

CITY OF NORWALK  
ZONING COMMITTEE  
May 11, 2017

**PRESENT:** Douglas Stern, Chair; Richard Roina; Galen Wells; Joe Passero,  
Mike Witherspoon; Louis Schulman; Rod Johnson

**STAFF:** Steve Kleppin; Mike Wrinn; Dori Wilson

**OTHERS:** Paul Sotnick; Richard Whitehead; Peter Viteretto; Eric Bernheim;  
Atty. Bill Hennessey; Paxton Kinol

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE  
REGULATIONS/SITE PLAN/SPECIAL PERMIT**

**a) Draft amendments to the zoning regulations and changes to the  
zoning map associated with South Norwalk Transit Oriented Development (TOD)  
Redevelopment Plan – Status report and further review**

Mr. Kleppin began by orienting the commissioners as to the location of the South Norwalk Transit Oriented Development (TOD) Redevelopment Plan by handing out aerial maps as well as noting the areas on the map. The maps included charts which included the acres that were included in the different zoning districts. There was a discussion about some properties that were not included in the plan. He then went over a chart about some of the changes that had been added and/or removed from the plan. There was a discussion of the density in the area. There was also a discussion of the uses and what was permitted as of right. There was a lengthy discussion about the next steps for the commissioners. They decided that they should dedicate a separate meeting to this matter.

**b) Tree Advisory Committee – Review of Committee activities and  
discussion**

Paul Sotnick, staff to Tree Advisory, began the presentation by explaining what the Tree Advisory Committee did. He introduced 2 members of the committee, Mr. Whitehead and Mr. Viteretto.

Mr. Whitehead continued the presentation and explained some of the projects that they had completed and what they were currently working on. They were before the commissioners to discuss trees that were not under their jurisdiction. He wanted to work closer with the Zoning Commission. He also explained the “free tree planting program.” Mr. Viteretto explained the reason they were before the commissioners. There were concerns about many of the trees that were required by the commissioners on zoning applications because the tops were cut so that businesses could see their signs. Trees are not being replaced. There was a discussion as why it was happening. There was also a discussion about the economics of having trees on the streetscape. There was a discussion about the enforcement of violations when trees are removed or altered. The owners were in violation of their permits.

**c) #3-17R/#21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av/N. Water St – Proposed amendments to Section 118-100 to revise definition of mixed use retail shopping center developments to add public realm, commercial recreation and cultural arts and entertainment facilities as additional permitted uses and request to modify plans for North Parcel: 8 sty, 762,000 sf mixed use retail shopping ctr w/506,705 sf retail, 31,350 sf restaurant/cafe w/2,484 pkg sp & South Parcel: 8 sty, 302,000 sf mixed use retail shopping ctr w/154,817 sf retail, 13,017 sf restaurant/cafe, public improvements & 13 sty, 152 rm hotel (105,427 sf) w/539 pkg sp to remove hotel use and various architectural/site plan changes including modify/reduce parking counts – Preliminary review (Waiting for Redevelopment comments)**

Eric Bernheim, special counsel to the city explained the previous history of the property and present approvals on the property. One approval was extended earlier in the evening, during the Plan Review Committee. He noted that the developer came to the city to modify the plans because they could not find a hotel operator for the property. He then discussed the text amendments which included the definition of mixed use. He showed the commissioners the revised plans which did not have the hotel. There was a discussion about the fact that there had been plans for 2 hotels in South Norwalk.

There was a discussion as to whether there were other parts of the plans that were not economically feasible. The anchor stores had leases which could be terminated if they were not in the mall by October 2019. Foundation construction had begun. There would be a special meeting on June 8, 2017 on this matter.

**d) #1-17R/#1-17SPR/#1-17CAM – Meadow Street Partners, LLC – 6 & 30 Meadow St – Proposed amendment to Industrial #1 zone to allow storage of empty solid waste containers and refuse collection receptacles associated with an approved solid waste transfer station as a contractor’s storage yard and site plan review/CAM for new contractor’s storage yard to store empty containers and refuse collection receptacles within 100 ft of an existing solid waste transfer station – Final review prior to public hearing**

Ms. Wilson began the presentation by orienting commissioners as to the location of the property on an aerial map. She also showed them the site plans for the project. She noted that the applicant was working to answer staff questions. There were a few other sign-offs that the applicant was waiting for.

Atty. Hennessey explained that he had paperwork to show ownership of the property which would allow them to be ready for the public hearing the following week. It rectified a violation and the tax assessor’s records. He also briefly discussed the storm water management plan and the landscape plan explaining that a block wall (± 5-6 ft. tall) is proposed to screen the containers from view (in lieu of evergreen trees).

**e) Discussion of medical marijuana dispensaries and information from Norwalk Hospital and other municipalities – Further review & discussion**

Mr. Kleppin gave a brief update about what regulations other towns have which include retail. He also said that he would provide more information at the next meeting. There was a discussion of the demand for medical marijuana.

**f) Waypointe South Block – Presentation and informal discussion of proposed modifications to approved plans**

Ms. Wilson began the presentation by explaining that the applicant wanted to update the commissioners about the Waypointe South Block.

Mr. Kinol continued the presentation by explaining how they were submitting applications in the following week for the Waypointe South Block. He explained that he was having problems with his partners. They were not moving forward with letters of intent with various retailers and restaurants.

Mr. Kinol also discussed some of the changes from the last time that he had presented to the commissioners. There was a discussion of the on-street parking. There was a discussion about the Ipic movie theater. A swimming pool would be at the top of one of the parking garages. There was a discussion of the density.

The meeting was adjourned at 9:08 p.m.

Respectfully submitted by,

Diana Palmentiero