

PLANNING COMMISSION MINUTES

CITY OF NORWALK
PLANNING COMMISSION
MARCH 11, 2008

PRESENT: Torgny Astrom, Chair; Walter Briggs; Walter McLaughlin; Leigh Grant; Donald Nelson; Lee Levey; Steven Ferguson

STAFF: Mike Greene, Frank Strauch

OTHERS: Deborah Troy; Wayne D'Avanzo

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:50 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. PUBLIC HEARING

a) Subdivision #3605—419 Newtown Avenue—Deborah Troy—2 Lots

Mr. Astrom opened the public hearing. Mr. D'Avanzo, representing the applicant, showed the site plan and explained that the applicant was asking for a waiver for curbs and sidewalks. He added that the plan was providing two new septic systems, as well as on-site storm water retention. Mr. Levey asked why the front house had planned for a pump septic system. Mr. D'Avanzo discussed the system, pointing out the location of the driveway in relation to the home's septic system. Mr. Astrom closed the public hearing.

IV. REPORT OF SUBDIVISION COMMITTEE—Leigh Grant, Chair

Mr. Astrom appointed Mr. Levey Chair, as Ms. Grant had left the meeting.

a) Action on Items III (a)

Mr. Ferguson noted an error in the application number on the draft resolution.

**** MR. LEVEY MOVED: RESOLVED** that subdivision application # 3605, submitted by Debroah Troy. for a 2 lot subdivision at 419 Newtown Avenue and as shown on a plan entitled "Subdivision Map Prepared for Debra Troy, Norwalk, Connecticut, Scale 1" = 20', dated November 14, 2007 and certified "Substantially Correct" by Dennis A. Delius,

Land Surveyor – Norwalk, Connecticut Registration No. 6396 be APPROVED, subject to the following reasons:

1. That all required soil and sedimentation controls be in place prior to any site work; and
2. That any additional soil erosion and sedimentation controls deemed necessary by the staff be installed at the direction of the staff; and
3. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and

BE IT FURTHER RESOLVED that the street curb requirement be waived as conditions do not warrant the installation.

BE IT FURTHER RESOLVED that the sidewalk requirement be waived as conditions do not warrant the installation.

BE IT FURTHER RESOLVED that the street tree requirement not be waived and that where practical, any existing street trees which meet the street tree requirements, be retained and utilized towards the street tree requirement; and

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

** MR. FERGUSON SECONDED.
** MOTION PASSED UNANIMOUSLY.

b) Subdivision #3588—75 Silvermine Avenue—Andrew Loglisci—2 Lots—Release of Surety

The Committee agreed to release surety under the condition that the DPW holds a bond for sidewalk and curb repairs.

** MR. LEVEY MOVED: RESOLVED that the request to release the maintenance surety held on Subdivision #3588 – Andrew Loglisci - 15 – 75 Silvermine Avenue – 2 Lots – Request of surety be approved with the following conditions:

1. That the sidewalk and curb be repaired as per the Norwalk Department of Public Works road opening and encroachment permits for 75 and 77 Silvermine Avenue; and
2. That required improvements, such as the street trees have been properly installed; and

BE IT FURTHER RESOLVED that a two (2) year, 25% maintenance surety or \$1000.00, whichever amount is greater, be submitted to guarantee satisfactory performance of the required improvements; and

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

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

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

Mr. Astrom acted as Chair, in Ms. DiMeglio's absence.

- a) 8-24—Department of Public Works—Reduction of \$79,990 from Ben Franklin Heating System Conversion Project
- b) 8-24—Department of Public Works—Appropriation of \$79,990 for the City Hall Cooling Tower Project

The Committee voted on Items a) and b) together.

** MR. ASTROM 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 reduction or partial close-out of \$79,990 from the Ben Franklin Heating System Conversion Project be APPROVED; and

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

RESOLVED by the Planning Commission that the Special Appropriation in the amount of \$79,990 for the replacement of the two existing cooling towers at City Hall 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) Redevelopment Agency—2008-2009 Annual Plan for Community Development Block Grant (CDBG) Program Year 34

** MR. ASTROM MOVED TO APPROVE THE PLAN AS DRAFTED.
** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED UNANIMOUSLY.

VI. PLAN OF CONSERVATION & DEVELOPMENT

The Plan had been discussed earlier in the meeting.

VII. APPROVAL OF MINUTES

** MR. BRIGGS MOVED TO APPROVE THE MINUTES OF FEBRUARY 12, 2008 AND FEBRUARY 26, 2008 AS PRESENTED.

** MR. LEVEY ABSTAINED ON APPROVAL OF THE FEBRUARY 26 MINUTES.

** MOTION PASSED.

VIII. COMMENTS OF THE DIRECTOR

There were none tonight.

IX. COMMENTS OF COMMISSIONERS

There were none tonight.

X. COMMENTS FROM SWRPA

There were none tonight, as Ms. Grant had left the meeting.

XI. ADJOURNMENT

** MR. MCLAUGHLIN MOVED TO ADJOURN.

** MR. NELSON SECONDED.

** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:12 pm.

Respectfully submitted by Charlene Smith