

**CITY OF NORWALK
ZONING COMMITTEE
January 14, 2016**

PRESENT: Emily Wilson, Chair; Linda Kruk; Jill Jacobson; Mike O'Reilly; Nate Sumpter; Rod Johnson; Douglas Stern

STAFF: Mike Greene; Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty. Jackie Kaufman; Craig Flaherty; Atty. Liz Suchy; Atty. Bill Hennessy; Peter Romano

Emily Wilson called the meeting to order at 8:11 p.m.

I. DPW REFERRAL: 8-24 Review/Section 95-35 - Abandonment of a portion of Isaacs St to POKO-IWSR Developers

Mr. Strauch began the presentation by explaining the abandonment of a street process in order for the applicant to complete its project. There is an easement on the property to the city. There was a discussion as to the Zoning Commission's role in this which was only to make a comment. The Common Council would approve the application for the abandonment.

II. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM

a) **#3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM - Highpointe Holding LLC – 8 North Av/37 - 48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25, increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and add wider sidewalks as new amenity throughout CBDD and site plans for 2 new 6 story mixed use developments: Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 212 units & 14,250 sf retail and Highpointe East 42-48 High St: 66 units & 4,320 sf retail – Further review**

Dori Wilson began the presentation by showing the commissioners the revised site plans and road improvements. She explained the road changes as well as the zone change from Neighborhood Business to Central Business Design District.

Jackie Kaufman continued the presentation by handing out sheets for the commissioners to review. She then said that the applicant was continuing their conversations with the neighbors. She described the roadway plans.

Craig Flaherty continued the presentation by further explaining the roadway plans which included what will be there when the project is done. Atty Kaufman then continued at this point. She said that the Redevelopment Agency was doing their review as well. She also discussed the common driveway.

b) **#4-15M/#18-15R/#21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from RPDD Subarea A & B to entirely Subarea A; proposed amendments to change sf of retail permitted in RPDD Subarea A and related amendments and special permit/coastal site plan for 8 story, 1,003,142 sf development with 752,046 sf retail, 31,819 sf restaurant, 26,561 sf health club, 13 story, 152 room hotel and 2,973 space parking garage (2 parcels) – Preliminary review**

Dori Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She explained the zoning changes and the amendments that were being proposed.

Atty. Suchy continued the presentation and went over the size of the project, the different stores, the colleges, health clubs and hotel. She asked the commissioners to begin their review and share any questions they had with the Zoning Department staff. Emily Wilson noted that it was difficult to go through the text amendments without a site plan.

Atty. Hennessy continued the presentation and explained the text amendment. There was a discussion as to the type of stores that would be in the mall. It was to remain a class A mall for 10 years. A new traffic plan would be re-submitted. A model would also be coming for the project.

III. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMITS

a) #14-15R/#19-15SP - A. J. Penna & Son - 2 Muller Av - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access hwy and contractor yard in Bus#2 zone - Final review prior to hrg

Dori Wilson said that the applicant had granted an extension to the Zoning Commission for them to hold a public hearing. However, the applicant could also choose to be on the next week agenda. They have received all approvals.

Peter Romano continued the presentation by explaining that they would go to the public hearing which would then be closed. If the hearing is closed, the commissioners would not be able to receive any new information. There was a discussion at several different options for the applicant.

b) #13-15R – CP IV Waypointe BP LLC – Proposed amendments to permit compact car parking in Design District Development Parks – Final review prior to hearing

Dori Wilson began the presentation explained how the applicant has been waiting for this amendment because it would help them get their Certificate of Zoning Compliance.

c) #15-15R –Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to revise priority designations for workforce units - Final review prior to public hearing and

d) #16-15R – Zoning Commission – Proposed amendments to Sections 118-1450 and 118-1451 regarding provision of sidewalks meeting minimum clearance requirements - Final review prior to public hearing

Dori Wilson said these applications were referred to Planning. She was waiting to hear back for comments. They are both scheduled for public hearing on Jan 20.

e) #17-15R – Zoning Commission – Proposed amendments to permit outdoor dining in East Norwalk – Preliminary review

Dori Wilson began the presentation by orienting the commissioners as to the area that would be affected by this change. It would be the same as the permits for the other areas in the city that have outdoor dining. It would be on the Zoning Commission agenda for March.

f) Setbacks and buffers from coastal jurisdiction line for coastal properties – Informal discussion

Dori Wilson began the presentation by orienting the commissioners as to the area that would be affected by this change. Mr. Wrinn explained that this line would be the easiest way to do this. There would be some structures on the line which would be non-conforming. These would be exceptions. There were some concerns about this from the commissioners because of the size of the lot.

g) FAR for residential properties – Informal discussion

Dori Wilson began the presentation by handing out sheets for discussion. She informed the commissioners of the towns that had FAR regulations and the towns that did not.

h) Notification of neighbors – Further discussion

Dori Wilson began the presentation by handing out sheets for discussion. She explained that other towns do not or had very little regulation. There was a discussion of using social media for notification of the neighbors for different types of applications. There was a discussion as to how much notification was necessary. There were times that some people were not going to know about it. The commissioners wanted to discuss further which applications would be affected by this possible regulation.

i) Parking in front setback – Further discussion

Dori Wilson began the presentation by saying that the Zoning Dept. staff had requested input from neighborhood associations. It was a difficult situation because there were many different opinions about parking in the front setback. There was a discussion as to whether the neighborhood associations take a more active role in enforcing this. However, it would end up coming back to the Zoning Department at some point.

The meeting was adjourned at 9:26 p.m.

Respectfully submitted by,

Diana Palmentiero