

Draft
**CITY OF NORWALK
LAND USE COMMITTEE
November 10, 2015**

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

STAFF: Michael Greene; Frank Strauch

OTHERS: Kathryn Hebert, Norwalk Parking Authority; Atty. Diane Jacobson,
Vanessa Valadares, DPW;

I. REFERRALS: Review and recommendation

a) 8-24 Review – Request by the Department of Public Works and the Norwalk Parking Authority to review and approve site improvements at 50 Washington Street and 38-48 North Main Street in the adjacent to the Webster Street Lot

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that this application dealt with the rear of the property. There are zoning permits for the improvements that are being done. He also discussed the site plans. There was a discussion of the steps encroaching onto the city's property as well as the easements. There would be no cost to the city or reduction of parking spaces.

Kathryn Hebert of the Parking Authority said that they unanimously approved this and would help beautify South Norwalk. There was a discussion about the dumpsters, and snow removal.

There was then a discussion about the valuation of the easement. Mr. Davidson asked to address this issue, on a broader level, later in the meeting. Atty Jacobson addressed the concerns about the financial consideration of the easement. There was a discussion about some areas of the parking lot which would look nicer.

b) 8-24 Review – Request by 50 Washington Street to review and approve an easement agreement with the City to allow for an encroachment of a proposed rotating doorway entrance onto the City owned plaza

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as the site plans. He said that they were now looking at the front side of the building where a revolving door would be

installed. The easement would last as long as the building does. There was a discussion about the easement for awnings but not the door.

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 special permit use in Business #2 zone

This application was withdrawn.

d) Zoning Commission referral - #9-15R – AMEC Holdings LLC et al – Proposed amendment to Industrial #1 zone to add new text to allow storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material associated with a solid waste transfer station by special permit at an existing transfer station or at offsite locations

This application was withdrawn.

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)

This application was withdrawn.

f) Zoning Commission referral - #3-15M/#11-15R – Highpointe Holding LLC – 37, 41, 42, 44, 45 &48 High St/8 North Ave - Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots) and proposed amendments to Central Business Design District (CBDD) Subarea A regulations to increase FAR from 2.0 to 2.25; to increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and to allow wider sidewalks throughout CBDD

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as the site plan to see High Street. He explained the current zones and what the applicant had proposed to change them to. There was a discussion about where a zone should stop as well as about the density in the area. There were concerns about the height of the buildings, some of which were 6-8 stories high while others in the area were only 2-4 stories tall. There was also a review of the proposed zone change to revise the amenity provisions throughout the CBDD zone. There was a short discussion about whether Mr. Ferguson should recuse himself since he owned a building in the area. Mr. Greene explained that the developer was working with the Zoning Commission to make their suggested changes.

g) Zoning Commission referral - #12-15R – United Parcel Service – Proposed amendment to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots

within 500 feet of facility and related technical amendments – For distribution only, action at December meeting

Mr. Greene began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the history of the off-site parking lot for their employees. What they had previously was not working for them.

h) Zoning Commission referral - #10-15R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk and technical amendments

Mr. Greene explained that the amendment should be renewed again for another 2 years. Although there is a lot of development in the area, it is not enough for this amendment not to be renewed. There was excess capacity at most of the lots. There was a discussion about the Webster Street lot. There was also a discussion about the city getting the parking lots to be shared between the Pearl and the North Water Street development. Although Mr. Greene had tried to get them to share a lot, it was his hope they would still be able to get them to do it.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by,

Diana Palmentiero