

**CITY OF NORWALK
ZONING COMMITTEE
September 7, 2017**

PRESENT: Doug Stern, Chair; Lou Schulman; Galen Wright; Nathan Sumpter; Joe Passero; Richard Rowena

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

OTHERS: Atty Joe Williams; Jim Galella; Wendy Holzberger; Atty. Jackie Kaufman; Frank Farricker; Suzanne Cahill;

I. PROPOSED CHANGE TO BUILDING ZONE MAP/PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS/SPECIAL PERMIT/SITE PLAN REVIEW

a) #1-17M/#7-17R/#4-17SP - Cumberland Farms, Inc. – 2-4 West Main St./125-131 Main St. – Proposed change to Building Zone Map from D Residence in part & Business #2 in part to entirely Business #2 zone; Proposed amendments to the Building Zone Regulations to permit new gas filling station within 200 ft. of existing station to be replaced & special permit for new gas station with 6 pump islands & 4,794 sf retail store – Further review

Mr. Kleppin and Ms. Wilson gave a brief overview of the application.

Atty. Williams introduced the project team to the commissioners. He then passed out articles about Cumberland selling healthier foods which could be an asset to the surrounding community. He also handed a product list, of what was sold in most stores to staff. He then discussed the surrounding properties. He said that that the existing residential units are market rate, not subsidized. Mr. Schulman asked if the applicant would consider adding affordable unit(s) to the project. There was a further discussion about the text amendment and whether there should be a limit of how many gas stations there should be in the area. Atty. Williams explained what the applicant would do to make the current property ready for sale. He also explained the traffic use.

Jim Galella continued the presentation beginning with the changes on the site plans in accordance with meetings with staff. The changes were to signage, as well as the landscape plan. He showed the commissioners photos of the current structures on the property as well as what was proposed. He also showed them the materials. There is no outdoor seating on the site. The property would be sold to another owner and Cumberland would lease from them.

Wendy Holzberger, the traffic engineer, continued the presentation by explaining how the analysis of the traffic report was done as well as the peak times of the traffic. There was a discussion about the signage that would be used for circulation of traffic, especially for trucks coming into and out of the property. There was a discussion about the Connecticut Department of Traffic.

There was another discussion about the text amendment and whether it should be advertised. It was decided to advertise it in its most broad form.

II. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS/SITE PLAN REVIEWS

a) #8-17R/#6-17SPR – Wall Street Theater Company, Inc – 71 Wall Street - Proposed amendments to Article 121 to revise Signs in Central Business Design District to permit marquee signs with digital changeable copy and related technical amendments and site plan review to add new marquee sign with two digital panels and a new projecting sign to façade of the Wall Street Theater – Preliminary review

Ms. Wilson began the presentation with a brief overview of the application.

Atty. Kaufman introduced the developers, Frank Farricker. He explained they have a full slate of events for the fall. He addressed concerns about financing, and a conditional certificate of occupancy. Suzanne Cahill, the president of the Wall St. Theater Company, also addressed the commissioners concerns. They are still awaiting sign-offs from City departments. She also listed all of the upcoming events including fundraisers.

Atty. Kaufman continued by explaining that the signage would be necessary so that the community would know that it is open. It would help enliven Wall St. There also had an application with the Historical Society. She showed them signage over the years, beginning in 1915 as well as discussing the different uses which included a movie theater and concert hall. She then showed them the plans for the new signs. The signage would have changeable copy which would only be words, not pictures. She then passed around her Iphone with other pictures of the signs. Ms. Cahill said that the building is L.E.E.D. gold so that the bulbs are energy efficient. Atty Kaufman discussed the text amendment which was necessary because the former signs had never been permitted. She also discussed the definition of a marquee sign. The building has been marked as an historic landmark. There was a discussion about the digital signs. Mr. Farricker said that it would be difficult to have a sign that was not digital because it was getting harder to find those supplies. The application was placed on the Zoning Commission agenda in October.

b) Discussion of new legislation regarding Temporary Health Care Structures scheduled to take effect on October 1, 2017 and consideration of whether to permit new structures or “opt out”

Ms. Wilson began the presentation by explaining recent state legislation about housing for those with special needs and/or disabilities. She explained how a municipality could “opt out.” The municipality would have to adopt it on October 1, 2017. They will also have to receive the approval of the Common Council. The staff recommended to the Commissioners that the City opt out of it.

c) #9-17R – Zoning Commission - Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk due to expire December 31, 2017 – Preliminary review

Ms. Wilson began the presentation by orienting the commissioners as to the location of the parking lots which are affected by this amendment. It is set to expire by the end of the year. The application would be on the Zoning commission agenda in November.

d) Discussion of proposed By-Law changes

Mr. Kleppin began the presentation by explaining the current Committee vs. Commission meetings for the Planning and Zoning Commissions. He thought there would be cost savings because of multiple copies of minutes, packets of information, etc. He discussed it with Zoning Department staff as well as the chairs of the Zoning and Planning Commissions. It was

proposed that there would be only one meeting for each Commission. There would be a staff memorandum with each application. There was also a discussion about whether there could be committees for other items. The staff memos would be a part of the record. It would be placed on the Zoning Commission agenda for a public hearing.

The meeting was adjourned at 10:08 p.m.

Respectfully submitted by,

Diana Palmentiero