

**CITY OF NORWALK  
LAND USE COMMITTEE  
March 15, 2016**

**PRESENT:** Fran DiMeglio, Chair; Torgny Astrom; Walter McLaughlin; Joel Zaremby; Victor Cavallo; William Dunne; David Davidson

**STAFF:** Michael Wrinn; Frank Strauch

**OTHERS:**

**I. REFERRALS: Review and recommendation**

**a) Zoning Commission referral - #17-15R – Zoning Commission – Proposed amendments to exempt seasonal outdoor dining from parking requirements in designated sections of East Norwalk**

Mr. Wrinn began the presentation by describing the proposed amendment. He noted that it was similar to others which allowed outdoor dining, seasonally in other areas of Norwalk, including Main St. and Washington St. Businesses from East Norwalk asked for this amendment so that they could have tables for dining from April through October without providing additional parking. It would follow the same rules as the other areas.

**b) Zoning Commission referral - #4-15M/#18-15R – 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 Section 118-502 Reed-Putnam Design District to permit large scale mixed use retail shopping center developments in Subarea A and related technical amendments - For distribution only; action at April meeting**

Mr. Wrinn explained the changes to the regulations which the Planning Commission would act upon in April. These changes were for the construction of the mall as well as other amendments, which he also explained. These regulations will probably not affect other parcels of land in Norwalk since these parcels are rather large.

There was a discussion of the parking regulations. Mr. Davidson had several questions about the applicant's requested changes of the city's regulations. He asked what the justification was for the applicant to vary from Norwalk's parking regulations with respect to shorter parking spaces, why is Norwalk permitting a variation from the regulations as well as showing support for these changes in terms of safety and security of Norwalk's citizens. He also questioned why the applicant was not grouping compact cars as required under the city's regulations as well as why they were requesting special

provisions for the future if they wanted the spaces to be smaller. He asked for them to provide support for these variations from the regulations. He asked the staff to consider these revisions with respect to other projects in the city. He also asked that a thorough evaluation be done at the next meeting since he would not be able to attend.

**c) Zoning Commission referral - #2-16R – United Parcel Service Proposed amendment to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with offsite parking on lots within 500 ft of facility and related technical amendment - For distribution only; action at April meeting**

Mr. Wrinn explained how the proposed amendment would be adding a definition of package distribution facility. He also discussed the term of the long term parking agreements. The applicant was requesting 20 years with the possibility of renewing the lease for another 20 years. He mentioned that a previous application was withdrawn.

**d) Zoning Commission referral - #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 - For distribution only; action at April meeting**

Mr. Wrinn began the presentation by discussing the exterior sign manual for the Waypointe project which would be similar to the hospital sign manual. He explained what signs they would like to have for the project. The signs would include wayfinding signs and larger façade signs for the larger stores. He showed them the renderings of the what signs they were requesting. The commissioners requested a summary of the existing regulations to the proposed regulations.

**II. DISCUSSION OF PLAN OF CONSERVATION & DEVELOPMENT (POCD)**

At this point in the meeting, the commissioners adjourned the meeting at 7:55 so that they could come back to it later.

The meeting was adjourned at 9:07.

Respectfully submitted by,

Diana Palmentiero