

**DRAFT
CITY OF NORWALK
SPECIAL MEETING OF THE PLANNING COMMISSION
August 11, 2014**

PRESENT: Torgny Astrom; Chair; Joel Zaremby; Frances DiMeglio; Walter McLaughlin; Victor Cavallo; William Dunne; Steven Ferguson

STAFF: Michael Greene; Frank Strauch

I. CALL TO ORDER

Mr. Astrom called the meeting to order at 8:51 p.m.

II. ROLL CALL

Mr. Greene took the roll.

III. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair

Referrals – Report & recommendation

a) 8-24 Review – Redevelopment Agency – Head Of The Harbor land purchase agreement – Action

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the Option to Purchase Agreement with Head of the Harbor South LLC be **APPROVED** and that it complies with the following sections of the Plan of Conservation and Development:

1. A.1.1.1 Seek private investment within the community;
2. A.6.3.4 Identify parcels suitable for redevelopment while encouraging compatibility with neighborhoods and sensitivity to environmental areas in proximity to Norwalk Harbor;
3. C.1.1.1 Encourage public walkways as part of developments along the Norwalk and Five Mile Rivers and their harbors, consistent with Connecticut Coastal Management Act water-dependent use Criteria
4. C.1.1.7 Ensure public access areas to the waterfront are for the general public and not limited to particular groups or individuals
5. C.1.3.10 Incorporate squares, plazas, and greens into redevelopment and areas of new residential growth

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

1. To implement the Wall Street Plan by “Promoting multiple clusters of mixed use redevelopment that enhance the vitality and activity within the area” (#1, Page 2); and,
2. To implement the Wall Street Plan by “Providing enhancements and new open space connections for Mill Hill Park and the River” (#9, Page 2)
3. To implement the Wall Street Plan by “The River and its Edges - Goal: Enhance the Norwalk River and its edges as unique features within the Wall Street area. (Page 16) and;
4. To implement the Wall Street Plan by “Objectives:
 - Expand view opportunities to the River from public vantage points.
 - Create walkways, lookouts, and active access points to the water and its edges wherever it is practical.
 - Provide for improvements in and around the Harborhead area as a focus for the surrounding district.”

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

b) Oak Hills Master Plan Review – Action

At this point in the meeting, a member of the public asked as a point of order whether there would be public hearing for this matter and whether this matter could be tabled. Mr. Astrom said there would not a public hearing and it would not be tabled. Another member of the public also asked, as a point of order, whether the commissioners had received a letter that he had sent to Mr. Greene on the weekend. The letter had been forwarded to the commissioners for their review.

**** MS. DIMEGLIO MOVED: BE IT RESOLVED** that the Master Plan for Oak Hills Park be **APPROVED** and that it complies with the following sections of the Plan of Conservation and Development:

1. C.2.1.4 Commit to stewardship of City-owned wooded areas, natural areas, and environmentally sensitive areas
2. C.2.1.5 Encourage the preservation of already-protected open space, and encourage the protection of existing “transitory” open space (land that functions as open space but is not formally protected from development) within these environmentally sensitive areas
3. C.2.2.4 Protect existing passive recreation areas from improvements that would diminish their natural character

4. C.3.1.1 Consider the construction of a municipal golf driving range by examining sites in which such a facility would be in keeping with the integrity of the surrounding neighborhood and its environmental conditions while recognizing the need to preserve public park open space to the greatest extent possible
5. D.6.1.4 Encourage health, fitness, and productivity in all members of our community

**** MR. ZAREMBY SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

IV. APPROVAL OF MINUTES: July 15, 2014

MS. DIMEGLIO MOVED to approve the minutes.

MR. MCCLAUGHLIN SECONDED.
MOTION PASSED (6-0).

V. COMMENTS OF THE DIRECTOR

Mr. Greene said that there had been a misprint on the dates of the next Planning Commission meeting. It would be held on September 9, 2014.

VI. COMMENTS OF COMMISSIONERS

The commissioners had no comments.

VII. COMMENTS FROM SWRPA

Mr. Cavallo had no comments since there had not been a SWRPA meeting.

VIII. ADJOURNMENT

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

The meeting was adjourned at 8:55 p.m.

Respectfully submitted by,

Diana Palmentiero