

**CITY OF NORWALK
ZONING COMMITTEE
October 12, 2017**

PRESENT: Doug Stern, Chair; Nate Sumpter; Mike Witherspoon; Louis Schulman;
Joe Passero; Galen Wells; Richard Roina

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty. Joe Williams; Peter Yasky

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

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 remove text regarding a minimum distance of two thousand (2000) feet between gas stations & special permit for new gas station with 6 pump islands & 4,794 sf retail store – Final review prior to public hearing

Atty. Joe Williams began the presentation by explaining how the application had changed their amendment to the regulation. He also discussed the Planning Commission's denial of the application. He noted that project would meet the requirements of the Plan of Conservation and Development. There was a discussion about the loss of housing and whether the applicant would contribute to a fund to help affordable housing in the area.

Peter Yasky continued the presentation with a further discussion of the Planning Commission's decision. There was a further discussion of the low income housing which may not be available if this project moved further. There was also a discussion as to some research that Ms. Wilson had done about how the original regulation had been decided. He also discussed the sign-offs they would have before the public hearing, including comments from the State's Department of Traffic.

Mr. Kleppin noted that there were new packets for the commissioners to take with them.

The meeting was adjourned at 8:37 p.m.

Respectfully submitted by,

Diana Palmentiero