

**CITY OF NORWALK
ZONING COMMITTEE
March 10, 2016**

PRESENT: Emily Wilson, Chair; Doug Stern; Nathan Sumpter; Adam Blank; Linda Kruk; Mike O'Reilly; Jill Jacobson and Rod Johnson

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Craig Flaherty; Paxton Kinol; Atty Liz Suchy;

Emily Wilson called the meeting to order at 8:22 p.m.

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 – Preliminary review

Dori Wilson introduced Mr. Flaherty who began the presentation about the sign plan. The signs are for way finding in the district. The applicant waited before applying for the sign plan so that they could see the mix of retail clients that would be leasing space. He showed them the renderings for the retail clients that have signed leases. He also discussed the summary of the signs. The application for the text amendment would allow them to have signs as well as there being a manual which would spell out all of the designs, etc. It would allow more flexibility for signs for retail clients in the future. There was a discussion of the parking, which was behind the buildings. Many people cannot find it when they arrive at Waypointe for the first time. The applicant was requesting larger letters to help with way finding as well as directional signs which included their logo. Mostly they are complying with the regulations except for four larger retail clients, which were IPic, the bowling alley, Nordstrom Rack and the Container Store. There was a further discussion of the IPic sign as well as the visibility of several signs from I-95. There was a discussion of the Loehmann's sign which could either be reused or a new sign could be installed.

Mr. Kinol reminded the commissioners the text amendment they were requesting was what the retail clients were requesting in their leases. If the text amendment was not passed, they may not open their stores in Norwalk. The application would be on the next Zoning Committee agenda and then to a public hearing in April.

b) #2-16R/#2-16SP – United Parcel Service – 254 MLK Jr. Dr - 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 190 sp off-site parking lot at 254 MLK Jr. Dr – Preliminary review

Dori Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as the renderings. There was a discussion of the parking that would be leased from a private owner. The city's regulations require a 25 year lease but the owner would only agree to two (2) 10 year terms resulting in the amendment under review.

Atty. Suchy continued the presentation by explaining the definition of the package distribution facility. The applicant had previously been before the Zoning Commission but had

problems with the owner of the off-site parking lot. She then described the new terms for the parking lot requirement. All the city's agencies have re-issued their sign-offs.

There was a discussion about what happens when the term of the parking agreements expire. The language of the amendment would be revised. There was also a discussion about having an optional, joint meeting with the Planning Commission after the public hearing for the mall application. There was then a discussion of the timing of the public hearing. The applicant asked for it to be in April in order for the site to be ready for the holiday season.

c) #17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk – Final review prior to public hearing

This application would be acted upon by the Planning Commission and is also scheduled for public hearing in the following week.

d) #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 – Review of draft amendment

Mr. Wrinn began the presentation by explaining that they had reviewed regulations from other towns. There was a discussion of the issues which included the mean high water mark, rear setbacks, etc. Mr. Wrinn said that they would continue to look at other towns.

e) #X-16R – Zoning Commission – Proposed amendments to Articles 111 and 140 to add a certified mail notice requirement affecting new Special Permit, Site Plan Review and Coastal Site Plan Review applications – Review of draft amendment

Dori Wilson explained the draft of the amendment. Mr. Blank said that it would go before the Zoning Commission for a hearing and they would see where it goes.

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

Mr. Wrinn began the presentation by discussing the types of retailers who would lease on Main Avenue. There was a discussion as to whether traffic would increase with lots of different stores vs. 1 large store. There was also a discussion of what type of uses the city would like to encourage. There was a brief discussion of the BJ's application which had been withdrawn. Since there was some research done on this matter with a previous application, they would review it.

The meeting was adjourned at 9:30 p.m.

Respectfully submitted by,

Diana Palmentiero