

**CITY OF NORWALK
LAND USE COMMITTEE
October 12, 2010**

Fran DiMeglio called the meeting to order at 7:46 p.m.

PRESENT: Fran DiMeglio, Chair; Torgny Astrom; Walter McLaughlin; Victor Cavallo; Michael Chieffalo; Anthony Aitoro; Joel Zaremby

STAFF: Mike Greene; Frank Strauch

OTHER: Tim Sheehan

I. REFERRALS: Review and recommendation

a) Redevelopment Agency – Mill Hill Master Plan – For discussion only

Mr. Strauch stated that the Master Plan has been revised and the partnership opportunities with Head of the Harbor have been removed.

Mr. McLaughlin asked whether the berm would be removed to make a wider pathway. He felt if it was removed it would take away from parking in the front of the building. Mr. Sheehan gave some further information about the project. He thought the city wanted to take the time to determine what it would do with Smith St. and the property going up the embankment. Mr. Sheehan also addressed Mr. McLaughlin's question by stating that there is an area that bumps into the existing grassway on Wall St. so that a person could drop off but not park. Parking would be in the lower level of the site. There would be a new sidewalk, not a driveway.

Mr. Astrom stated that he did not see a budget in the plan but that one of the challenges was going to be funding. This wouldn't necessarily come entirely from the Capital Budget. He was impressed by how funds were raised by the Norwalk Land Trust. He wanted the Historic Commission to find ways to raise revenues. Mr. Sheehan stated that the city would be paid for the property if the city conveys it to the developer. This would be incorporated into the improvements anticipated for Mill Hill. Ms. DiMeglio suggested that fundraising should start now.

b) Zoning Commission referral - #1-10M - Zoning Commission – 195-201 Liberty Sq/1-21 Goldstein Place/15, 19 & 21 Fort Point St Proposed change to the Building Zone Map from Industrial #1 &AAA to Neighborhood Business & AAA

Mr. Greene oriented the committee to the area in question. He discussed the proposed zoning change. The Zoning Commission does not believe that the current zones are the best use of the property at this time. The goal is to look at long term uses. It should not be industrial zones but rather a neighborhood business zone. This is a proposal for which the Zoning Commission will have a hearing. It is before the committee for a comment. Mr. Chieffalo liked changing the zone but wanted a zone with more height and density. Mr. McLaughlin was concerned about eliminating industrial areas in Norwalk. Mr. Greene said that there was a report done in 2006 that stated that Norwalk would preserve land for industrial uses but there is not much industrial use coming to Norwalk. There is land available for small industries. In general, the City would like to keep some industrial uses on the water. The harbor is dredged because of the bigger industrial businesses that still exist along the waterfront.

c) DEP/USACE Referral – 11 Seabreeze Place - Retain seawall and construct a new dock

Mr. Strauch described the project and stated that it was a water dependent use. The Bureau of Agriculture has determined that the project will impact shellfish in the area. There are competing issues in this case. There is a water dependent use that is good to support but there is also the issue of the impact to the shellfish which the DEP is well aware of. The shellfish issue is not just for the DEP but for Norwalk. DEP will hold a public hearing if they receive 25 letters from the public, otherwise, they will not hold a public hearing.

The meeting was adjourned at 8:26 p.m.

Respectfully submitted by,

Diana Palmentiero