

**CITY OF NORWALK
PLANNING COMMISSION
March 11, 2014**

PRESENT: Torgny Astrom, Chair; Frances DiMeglio; Joel Zaremby; Walter McLaughlin; Victor Cavallo; William Dunne; Steven Ferguson

STAFF: Frank Strauch

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:59 p.m.

II. ROLL CALL

Mr. Strauch called the roll.

III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a) Subdivision #3631 – Michael Nikolas – 17 Deepwood Lane – 2 lot – Action on proposed resubdivision

MR. ZAREMBY MOVED: to send this application back to the Subdivision Committee due to the fact that the Department of Public Works has not completed its review of the applicant's drainage report.

**** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED UNANIMOUSLY.**

b) Subdivision #3615 - KRPX Holdings, LLC – 282 Flax Hill Road – 3 Lots – Action on release of maintenance surety

MR. ZAREMBY MOVED: BE IT RESOLVED that the request to release the maintenance surety held on Subdivision #3615 - KRPX Holdings, LLC – 282 Flax Hill Road – 3 Lots – Release of maintenance surety be **APPROVED** as the required improvements have been properly installed, certified, and maintained; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be March, 21, 2014.

**** MR. MCLAUGHLIN SECONDED.
** MOTION PASSED UNANIMOUSLY.**

IV. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair

a) 8-24 Review – Redevelopment Agency - Harbor Loop Trail under Yankee Doodle Bridge- Construction of 580 linear feet of asphalt pedestrian / bicyclist trail – Report and recommendation

MS. DIMEGLIO MOVED: BE IT RESOLVED by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the from the Norwalk Redevelopment Agency for the Harbor Loop Trail under Yankee Doodle Bridge - Construction of 580 linear feet of asphalt pedestrian / bicyclist trail be **APPROVED** with the following comments:

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

- 1) To implement the Plan of Conservation and Development goal to " Ensure public access areas to the waterfront are for the general public and not limited to particular groups or individuals" (C.1.1.7 p.24); and
- 2) To implement the Plan of Conservation and Development goal to "Create a network of walking and bicycle trails among neighborhoods, points of interest, and opposite sides of the river and harbor" (C.4.1 p. 26); and
- 3) To implement the Plan of Conservation and Development goal to "Support trails and bikeways" (D.6.1.2 p.32); and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies.

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

**** MR. DUNNE SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

b) 8-24 Review – Redevelopment Agency - Harbor Loop Trail at 40 Cross Street- Construction of 250 linear feet of asphalt pedestrian / bicyclist trail – Report and recommendation

MS. DIMEGLIO MOVED: BE IT RESOLVED by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the from the Norwalk Redevelopment Agency for the Harbor Loop Trail at 40 Cross Street- Construction of 250 linear feet of asphalt pedestrian / bicyclist trail be **APPROVED** with the following comments:

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

- 1) To implement the Plan of Conservation and Development goal to " Ensure public access areas to the waterfront are for the general public and not limited to particular groups or individuals" (C.1.1.7 p.24); and

- 2) To implement the Plan of Conservation and Development goal to "Create a network of walking and bicycle trails among neighborhoods, points of interest, and opposite sides of the river and harbor" (C.4.1 p. 26); and
- 3) To implement the Plan of Conservation and Development goal to "Support trails and bikeways" (D.6.1.2 p.32); and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies.

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

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

V. APPROVAL OF MINUTES: February 11, 2014, February 12, 2014 & February 18, 2014

MR. ASTROM MOVED to approve the minutes of February 11, 2014.

**** MR. ZAREMBY SECONDED.**
**** MOTION PASSED (6-0).**

MR. ASTROM MOVED to approve the minutes of February 12, 2014 as corrected.

**** MR. ZAREMBY SECONDED.**
**** MOTION PASSED (6-0).**

MR. ASTROM MOVED to approve the minutes of February 18, 2014.

**** MR. ZAREMBY SECONDED.**
**** MOTION PASSED (5-0).**

VI. COMMENTS OF THE SITE PLANNER

Mr. Strauch gave the commissioners handouts of the Capital Budget process as it was set forth in the City Code as well as the process that was followed, starting in December 2013 through the Planning Commission's recommendation to the Mayor on February 27, 2014. It will be on the next Planning Commission agenda for discussion. He then told the commissioners about the Mayor's budget and what had been added and deleted from it. The Mayor wanted the commissioners to be aware of these changes. Mr. McLaughlin had questions about the final budget amount. Ms. DiMeglio asked about the document management system requested by the Department of Public Works. She wondered whether department heads could work together for a document management system that worked in all departments.

VII. COMMENTS OF COMMISSIONERS

Mr. Cavallo had questions about column headings on the Capital Budget spreadsheets. He believed it gave the impression that the Planning Commission had already approved the amounts that were in the “out years.” Mr. Strauch explained that the amounts in those years were placeholders. It was decided that the headings should probably be changed.

Mr. McLaughlin had questions about the final Capital Budget which was to be approved by the Common Council. The commissioners discussed the process. Mr. Cavallo referred to the City Code which Mr. Strauch had earlier handed to them.

VIII. COMMENTS FROM SWRPA

Mr. Cavallo said that SWRPA was now reaching the end. It was looking to transition to a COG and its merger with the Housatonic Valley. There were also questions about where staff would go. He also explained how the new COG commission would work. Planning and Zoning Commissions would be representatives but would only play advisory roles.

Mr. Cavallo had others comments, not related to his SWRPA comments. He believed that there was an issue about the referral of expenditures that were over \$10K to the Planning Commission which needed to be addressed. He also wanted to see on each resolution, especially with respect to Land Use and before the Planning Commission, there should be a draft resolution to approve and one to deny, based upon the Plan of Conservation and Development (“POCD”). He thought it was important for the commissioners to be informed if an application did not comply with the POCD. Mr. Astrom felt that the Planning and Zoning Department staff had been doing this for years. Mr. Strauch said that he would pass on their comments to Mr. Greene. This request would be on the Planning Commission’s April agenda.

IX. ADJOURNMENT

**** MR. MCLAUGHLIN MADE A MOTION TO ADJOURN.**
**** MR. CAVALLO SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:28 p.m.

Respectfully submitted by,

Diana Palmentiero

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