

**CITY OF NORWALK
SUBDIVISION COMMITTEE
October 12, 2010**

Torgny Astrom, acting as Chair, called the meeting to order at 7:31 p.m.

PRESENT: Torgny Astrom, acting as Chair; Walter McLaughlin; Victor Cavallo; Fran DiMeglio; Michael Chieffalo; Anthony Aitoro; Joel Zaremby (arrived late)

STAFF: Mike Greene; Frank Strauch

OTHERS: Liz Suchy, Leo Field

I. SUBDIVISIONS

a) Subdivision #3617 – Prime Development Group, LLC– 149-163 Westport Avenue – 2 Lots – Preliminary review

Mr. Strauch oriented the board as to where the property is located on the 2 lot subdivision application.

Liz Suchy, attorney for the applicant, spoke on their behalf. She gave details of the property on Westport Avenue. If the application were to be approved, the property would look as it does presently. Except for the Dept. of Public Works, all approvals are in the file. Mr. Strauch confirmed this and explained that it could move to a public hearing in November. Reciprocal easements for parking and utilities will be executed. No new construction has been proposed for the subdivision. Mr. Astrom asked if a sale was pending to which Atty Suchy said that there was not. Mr. Astrom asked for the reason for the application. Mr. Field replied that Wendy's had a long term lease which is a ground lease. One benefit for Wendy's is that they can put up their own ground sign.

b) Subdivision #3618 – Steven N. Kerschner – 23 Cranbury Road – 2 Lots – Preliminary review

Mr. Strauch oriented the board as to where the property is located and the subdivision. The lot is in a AA zone which is a 1/2 acre zone. They are exceeding the requirement for 1/2 acre on both lots. Nothing changes on Cranbury Road. There is a driveway easement off of Lisa Lane. All approvals are in the file. Since the property is within 500 ft. of Westport, a referral was sent to the town. Westport's comment was "no comment" and that they have no issues with the application.

Mr. McLaughlin asked if there was a city sewer and Mr. Strauch replied that there was. The connection was on Lisa Lane.

Mr. Astrom asked whether there was still a house on the property but Mr. Strauch stated there was no house.

c) Subdivision #3594 – Kuzman - 4 Spitzer Court – 3 lots – Request for return of maintenance bond

Mr. Strauch stated that the bond should be returned because everything was being properly maintained.

d) Subdivision #3499 – Robert McCarthy – 321 Ely Avenue – 3 Lots – Calling of maintenance bond to complete landscape work

Mr. Strauch said that there was still work remaining to be done on the property because they had not heard from the applicant. He recommended that the bond be called and the work be completed. There have been previous warnings to complete the work. The only thing left is to plant a tree.

The meeting was adjourned at 7:45 p.m.

Respectfully submitted by,

Diana Palmentiero