

**CITY OF NORWALK
ZONING COMMITTEE
July 13, 2017**

PRESENT: Doug Stern, Chair; Nate Sumpter; Mike Witherspoon; Doug Stern; Roderick Johnson; Joe Passero; Richard Roina

STAFF: Steve Kleppin; Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty. Jackie Kaufman; Laurie Hall; Paxton Kinol;

Mr. Sumpter asked that a motion to add the TOD discussion to the agenda. Mr. Witherspoon seconded and the commissioners all agreed.

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

- a) **#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 center & 951 pkg sp – Further review**
- b) **#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 – Further review**
- c) **#X-17SPR - NWMFP Norwalk Town Ctr II/3 Q Property LLC et al - Modify Waypointe Design District Development Park (DDDP) and 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 – Further review**

Ms. Wilson explained that the application was for the last parcel in the area, could be heard together, and that there was a CEAC meeting earlier in the day.

Atty. Kaufman continued the presentation. She explained that the approvals that had been received last year were to be abandoned in order for this new application to be approved. She gave an overview of the application including size of the parcel, number of housing units, recreation area, parking spaces, health club, Ipic movie theater. She said that it met the requirements for the regulations. She also explained that it was site plan application and that they could withdraw the special permit application. Retail space has been added to West Avenue. She then discussed the architectural changes as well as adding a café with outdoor seating.

Laurie Hall discussed the commissioners' comments which had been made at the previous Zoning Committee meeting. There was a discussion of recessing some of the buildings. She then showed each individual rendering to the commissioners and explained them further. There was a discussion of the location of the transformers which included some comments from the Department of Public Works which had concerns about the view as to where they were placed. There was also a discussion as to the bridges that were connecting the buildings. Mr. Kinol also addressed some of the commissioners' questions while Ms. Hall presented the renderings.

There was then a discussion as to when the public hearing would be. There was a discussion of the Redevelopment Agency's review process and how that would affect the Zoning Commission's review process. There was a discussion about the comments from WPCA and the Department of

Public Works. There was a suggestion to hold the public hearing in August and then continue it to September, if necessary.

Atty. Kaufman then discussed the proposed zoning amendment and removing the word, “active” from and adding “personal service establishments” to the current regulation. If the zoning amendment was not approved, it would not allow for a health club but only retail space.

Mr. Kinol said that they are motivated to receive approvals so that they could start in October.

d) TOD discussion

Mr. Kleppin began the presentation by handing out packets of information to the commissioners. He then also showed them the new boundaries of the SSDD zone on a map, which he said had shrunk.

He then discussed changes to the proposed amendments which Zoning staff would discuss with the Redevelopment Agency. There was a discussion of the workforce housing portion of the plan which had been proposed to be raised to 20%. There was a discussion of gentrification in the area. There was also a discussion of what Stamford was doing. Mr. Kleppin said that smaller towns were under the 10% median and Stamford was about 8%. There was a suggestion to hold the public hearing in August and then continue it to September, if necessary.

e) #5-17R – Zoning Commission – Proposed amendments to Article 121 regarding changeable copy (automatic) signs at public high schools in residential zones – Final review prior to public hearing

Mr. Kleppin said that one high school had a changeable copy (automatic) sign so the other high school would like it as well. Atty. Vasko noted that there was a neighbor who had concerns about the sign. The public hearing would be next week. There was a discussion as to what copy would be permitted on the sign.

f) Discussion of self-storage facilities in various zones

The commissioners discussed how these regulations could work in the Restricted Industrial zone on Martin Luther King Blvd. but not in other areas. The new use was proposed to be allowed as a special permit use. The look and design could be reviewed by the Zoning Commission. Atty. Zullo noted that they did not mind if their future application would be under a special permit. It would help everyone.

g) #6-17R – Zoning Commission - Proposed amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones – Preliminary review

Mr. Stern said that he liked what he had read in the packet. Mr. Kleppin then showed them a map which included the different areas which were proposed for the medical marijuana dispensaries. It would be scheduled for public hearing in August.

The meeting was adjourned at 8:46 p.m.

Respectfully submitted by,

Diana Palmentiero