

**DRAFT
CITY OF NORWALK
PLANNING COMMISSION
May 12, 2015**

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

STAFF: Frank Strauch; Adam Carsen

OTHERS: Atty Liz Suchy

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 7:55 p.m.

II. ROLL CALL

Mr. Strauch called the roll.

III. PUBLIC HEARING

a) Subdivision # 3636 – Petrucci Builders, LLC – 251 Silvermine Avenue – 3 Lots

Mr. Astrom opened the public hearing and then explained the rules of the public hearing.

Atty Suchy began the presentation by handing in the certified, return receipt cards, evidencing notice of the public hearing to the abutting neighbors. She then oriented the commissioners as to the location of the property on an aerial map. She also showed the commissioners photos of the property and then the plans of the property if it was to be subdivided. All 3 lots met the requirements for a subdivision and the no variances are required. The Conservation Commission application was pending due to a lack of a quorum at that night's meeting. The next meeting was scheduled for May 26. The applicant was requesting a waiver of sidewalks since there were no other sidewalks. All other sign-offs are in the file.

There was a further discussion of the waiver of the sidewalks by the commissioners. Atty Suchy said that if the Planning Commission deemed it necessary, there could be sidewalks.

No one spoke in support or opposition to the application. Mr. Astrom closed the public hearing.

IV. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

a) Action on III. a.

i. Subdivision # 3636 – Petrucci Builders, LLC – 251 Silvermine Avenue – 3 Lots

**** MR. ZAREMBY MOVED:** that this application be moved back to the Subdivision Committee.

Mr. Ferguson seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

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

a) Special Capital Appropriation – Health Department – For repairs to the HVAC system at the Health Department building in the amount of \$28,195

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Fire Department for a Special Appropriation in the amount of \$28,195 for a study for repairs to the HVAC system at the Health Department building be **APPROVED**, and

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

Mr. Ferguson seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

b) Capital Project Close Outs – Norwalk Public Library – Close outs of the Teen Room, Fire Door Replacement, and the Carpet/Ceiling/Light Replacement projects in the amount of \$23,257

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the capital project close-out request from the Norwalk Public Library in the amount of \$23,257 be **APPROVED** and

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

Mr. Dunne seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

b) Special Capital Appropriation – Norwalk Public Library – For emergency repairs of the elevator at the Belden Avenue Library in the amount of \$23,257

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Planning Commission that the request by the Norwalk Public Library for a Special Appropriation in the amount of \$23,257 to partially fund the costs related to the emergency repair of the elevator at the Belden Avenue Library be **APPROVED**, and

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

Mr. Dunne seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

c) 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

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled #2-15R – Zoning Commission – Proposed amendments to Section 118-700 to add “medical office” as a permitted use in the Industrial #1 zone” dated March 13, 2015, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development to “Examine and modify existing zoning where necessary to achieve the goals of the plan” (F.2.1, pg. 42).

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

VI. APPROVAL OF MINUTES: April 14, 2015

Ms. DiMeglio moved to approve the minutes.

Mr. Zaremby seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

VII. COMMENTS OF THE PLANNING DEPARTMENT STAFF

Mr. Strauch thanked the commissioners.

VIII. COMMENTS OF COMMISSIONERS

Ms. DiMeglio asked questions about Benders’ Plumbing. She did not realize what the project was. There was some discussion about that strip mall.

IX. ADJOURNMENT

Mr. Zaremby made a Motion To Adjourn.

Mr. Ferguson seconded.

Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:09 p.m.

Respectfully submitted by,

Diana Palmentiero