

Draft
CITY OF NORWALK
SPECIAL MEETING OF THE LAND USE COMMITTEE
September 8, 2015

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

STAFF: Michael Greene; Frank Strauch

OTHERS: Atty Mario Coppola; Atty Mark Grenier;

Ms. DiMeglio called the meeting to order at 7:06 p.m.

I. REFERRALS: Review and recommendation

a) 8-24 Review – Law Department – Proposed easement between the City and the Norwalk Redevelopment Agency for 30 parking spaces within the parking lot located behind the Norwalk Police Facility

Mr. Strauch began the presentation by handing the commissioners a map and orienting them as to the location of the property. There was a discussion as to which parking lot it was.

Mario Coppola, Corporation Counsel, continued the presentation. He clarified where the parking lot was. He explained the Settlement Agreement with the Redevelopment Agency. He explained the lawsuit and the inverse condemnation. There was not enough parking in the area which has been a property for the owner. The idea is to develop additional parking in order to be able to redevelop the buildings on South Main St. He continued by explaining the Redevelopment Agency's plan to help this area. The Police Department was fine with the parking plan. Atty Coppola then explained how the lawsuit was settled first and then the purchase of the properties was negotiated. Mr. Cavallo wondered why the city had not given Mr. Barton the parking spaces in the first place. Now they have to pay him for the buildings which did not make sense to him. Atty Coppola said that this was a problem that had been ongoing through several administrations. He felt this was the best resolution for a bad situation. There was then a discussion as to why this had to be rushed. Atty Coppola explained that the Appellate Court would not allow any more extensions for the city which has already taken several.

Atty Grenier, the attorney for the Redevelopment Agency, continued the presentation by explaining that the city could walk away from the agreement if the due diligence does not come back favorable to the city. There was further discussion as to how the environmentals could affect the agreement. There was then a discussion as

to when the parking would be available which would not be until the end of 2016. Atty Coppola left the meeting.

b) 8-24 Review – Land Use and Building Management Committee of the Norwalk Common Council– Request to deed two City Properties abutting Oak Hills Park as parkland

Mr. Strauch began the presentation by orienting them as to the location of the property.

Mr. Lo continued the presentation by explaining how the land would be used. He also said that it would be designated as parkland and it will be kept as such.

Ernie DesRochers, chairperson of the Oak Hills Park, continued the presentation by explaining that the two parcels would remain as passive, recreational uses. It would remain undeveloped.

Mr. Lo continued the presentation by explaining how development would not be allowed and that it was still City property. There was a discussion as to who would maintain the property.

c) Zoning Commission referral - #8-15R - A. J. Penna & Son - 2 Muller Avenue - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a principal use in Business #2 zone – *For distribution only: action at October meeting*

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained how the applicant had to move because of work being done by the state along the railroad bridge. Mr. Greene explained that the commissioners should send the staff questions until they actually had to vote on it.

d) Zoning Commission referral - #9-15R/#12-15SP – 10 Lubrano Place, LLC, AMEC Holdings LLC et al – 7-15 Olean St/10-12 Lubrano Place/ 26 Hemlock Pl/San Vincenzo Place - Proposed amendment to allow solid waste truck storage facilities/aggregate storage by SP in Industrial #1 zones – *For distribution only: action at October meeting*

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map. There was a discussion about the definition of “solid waste.” He explained that the applicant has been storing things at this location because they have no space at their other location. This zone change would make the storage at this site legal.

E) Zoning Commission referral - #2-15M - Garavel Auto Group - 125-131-Main Street/2 & 4 West Main Street - Proposed zone change from D Residence and Business #2 to Business #2 and D Residence (realign zone line) – *For distribution only: action at October meeting*

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map. This application actually changed the zoning map, not the regulations. He also explained that there is no site plan from the applicant so he was not sure why the applicant was requesting the change.

The meeting was adjourned at 7:53.

Respectfully submitted by,

Diana Palmentiero