

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

PRESENT: Emily Wilson, Chair; Nate Sumpter; Emily Wilson; Linda Kruk; Rod Johnson; Mike Witherspoon; Doug Stern

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Craig Flaherty

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

a) #1-16R – NW MFP Norwalk Town Ctr II, LLC – Proposed amendments to Article 121 regarding Design District Development Park signs in Central Business Design District and related modifications to approved plans for South Block to add signage – Final review prior to public hearing

Dori Wilson began the presentation by explaining that the applicant had prepared a chart to show the commissioners what is currently allowed as compared to what the applicant was proposing. The application was scheduled for the Zoning Commission in the following week.

Mr. Flaherty explained the sign plan and presented examples of the larger tenant signs; explaining that one of the 4 large tenants is not known at this time. If the amendment is approved and the signs comply with the examples in the manual, their sign permit should be an over-the-counter permit. However, if staff does not think that it follows the design manual, it could come before the Zoning Commission.

b) #2-16R/#2-16SP – United Parcel Service – 254 MLK Jr. Drive - Proposed amendments 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, proposed amendments to lease terms for off-site parking and related technical amendments and special permit for 187 space off-site parking lot at 254 MLK Jr. Dr – Final review prior to public hearing

Dori Wilson explained that the application was on the Zoning Commission agenda for the following week. She also explained the changes in the terms of the parking leases for the off-site parking. If it passed, it would keep UPS in Norwalk.

c) #4-16R/#6-16SP - 10 Lubrano PI, LLC, AMEC Holdings LLC et al - 7-15 Olean St/10-12 Lubrano PI/ 26 Hemlock PI/0 San Vincenzo PI - Proposed amendment to Industrial #1 zone to allow storage and maintenance of trucks, equipment, containers, refuse collection and recycling receptacles associated with an approved transfer station at an approved transfer station in Norwalk or at another location a minimum of 2 acres in size by special permit and special permit for storage and maintenance of trucks, equipment, containers, refuse collection & recycling receptacles at an offsite location a minimum of 2 acres in size – For distribution only

Mr. Wrinn explained how this was a challenging application. Many neighbors were concerned about what was happening on the site. He oriented the commissioners as to the location of the property on an aerial map.

There was a discussion about a previous application that the applicant had submitted the previous fall. Mr. Wrinn explained the proposed amendment, as well as the proposed abandonment of a portion of a street. There have been zoning violations on the property which have been appealed to the

Zoning Board of Appeals. There has also been a court case which has been withdrawn. There have also been a couple of cease and desist orders which have also been appealed to the Zoning Board of Appeals.

The commissioners were to receive the applications tonight so they can begin to understand what is going on. Mr. Wrinn explained that at this time, there was no process for the Zoning department staff to stop the applicant from bringing the large containers onto the site. There was a discussion about what was in the containers. Mr. Wrinn said that he thought they were empty but that the applicant would still have to provide a plan for them. They are not allowed to have any containers on the site.

Mr. Strauch recommended that the commissioners go to the site. The applicant was not in attendance because the application was not complete and only to be distributed to the commissioners.

d) #3-16R – Zoning Commission – Proposed amendments to Articles 111/140 to add certified mail notice requirement for submittal of new applications affecting Special Permit, SPR & Coastal Site Plan Review applications – Further review

Dori Wilson began the presentation by explaining that referrals were sent out and explained the proposed amendment. It was scheduled for a public hearing in May.

e) #X-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone – Further discussion

Mr. Wrinn said they were working on getting information on this proposed amendment.

f) Zoning Commission – Preliminary discussion of Potential Main Ave Zone Changes

Since this was a discussion that Mr. Blank had proposed, the commissioners decided to table it until he was in attendance.

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

Respectfully submitted by,

Diana Palmentiero