# CITY OF NORWALK
# PLANNING COMMISSION
# November 12, 2014

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

**STAFF:** Michael Greene

## I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:05 p.m.

## II. ROLL CALL

Mr. Greene called the roll.

## III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

**A. Subdivision #3582 – Witch Lane Estates, LLC – 15 Witch Lane – 2 lots -**

*** MR. ZAREMBY MOVED: BE IT RESOLVED** that the request to release the maintenance surety held on Subdivision # 3582 – Witch Lane Estates, LLC – 15 Witch Lane – 2 Lots – Return of maintenance bond be **APPROVED** as the required improvements have been properly installed, certified, and maintained; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 21, 2014.

**MR. MCLAUGHLIN SECONDED.**
**MOTION PASSED UNANIMOUSLY.**

**B. Subdivision # 3607/ #6-08CAM – AvalonBay Communities – 24 Belden Avenue – 2 Lots – Return of maintenance bond**

*** MR. ZAREMBY MOVED: BE IT RESOLVED** that the request to release the maintenance surety held on Subdivision # 3607/ #6-08CAM – Avalon Bay Communities – 24 Belden Avenue – 2 Lots – Return of maintenance bond be **APPROVED** as the required improvements have been properly installed, certified, and maintained; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 21, 2014.

## IV. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair

**Referrals – Report & recommendation**

**a) Zoning Commission referral - #2-14R – Amendments to revise minimum lot size for indoor contractor parking facility from 12,500 sf to 10,000 sf, to allow as principal use in Bus #1 & Bus #2 zones subject to submittal of Environmental impact statement (EIS) and related technical amendments**

*** MS. DIMEGLIO MOVED:** **BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#2-14R – Zoning Commission – Proposed amendments to add indoor contractor parking facility as a principal use in Business Zone #1 & #2, to delete indoor contractor parking as a special permit use, to revise minimum lot size to 10,000 square feet and to require environmental impact statements" and dated May 9, 2014, be **DENIED**.

**BE IT FURTHER RESOLVED** that the reason for this action is:

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

2) To implement the Plan of Conservation and Development to “Protect the Betts Pond Brook, Five Mile River, Silvermine River, *Norwalk River*, and other aquifers to guarantee quality groundwater for future generations” (B.4.1.4, p. 18); and

3) To implement the Plan of Conservation and Development to “Maintain requirements for landscaped buffers where commercial uses abut residential uses” (F.2.2.3, p. 42); and

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

**MR. DUNNE SECONDED.**
**MOTION PASSED UNANIMOUSLY.**

## V. ELECTION OF OFFICERS

Mr. Zaremby made a motion to continue the current slate of officers. Mr. Dunne seconded the motion which passed unanimously. Mr. Astrom would continue as Chair, Ms. DiMeglio would remain as Vice Chair and Walter McLaughlin, as Secretary.

## VI. APPROVAL OF MINUTES: October 14, 2014

**MR. ASTROM MOVED** to approve the minutes.
**MR. MCLAUGHLIN SECONDED.**
**MOTION PASSED (4-0)**

## VII. ADOPTION OF ANNUAL MEETING SCHEDULE: 2015 Meeting schedule

**MR. ASTROM MOVED** to approve the annual meeting schedule for 2015.
**MR. ZAREMBY SECONDED.**
**MOTION PASSED UNANIMOUSLY.**

## VIII. COMMENTS OF THE DIRECTOR

Mr. Greene said that he had a good meeting with the Planning Committee of the Common Council. He discussed the Master Plan with them and what they would like to see in the next Master Plan. There was a discussion about the Master Plan, how it is developed, adopted and that it is a non-binding document.

## IX. COMMENTS OF COMMISSIONERS

Mr. McLaughlin thanked everyone for re-electing him.

Ms. DiMeglio had comments about many of the scrolling signs, etc. around Norwalk. There was a lengthy discussion about signage. They decided to put this item on the agenda in January.

## X. COMMENTS FROM SWRPA

It had been decided that this item should be removed from the agenda since SWRPA is no longer in existence.

## XI. ADJOURNMENT

** **MR. MCLAUGHLIN MADE A MOTION TO ADJOURN.**
** **MR. FERGUSON SECONDED.**
** **MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 8:28 p.m.

Respectfully submitted by,

Diana Palmentiero