

Draft
CITY OF NORWALK
LAND USE COMMITTEE – Special Meeting
June 15, 2015

PRESENT: Frances DiMeglio, Chair; Torgny Astrom; Joel Zaremby; Steven Ferguson; Bill Dunne

STAFF: Michael Greene; Frank Strauch

OTHERS: Atty Brian McCann;

Ms. DiMeglio called the meeting to order at 7:35 p.m.

I. REFERRALS: Review and recommendation

a) 8-24 Review – Law Department – Review of easement regarding stipulated judgment of Domenic Sammarco v. City of Norwalk

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property, as well as the easement, on an aerial map.

Atty McCann, of the Norwalk Law Department, continued the presentation by explaining the lawsuit which began several years ago. He explained that the lot is a Redevelopment area. Since there are no immediate plans to redevelop the area, the Law Department thought it best to come up with a solution at this time, rather than wait for the area to be redeveloped. This could cause other problems which the city might not be able to afford. He showed the commissioners the plans of the solution that was agreed upon under a stipulated judgement. There was a discussion about the traffic flow as well as the easements on the property. Atty McCann then gave a brief history of the roads that traversed the property in the past.

b) 8-24 Review – Law Department – Request for review and approval of the purchase by the City of a property located at 127 Fillow Street pursuant to the consent order in the case of Al Madan Islamic Center of Norwalk, Inc. v. City of Norwalk

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that the city was purchasing the property that the Al Madany Islamic Center had bought to build their mosque, as part of a settlement agreement with the city. Mr. Zaremby said that this was “legalized extortion” and asked whether the city would sub-divide the property. Mr. Greene said the city had options, one of which was sub-dividing.

c) Zoning Commission - #3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on the site plan. He explained how the signs would look on the buildings as well as how many there would be.

d) Zoning Commission - #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones

Mr. Greene began the presentation explained that the proposed amendment would allow award banners to remain up for 1 year. There was a lengthy discussion as to why this regulation wasn't being used in all zones.

e) Zoning Commission - #1-15M – 25 Butler, LLC – 43 Harbor Ave/38 Orchard St//4 & 6 Quincy St - Proposed change to the Building Zone Map from D Residence to Central Business Design District Subarea B (4 lots) – For distribution only; action at July meeting

Mr. Greene began the presentation by showing the site plan to the commissioners. He explained that the developer had wanted to continue the zone to the water. He also explained that the Zoning Commission recommended that they withdraw the zone change. The zone change that they re-submitted only included the parcels that they needed in order to continue to develop. At a future date, they could re-visit changing the remainder to a different zone. The commissioners would vote on this application in July.

f) Zoning Commission - #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones – For distribution only; action at July meeting

Mr. Greene began the presentation by noting that although farms are allowed in all the zones, farm stands are not. There was a discussion of the acreage in these 2 zones. The regulation would only be for 1 year and if it doesn't work out, then it would not be renewed. The commissioners would vote on this application in July.

g) Zoning Commission - #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones – For distribution only; action at July meeting

Mr. Greene began the presentation by explaining that the Department of Justice (“DOJ”) had made comments on the city's regulations and where places of worship were allowed. They recommended that these changes be made. He showed the

commissioners on a map where the amendments would affect. He said that the DOJ did not think that the wording of the city's regulations was clear enough.

h) Zoning Commission - #7-15R - Zoning Commission – Proposed amendments to Section 118-1450 to revise criteria for Special Permits, to add a new subsection D. Special Standards for Non-residential uses in residence zones and related technical amendments – For distribution only; action at July meeting

Mr. Greene began the presentation by explaining that there would be certain rules in certain zones to avoid putting large buildings on small lots.

The meeting was adjourned at 8:31 p.m.

Respectfully submitted by,

Diana Palmentiero