Conservation and Development goal to “Implementation of “all feasible measures for improving and maintaining water quality.” (B.1.2.4 p. 16); and
- 3) To implement the Plan of Conservation and Development goal to “Continue to provide capital funds for drainage projects to solve drainage problems.” (B.3.1.3 p. 17); and

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

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

- c) 8-24 Review—Norwalk Redevelopment Agency—Reed Putnam Urban Renewal Project—Street abandonment/discontinuance of Crescent Street

**\*\* MR. ZAREMBY MOVED: RESOLVED** by the Norwalk Planning Commission, that in accordance with Section 8-24 of the Connecticut General Statutes, the request made by the Norwalk Redevelopment Agency to abandon a portion of Crescent Street (from West Avenue to the State if Connecticut I-95 overpass easement, as shown on a specific map prepared by William W. Seymour and Associates, Land Surveyors, date January 28, 2008 be **APPROVED**; and

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

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

## **VI. PLAN OF CONSERVATION & DEVELOPMENT—IMPLEMENTATION—Discussion**

Mr. Strauch handed out packets containing renderings of gateway ideas for the City. He discussed various ideas, including banners, signage consistency and use of the same palate.

Mr. Astrom asked for the number of gateways, as well as a breakdown of major and minor gateways. Mr. Strauch said that there were a total of 17 gateways. He also agreed to create a list of major and minor gateways, as well as a map, to go along with the photographs already presented at a previous meeting.

Mr. Wrinn reiterated that it might be an appropriate time to plan the gateways project, even if economic times did not allow for implementing it right away.

*Mr. Astrom addressed the electronic gateway, explaining that he and **Ms. DiMeglio** had met with the head of IT to discuss **the update and redesign of the city website as well as** consolidation of the City's database. He said that a request had been made for **website** quotations in December.*

Mr. Astrom discussed the idea of development of Water Street, adding that letters had been sent out to 21 property-owners regarding a meeting next week to discuss and exchange ideas. He reiterated that the Master Plan now supported development on Water Street.

**VII. APPROVAL OF MINUTES: October 14, 2008**

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

**VIII. APPROVAL OF ANNUAL SCHEDULE: 2009 Meeting Schedule**

**\*\* MR. BRIGGS MOVED TO APPROVE THE SCHEDULE.  
\*\* MR. MCLAUGHLIN SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**IX. COMMENTS OF THE ASSISTANT DIRECTOR**

Mr. Wrinn introduced Mr. John Hayducky, a new staff member, to the Commission.

**X. COMMENTS OF COMMISSIONERS**

Mr. Zaremby discussed additions to Norwalk Hospital's services.

Mr. Astrom discussed the Art Spot program.

Mr. Nelson asked about budget-reduction information. Mr. Astrom stated that the procedure for the budget would remain the same, while accounting for leaner times.

**XI. COMMENTS FROM SWRPA**

Mr. Cavallo discussed subdivision amendments. He discussed the notion of drive-throughs on the Merritt Parkway, as well as other transit-related initiatives addressed by SWRPA.

**XII. ADJOURNMENT**

**\*\* MR. MCLAUGHLIN MOVED TO ADJOURN.  
\*\* MR. CAVALLO SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:43 pm.

Respectfully submitted by Charlene Smith