CITY OF NORWALK
PLANNING COMMISSION
October 14, 2014

PRESENT: Torgny Astrom, Chair; Joel Zaremby; Fran DiMeglio; Walter McLaughlin; Victor Cavallo

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 LAND USE COMMITTEE, Fran DiMeglio, Chair

Referrals – Report & recommendation

a) 8-24 Review – Land Use & Building Management Committee of the Common Council – Long term lease (50 years) of use of City property located on Catalpa Street

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by – Land Use & Building Management Committee of the Common Council – Long term lease (50 years) of use of City property located on Catalpa Street be **APPROVED.**

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

**** MR. MCLAUGHIN SECONDED.**

Before the vote for this motion, Mr. Cavallo explained that he thought the lease was too long. He would prefer to see a 25 year lease instead.

**** (4-1) SO THE MOTION DOES NOT CARRY. THE PLANNING COMMISSION HAS TAKEN NO ACTION.**

b) Zoning Commission referral - #5-14R – Maritime Village I, LLC – Proposed amendments to Section 118-700 to revise height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments 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 "#5-14R - Maritime Village I, LLC – Proposed amendments to Section 118-700 to revise height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments and related technical amendments" and dated September 12, 2014, be **APPROVED;**

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

1) To implement the Plan of Conservation and Development to "Consider designating a redevelopment area at the South Norwalk Station to help achieve goals for transit enhancements and transit-oriented development here" (E.2.2.5, p. 37); and

2) To implement the Plan of Conservation and Development to "Encourage new development around transit access and allow new development which does not exceed the capacity of infrastructure systems (roads, sewers, water, etc)" (B.1.1.2, p. 16); and

3) To implement the Plan of Conservation and Development to "Allow for the future needs of Norwalk to be met as identified in this Plan (i.e. housing, economic growth, community facilities, etc.)" (F.1.1.6, p. 40); and

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

**** MR. ZAREMBY SECONDED.**
**** (4-1) VOTE WHICH MEANS THERE WAS NO ACTION. THE ZONING COMMISSION WILL DEEM IT APPROVED.**

IV. ELECTION OF OFFICERS

Mr. McLaughlin reported that, along with Ms. DiMeglio and Mr. Zaremby, they were making recommendations as follows for the election of officers:

Torgny Astrom, Chairman
Frances DiMeglio, Vice Chair
Walter McLaughlin, Secretary

Mr. Astrom asked if there were any other nominations. There were none.

MR. ASTROM MOVED to nominate Torgny Astrom, as Chairman, Frances DiMeglio, as Vice Chairman and Walter McLaughlin, as Secretary.

Mr. Cavallo asked to table this item; however, the motion was already on the table.

****	MR. ZAREMBY SECONDED.**
****	(4-1) SO THE MOTION DOES NOT CARRY. THE COMMISSIONERS WILL VOTE AGAIN IN NOVEMBER.**

## V.	APPROVAL OF MINUTES: September 9, 2014

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

## VI.	COMMENTS OF THE DIRECTOR

Mr. Greene confirmed that he had handed out the list of ongoing projects to everyone last month. He would give Mr. Cavallo a copy since he had not been at that meeting. He also told the commissioners about new applications about to be filed, including an extended stay hotel and the application for Smith Street.

## VII.	COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

## VIII.	COMMENTS FROM SWRPA

Since SWRPA was no more, it was decided that this should be taken off the agenda.

## IX.	ADJOURNMENT

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

The meeting was adjourned at 8:20 p.m.

Respectfully submitted by,

Diana Palmentiero