

**CITY OF NORWALK  
PLANNING COMMISSION  
April 8, 2014**

**PRESENT:** Torgny Astrom, Chair; Frances DiMeglio; Joel Zaremby; Walter McLaughlin (left the meeting early); Anthony Aitoro; William Dunne; Steven Ferguson

**STAFF:** Michael Greene; Frank Strauch

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 7:51 p.m.

**II. ROLL CALL**

Mr. Greene 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**

Before the commissioners acted upon this resolution, Mr. Zaremby asked about the financial guarantees that were being requested in the draft resolution. Mr. Strauch explained that these were 2 guarantees that the city had to collect.

**MR. ZAREMBY MOVED: BE IT RESOLVED** that subdivision application #3631 submitted by Michael Nikolas, for a 2 lot resubdivision at 17 Deepwood Lane and as shown on a plan entitled "Preliminary Re-Subdivision Map Of Property Prepared For Michael Nikolas, 17 Deepwood Lane, Norwalk Connecticut," Scale 1" = 20', dated 11/19/2013 and certified "Substantially Correct" by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor– Connecticut Registration No. 15773 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 financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of all erosion and sedimentation controls; and
4. That a financial guarantee, in an amount to be determined by staff, be submitted to guarantee the installation of the required public improvements prior to the certificate of occupancy being issued on the construction of any new dwelling; and
5. That the subdivision map not be filed until the drainage system proposed has a sign-off from the Department of Public Works; and

**BE IT FURTHER RESOLVED** that conditions **do not** warrant the installation of sidewalks; and

**BE IT FURTHER RESOLVED** that conditions **do** warrant the installation of new street curbs; and

**BE IT FURTHER RESOLVED** that the street tree requirement **not be waived** and that four (9) street trees be installed 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 April 18, 2014.

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

**b) Subdivision #3621 – Kerschner Development, Co., LLC – 57 Old Rock Lane – 4 Lots - Release of maintenance surety**

**MR. ZAREMBY MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the request to release the surety held on Subdivision #3621 – Kerschner Development, Co., LLC – 57 Old Rock Lane – 4 Lots - Release of maintenance surety be **APPROVED** and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be April 18, 2014.

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

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

**a) Special Appropriation – Building Management for Board of Education – Appropriation of \$2.4 million of the State of Connecticut’s share regarding the Rowayton School Improvement Project**

**MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that Special Appropriation – Building Management for Board of Education – Appropriation of \$2.4 million of the State of Connecticut’s share regarding the Rowayton School Improvement Project be **APPROVED**; and

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

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

**V. APPROVAL OF MINUTES: March 11, 2014**

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

**\*\* MR. DUNNE SECONDED.**  
**\*\* MOTION PASSED (6-0).**

**VI. COMMENTS OF THE DIRECTOR**

Mr. Greene said that this was the 30<sup>th</sup> month in a row of an increase in issuing permits. He also mentioned that the city was in talks with the purchaser of the 95/7 project to convey what they would like to see happen at the site. He then discussed 50 Washington Street which has a new purchaser. They would make it a first class office building. However, it needed more parking which the commissioners discussed. There was a discussion about the Planning and Zoning Department’s staffing since one staff member was leaving. Mr. Greene said that he thought he would be able to replace this staff member but not have another staff. He also said that he was trying to extend the hours of the part-time secretary. There was then a discussion about Lowe’s. The current building on the property was about to be demolished.

**VII. COMMENTS OF COMMISSIONERS**

Mr. Astrom said he had been approached by Mr. Santo, the Chair of the Zoning Commission, to have a joint meeting of the Planning and Zoning Commissions. The meeting would be held the same night as Corporation Counsel makes a presentation about land use rules. It would be held after July when appointments would be made.

**VIII. COMMENTS FROM SWRPA**

There were no comments from SWRPA as Mr. Cavallo was not in attendance at the meeting.

**IX. ADJOURNMENT**

**\*\* MR. ZAREMBY MADE A MOTION TO ADJOURN.  
\*\* MR. AITORO SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:10 p.m.

Respectfully submitted by,

Diana Palmentiero