

**CITY OF NORWALK
LAND USE COMMITTEE
January 11, 2011**

Fran DiMeglio called the meeting to order at 7:37 p.m.

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

STAFF: Michael Greene; Frank Strauch

I. REFERRALS: Review and recommendation

a) DEP / USACE – 48 Calf Pasture Beach – Norwalk – Cove Marina - Modify shoreline for marine commercial use – Mr. Strauch presented the application. The applicant would like to re-do the shoreline and put in new bulkhead. There are no other changes. The item was moved to a public hearing.

b) DEP / USACE – 8 Shorehaven Road – Replace an existing float with an 8' by 20' float for recreational boating access - Mr. Strauch presented the application. The applicant would like to put in a new float for residential use. Mr. Aitoro asked what size the existing float was but that information was not available. The item was moved to the full commission.

c) Zoning Commission referral - #15-10R – Zoning Commission – Proposed amendments to permit ground signs on small lots in Neighborhood Business zones – Distribution of referral – Mr. Greene presented to the committee. He handed out to the commissioners a packet of information about the different signs so they could have a chance to look it over during the next month. The proposed amendments created an either or situation. There would be no option of putting in both signs.

d) Zoning Commission referral – #16-10R – Zoning Commission – Proposed amendments to Article 121 to delete changeable copy sign (automatic) regulations – Distribution of referral – Mr. Greene presented to the committee. He stated that the Zoning Commission wanted to eliminate all changeable copy signs. It would be on the agenda next month.

e) Zoning Commission referral – #17-10R – Zoning Commission – Proposed amendments to Articles 10 & 30 to require special permit for athletic field lighting and audio systems – Distribution of referral – Mr. Greene presented to the committee. The Zoning Commission thought that the regulations should be changed so that permanent athletic field lighting and audio systems would require a special permit. By requiring a special permit, a public hearing would then be necessary.

At this point in the meeting, it was adjourned at 7:57 p.m. in order to hold the Planning Commission meeting.

The meeting was re-convened at 8:12 p.m.

II. DISCUSSIONS

a) Plan of Conservation and Development (the “Plan”)

Mr. Astrom recommended that they start their discussions on page 48 of the Plan and began with the bullet points under the “Short-Term” section.

As they went through the thirteen bullet points, Mr. Greene pointed out what priorities had been completed, what were still being worked on and what were not done. Some items were funded from either the State or Federal government which affected their implementation. Some items were not being worked on because there was not enough staff to do the work. The commissioners would also discuss some of the items with the various departments during the capital budget hearings in order to find out how they could work on getting these items completed. There was a lengthy discussion about the lack of retail in SoNo. Part of the problem is the lack of parking as well as the lack of a marketing plan to encourage retail. A study would need to be done to determine what the problems are. Presently, there are no plans to conduct a study.

The commissioners agreed to continue with the “Mid-Term” bullet points of the Plan at the next meeting.

b) The City of Norwalk Website

There was a lengthy discussion about the website. Most of the commissioners agreed that the new website was a big improvement over the previous website; however, the visitor section was poorly done. There were very few photographs that showed the city especially the beaches. It did not seem that there was anybody doing oversight on the website so that events, etc. that were expired would be taken off the website. Some of the commissioners’ questions/comments would be discussed at the capital budget meeting with the IT department.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted by,

Diana Palmentiero