

**CITY OF NORWALK  
PLANNING COMMISSION  
May 13, 2014**

**PRESENT:** Frances DiMeglio, acting as Chair; Walter McLaughlin; Victor Cavallo; Steven Ferguson; William Dunne; Joel Zaremby

**STAFF:** Michael Greene; Frank Strauch

**I. CALL TO ORDER**

Ms. DiMeglio called the meeting to order at 8:20 p.m.

**II. ROLL CALL**

Mr. Greene called the roll.

**III. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair  
Referrals – Report & recommendation**

**a) 8-24 Review – Land Use and Building Management – Disposition of  
City property at 410 Main Avenue**

**\*\* 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 – Land Use and Building Management – Disposition of City property at 410 Main Avenue be **DENIED** if it is to be sold for less than the fair market value.

**\*\* MR. ZAREMBY SECONDED.  
\*\* MOTION PASSED (5-1)**

**\*\* 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 – Land Use and Building Management – Disposition of City property at 410 Main Avenue be **APPROVED** if it is to be sold for the fair market value without restrictions.

**\*\* MR. ZAREMBY SECONDED.  
\*\* MOTION PASSED (5-1)**

**b) Zoning Commission referral - #1-14M – Norwalk West VI, LLC – 26-36 Orchard St. / 33 Orchard St. and 2 Quincy Street - Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1.44 acres, 8 parcels)**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown on a certain document entitled "#1-14M – Norwalk West VI, LLC. – 26 - 36, 33 Orchard St/2 Quincy St – Proposed change to the Building Zone Map to change from D Residence to Central Business Design District Subarea B" and dated March 28, 2014 affecting property located in the First Taxing District, Block 12, Lots 1, 2, 3, 4, 5, 17 and 18 and Block 21, Lot 14, and including property now part of the City-owned Orchard Street ROW and Quincy Street ROW, all of which is now zoned D Residence in its entirety (1.444 acres) and proposed for change to entirely Central Business Design District Subarea B (1.444 acres), be **APPROVED**.

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

1. To implement the Plan of Conservation and Development "A.1.2.3 Allow a wide range of housing opportunities to ensure that the housing needs of all segments of the labor force are met" (p. 10)
2. To implement the Plan of Conservation and Development "A.2.1.4 Continue to provide budget funding to redevelop the West Avenue, Wall Street, and Reed Putnam areas with new housing and mixed use developments" (p. 11); and
3. To implement the Plan of Conservation and Development "A.6 Advance current redevelopment plans" (p. 13); and
4. To implement the Plan of Conservation and Development "F.4.1.10 Create an engaging urban landscape and architectural setting in the West Avenue area through the adoption and implementation of West Avenue planning, as amended (p. 44)

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Norwalk Zoning Commission.

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

**c) Connecticut Department of Energy and Environmental Protection – 46 South Beach Road Seawall height modification**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #201303888-SJ – 46 South Beach Road - Seawall height modification:

1. That this proposal is consistent with coastal resource and use polices.

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

#### **IV. APPROVAL OF MINUTES: April 8, 2014**

**MS. DIMEGLIO MOVED** to approve the minutes.

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

#### **V. COMMENTS OF THE DIRECTOR**

Mr. Greene told the commissioners that there was some pages that from the Capital Budget process that they should take home for their books.

He also notified them of the amount of permits that his staff had issued for the month of April. It was another month where the amount was above the 22 year average.

Mr. Greene also told the commissioners that the presentation about the Capital Budget process would be postponed once again this month, since Mr. Astrom was not in attendance. There was a discussion about the new developments around Norwalk.

#### **VI. COMMENTS OF COMMISSIONERS**

There was a discussion about 50 Washington Street and its windows. Mr. Cavallo began to discuss the fact that the Planning Commission should review any contracts that the city wants to enter into if it is over \$10,000. Mr. Greene reminded him that they would be on the Planning Commission's agenda next when Mr. Astrom could attend the meeting.

#### **VII. COMMENTS FROM SWRPA**

Mr. Cavallo began the presentation by explaining the merger of the two regional planning associations. It would not include Bridgeport. He said they still not sure where

the office will be. They are working on that now, although the merger would have to be complete by the end of the year. There was a discussion as to how the Chief Elected Officials (“CEO”) would work together. There would be representatives from each town that would be advisory. These representatives would be from the Planning and Zoning Commissions.

## **VIII. ADJOURNMENT**

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

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,

Diana Palmentiero