

Draft
CITY OF NORWALK
LAND USE COMMITTEE
April 14, 2015

PRESENT: Fran DiMeglio, Chair; Torgny Astrom; Joel Zaremby; William Dunne; Steve Ferguson

STAFF: Michael Greene; Frank Strauch

OTHERS: Alan Lo

Ms. DiMeglio called the meeting to order at 7:40 p.m.

I. REFERRALS: Review and recommendation

a) 8-24 Review – Land Use and Building Management Committee – City Hall Heating-Ventilation Air-Conditioning replacement project

Mr. Strauch began the presentation with a brief history of City Hall which was rebuilt in 1987. He explained how the mechanicals were now reaching the end of the useful life. Building management was slowly replacing them.

Ms. DiMeglio asked whether this request was for additional funds that were not approved in the Capital Budget. Mr. Lo said that it was not and that funds had been approved for this project in the past 2 years.

b) 8-24 Review – Land Use and Building Management Committee – City Hall roof replacement project

Mr. Strauch began the presentation by showing the commissioners an aerial map of City Hall's roof. He explained how the project was being broken down into phases so that the whole cost was not paid at once. The first phase would be the Dome.

Mr. Lo explained the different materials that could be used for the Dome. They had thought about fiberglass but it was just as much as the copper so that would be used again.

There was also a discussion about possibly using solar panels. Although the solar panel project was not going forward at this time, they were using materials that could support the solar panels. There was then a discussion of the cost of the Dome project.

c) 8-24 Review – Land Use and Building Management Committee – Department of Public Works Garage heating pipe replacement project

Mr. Strauch began the presentation by handing out maps to the commissioners to show them where the garage was. Ms. DiMeglio asked whether this project was in the Capital Budget and it was.

Mr. Lo discussed the history of the building from the early 1990s. He explained that it would be difficult to find another building or another place for this building because it is so big. It was used for vehicle storage and maintenance.

d) Zoning Commission - #1-15R – Norwalk Project, LLC – 50 Keeler Ave - Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone as revised to allow mixed use developments

Mr. Greene began the presentation by explaining a previous application that was filed prior to this one. This application expanded the amendment to include mixed use developments. Floor Area Ration (“FAR”) allows the applicant to decide whether to build more stories with less floor area or fewer stories with more floor area.

e) Zoning Commission - #2-15R - Zoning Commission – Proposed amendments to Section 118-700 to add “medical office” as a permitted use in the Industrial #1 zone – For distribution only; action at May meeting

Mr. Greene began the presentation by explaining that this amendment was correcting an error in the regulation to now include “medical office.”

The meeting was adjourned at 7:55 p.m.

Respectfully submitted by,

Diana Palmentiero