

PLANNING COMMISSION MINUTES

CITY OF NORWALK

PLANNING COMMISSION

September 9, 2008

*****DRAFT COPY OF MINUTES*****

PRESENT: Torgny Astrom, Chair; Walter McLaughlin; Walter Briggs; Don Nelson; Frances DiMeglio; Victor Cavallo; Joel Zaremby

STAFF: Frank Strauch; Mike Greene

OTHERS: Tom Hamilton; Mike Mocciaie

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:10 pm.

II. ROLL CALL

Mr. Greene took the roll call.

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

a) Mayor's Office—Partial capital project close-out of the Oak Hills Park Golf Course restaurant construction project in the amount of \$100,000 (Oak Hills Park Authority)

** MS. DIMEGLIO MOVED: RESOLVED by the Norwalk Planning Commission that, in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the Mayor's Office in regards to the partial close-out of \$100,000 from the Oak Hills Park Golf Course restaurant construction project be APPROVED; 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.

b) Mayor's Office—Special Capital Appropriation in the amount of \$100,000 for repaving deteriorated cart paths at Oak Hills Park Golf Course (Oak Hills Park Authority)

MS. DIMEGLIO MOVED: RESOLVED by the Planning Commission that the Special Appropriation in the amount of \$100,000 for the repaving of deteriorated cart paths at Oak Hills Park Golf Course be APPROVED; and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the appropriate agencies.

** MR. MCLAUGHLIN SECONDED.

** MOTION PASSED UNANIMOUSLY.

c) Mayor's Office—Special Capital Appropriation in the amount of \$200,000 for the rehabilitation of the Fodor Farm Farmhouse (Recreation and Parks)

** MS. DIMEGLIO MOVED: RESOLVED by the Planning Commission that the Special Appropriation in the amount of \$200,000 for the rehabilitation of the Fodor Farm Farmhouse be APPROVED; and

BE IT FURTHER RESOLVED that notice of this action be forwarded to the appropriate agencies.

d) Zoning Commission referral--#9-08R—Zoning Commission—Proposed amendments to Section 118-360 D Residence zone to revise standards for multifamily developments

** MS. DIMEGLIO MOVED: **RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "#9-08R - Zoning Commission - Proposed amendments to Section 118-360 D Residence zone to revise additional standards for multifamily developments regarding building height and stories" and dated August 18, 2008, be approved;

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

1) To implement the Plan of Conservation and Development goal to "Encourage context-sensitive design by requiring consistent setbacks and providing bonuses for desired architectural features (such as porches, bay windows, and pergolas)" (F.4.1.6 p. 44); and

2) To implement the Plan of Conservation and Development goal to "Preserve and enhance the character of residential neighborhoods"(F.2.2 p. 42); and

- 3) To implement the Plan of Conservation and Development goal to " Protect residential neighborhoods from incompatible development" (A.1.1.6 p. 10); and
- 4) To implement the intent of CGS Section 8-2 Zoning, including that "Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality."; and
- 5)

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

** MR. BRIGGS SECONDED.

** MOTION PASSED UNANIMOUSLY.

IV. PLAN OF CONSERVATION & DEVELOPMENT

Mr. Greene discussed the Special Meeting for the PCD.

Mr. Nelson suggested conducting a survey to determine the number of police per capita in surrounding towns. He stated that he suspected that Norwalk had fewer police per capita than other nearby towns. Mr. Astrom brought up the idea of inviting Chief Riling to discuss benchmarks.

Mr. Astrom reiterated the top priority items, as decided during the Special Meeting. First, he mentioned the revitalization of the waterfront, including public access, a boat launch and a potential restaurant. There was a brief discussion of what types of businesses are designated as marine commercial.

The next priority item discussed was the enhancement of the City's gateways, both physical and electronic. Ms. DiMeglio emphasized that various departments should not have "rogue stuff" taking place electronically. She said that without a strong direction from the top, such splintering among various departments' choices would occur. The discussion turned to the issue of physical gateways to the City, including landscaping and signage. Mr. Zaremby brought up the idea of holding a contest to come up with a slogan for the City. Mr. Nelson mentioned that many of the gateways are actually state property and hence, under the jurisdiction of the D.O.T. There was a brief discussion of the "Clean and Green organization.

The Commission discussed the volunteer position for an Officer of Cultural Affairs.

V. COMMITTEE APPOINTMENTS

Mr. Astrom announced the Committee appointments as follows:

Administration Committee: Astrom, Chair; DiMeglio; McLaughlin

Subdivision Committee: Briggs, Chair; McLaughlin, Nelson, Cavallo

Land Use Committee/Capital Budget: DiMeglio, Chair; McLaughlin; Ferguson; Zaremby

Zoning Liason: Astrom; DiMeglio; McLaughlin

SWRPA Representative: Cavallo

VI. APPROVAL OF MINUTES: JULY 16, 2008 AND AUGUST 12, 2008

** MR. ASTROM MOVED TO APPROVE THE REVISED MINUTES FROM JULY 16, 2008.

** MR. MCLAUGHLIN SECONDED.

** MOTION PASSED UNANIMOUSLY.

** MR. ASTROM MOVED TO APPROVE THE MINUTES FROM AUGUST 12, 2008.

** MR. BRIGGS SECONDED.

** MOTION PASSED UNANIMOUSLY.

VII. COMMENTS OF THE DIRECTOR

There were none tonight.

VIII. COMMENTS OF COMMISSIONERS

Mr. Zaremby asked for clarification of the procedure for Committee voting. There was a brief discussion.

IX. COMMENTS FROM SWRPA

Mr. Cavallo discussed the lines of communication between SWRPA and the Planning Commission. He explained his role as a liason and stated that he would provide the Commission with agendas for future SWRPA meetings.

X. ADJOURNMENT

** MR. MCLAUGHLIN MOVED TO ADJOURN.

** MR. BRIGGS SECONDED.

** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 9:10 pm.

Respectfully submitted by Charlene Smith

