

**DRAFT  
CITY OF NORWALK  
PLANNING COMMISSION – Special Meeting  
July 14, 2015**

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

**STAFF:** Frank Strauch; Dori Wilson

**I. CALL TO ORDER**

Mr. Astrom called the meeting to order at 8:30 p.m.

**II. ROLL CALL**

Mr. Strauch called the roll.

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

**a) 95-19 City Code – Naming of Streets – Review and approval to name  
a new street off of Aiken Street as “Caryns Way”**

Before the vote, there was further discussion about the name because there was also a Karen Drive in Norwalk as well as whether this was in the possessive case.

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission that the naming of a new street called “Caryns Way” off of Aiken Street be **APPROVED**; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Mr. Zaremby seconded.**

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

**Mr. Cavallo opposed.**

**No one abstained.**

Ms. DiMeglio asked that it be noted by staff that the Planning Commission questioned the process of naming a street.

**b) 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)**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed changes to the Building Zone Map as shown on a certain document entitled "**#1-15M** – 25 Butler, LLC – 38 Orchard St/6 Quincy St - Proposed change to the Building Zone Map from D Residence to Central Business Design District Subarea B" and dated June 15, 2015 affecting property located in the First Taxing District, Block 12, Lots 6 and 14 and including property now part of the Orchard Street ROW and Quincy Street ROW, all of which is now zoned D Residence and proposed for change to Central Business Design District Subarea B, be **APPROVED**.

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

1. To implement the Plan of Conservation and Development to "Advance current redevelopment plans" (A.6, p. 13); and "Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed-use development (i.e. offices, stores, services, restaurants and theaters together with housing, parks and cultural facilities)" (A.3.1.2, p.12); and
2. To implement the Plan of Conservation and Development to "Continue to provide budget funding to redevelop the West Avenue, Wall Street, and Reed Putnam areas with new housing and mixed use developments" (A.2.1.4, p. 11); and

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

**Mr. Dunne seconded.**

**Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, and Mr. Cavallo in favor.**

**No one opposed.**

**No one abstained.**

**c) Zoning Commission - #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones**

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#5-15R** - Zoning Commission – Proposed amendments to Article 30 to permit seasonal farm stands in AA and AAA Residence zones" and dated May 26, 2015, be **DENIED**.

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

- 1) To implement the Plan of Conservation and Development goal to "Protect residential neighborhoods from incompatible development" (A.1.1.6, p. 10); and

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

**Mr. Ferguson seconded.**

**Torgny Astrom, Frances DiMeglio; Joel Zaremby; Bill Dunne; Steve Ferguson, and Mr. Cavallo in favor.**

**No one opposed.**

**No one abstained.**

**d) Zoning Commission - #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones**

Before the vote, Mr. Cavallo recused himself and left the room.

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected Business and Industrial zones" and dated June 2, 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 this plan” (F.2.1, p. 42); and,

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

**Mr. Zaremby seconded.**

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

**Mr. Dunne opposed.**

**No one abstained.**

With the vote at 4-1, there was no action on this matter.

**e) 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**

Mr. Cavallo returned to the room. There was a discussion about the rebuilding clause.

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#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" and dated June 2, 2015, be **APPROVED.**

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

1. To implement the Plan of Conservation and Development to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10); and
2. To implement the Plan of Conservation and Development to "Protect residential neighborhoods from incompatible development (A.1.1.6, p. 10); and
3. To implement the Plan of Conservation and Development to "Review all anomalies and spot zones to conform to regulations, and to encourage reasonable uses" (F.2.1.3, p. 42); and
4. Limit the social programs and businesses allowed in residential zones" (F.2.2.2, p. 42); and

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

**Mr. Zaremby seconded.**

**Torgny Astrom, Frances DiMeglio; Joel Zaremby; Victor Cavallo, in favor.**

**No one opposed.**

**Mr. Ferguson abstained.**

#### **IV. APPROVAL OF MINUTES: June 15, 2015**

**Ms. DiMeglio moved** to approve the minutes.

**Mr. Dunne seconded.**

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

**No one opposed.**

**Mr. Cavallo abstained.**

#### **V. COMMENTS OF STAFF**

Ms. Wilson thanked everyone for coming to the Special Meeting so that their votes would be relayed to the Zoning Commission.

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

There was a discussion as to whether there would be a Planning Commission meeting in August.

There was also a discussion about some land that had been sold back to the donor when it was not developed by the city for a fire station. Now Ms. DiMeglio wondered what it was being sold for.

## **VII. 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 8:53 p.m.

Respectfully submitted by,

Diana Palmentiero