

**CITY OF NORWALK  
ZONING COMMITTEE  
June 8, 2017**

**PRESENT:** Nathan Sumpter, Chair; Doug Stern; Rod Johnson; Mike Witherspoon; Joe Passero; Richard Roina; Galen Wells

**STAFF:** Steve Kleppin; Dori Wilson; Frank Strauch

**OTHERS:** Atty. Jackie Kaufman; Lori Hall; Craig Flaherty; Laurie Wortz

Mr. Sumpter called the meeting to order at 9:55 p.m.

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

a) **#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 – Review of public hearing**

This item was continued until the July Zoning Committee meeting.

b) **#4-17R/#2-17SPR/#14-17CAM – NWMFP Norwalk Town Ctr II/3 Q Property LLC – The Pinnacle @ Waypointe South Block - 467 West Av/17 Butler St/3 Quincy St – Proposed amendments to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and site plan review/CAM for new 521,821 sf mixed use development with 330 dwelling units, 496 seat iPic movie theater (42,826 sf), 11,418 sf restaurant, 15,998 sf retail, 24,084 sf fitness ctr & 951 pkg sp – Preliminary review and**

c) **#3-17SPR/#15-17CAM – 6 Butler Properties, LLC – 6 Butler Street – Relocate historic building from 3 Quincy Street for reuse as 7,680 sf office – Preliminary review**

d) **#X-17SPR - NWMFP Norwalk Town Ctr II/3 Q Property LLC - Modify DDDP data accumulation plan to reduce DDDP acreage from 15.56 to 15.26 acres, to increase DDDP density from 814 units to 988 units and to increase sq ft of development on South Block from 345,632 sf to 521,821 sf and related changes – Preliminary review**

Ms. Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She also explained the prior approvals that the applicant had received as well as explaining that the applicant had dropped off packets of materials and renderings for the commissioners earlier in the day.

Atty. Kaufman introduced the project team and added that she had written comments from Paxton Kinol. She also oriented the commissioners on the aerial map. She noted that the applicant had lost the opportunity to purchase a building in order to move the building located at 3 Quincy St. to that spot. They now plan to move 3 Quincy St building (with some portions removed) to 6 Butler St. She then explained the text change as well which would allow for a gym. Some of the previous tenants would no longer be in the proposed structure. These included The Container Store, Nordstrom Rack and the bowling alley which had never signed leases. The iPic Theater was still a tenant.

She then continued explaining the re-designs of the building. She passed out a picture of stores that had not been rented. She explained that the parking inside the building was creating a challenge to find tenants and enliven the street. At this point, Atty. Kaufman read a letter into the record from Paxton Kinol. She then summarized the new mixed use building.

Mr. Sumpter thought that this project was too similar to the other projects that the applicant had already completed.

Lori Hall, the architect on the project, continued the presentation. She hoped to be able to diversify the design of the buildings while still being cohesive to the neighboring buildings. There was a discussion about the location of the transformers. Mr. Flaherty said that they were working with Eversource but Eversource was trying to deal with the increased electrical need from these buildings.

Mr. Flaherty discussed the bonus amenities that were a part of the application. There was also a discussion of the increase in the tax base.

Laurie Wortz explained why the bowling alley was no longer a tenant. She also explained why they opted to not lease larger retail stores because they were struggling financially. She explained some of the feedback from restaurants and retail stores.

Atty. Kaufman handed in written comments from the applicant.

**e) Discussion of self-storage facilities in various zones**

Mr. Kleppin began the presentation by explaining (see 1:10)

Atty. Zullo began by explaining how the review process worked. He then explained about Westy's on Connecticut Avenue and the F.A.R. He then pointed to a property on an aerial map where a self-storage facility could be placed, near the Fire Department headquarters. He thought it would be win-win for the city and his client. However, he noted that there would have to be a zone change in order to construct it. He then showed the commissioners a picture of different types of buildings that could be constructed on the property. There was then a discussion about whether to apply for a variance. He then showed the site plans for another site where a self-storage could be constructed on Martin Luther King Blvd.

Mr. Sumpter asked if they could take some time to think about the proposals.

**f) #X-17R – Zoning Commission - Proposed amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones – Preliminary review**

Mr. Kleppin gave the commissioners some recommendations and noted that Westport had allowed 2 dispensaries in the previous week. He asked them for next steps. There was a recommendation to be further from schools and churches. The commissioners discussed having a public hearing in August. They are no public hearings on the June 21 agenda so they could discuss it further then.

**g) #X-17R – Norwalk Board of Education – Proposed amendments to Article 121 regarding signs at public high schools in residential zones - Preliminary review**

Mr. Kleppin explained that this item would need some discussion but that the Board of Education hoped to have a public hearing in July so that the sign could be constructed before the school year began.

The meeting was adjourned at 11:10 p.m.

Respectfully submitted by,

Diana Palmentiero