

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

**PRESENT:** Nathan Sumpter, Chair; Louis Schulman; Galen Wells, Mike Witherspoon; Rod Johnson; Richard Roina

**STAFF:** Steven Kleppin; Mike Wrinn

Nathan Sumpter started the meeting at 8:28 p.m.

**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, 127, 129 & 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 – Review of public hearing**

Mr. Sumpter began the presentation and explained that he would like the commissioners to share their opinions on this matter. Mr. Sumpter asked the commissioners that had missed the public hearings, Mr. Roina and Mr. Johnson, whether they had listened to the recordings of them. They both said they had.

Mr. Schulman said he was not in favor of passing this application because it would not be in the city's best interest, specifically the change in the zoning text. He also said that he had heard the public comments and agreed with many of them. He did not think it was the proper location for Cumberland Farms although he would like to see them in Norwalk. He then referenced the Westport North Main Corridor study, which had been done several years prior, that stated buildings over 5,000 sq. ft. were too large for the area. He expressed concern about left turns; stating that the same problem exists at Dunkin Donuts and CVS.

Mr. Witherspoon explained that after listening to residents, he did not agree with changing the zoning map in the area. He believed that there is another gas station in the area and was concerned about the size of the project. He had concerns with traffic cutting through the neighborhoods. He suggested it could be placed somewhere else in Norwalk.

Ms. Wells agreed with her colleagues that it was not a good use for the area. She believed it would be too disruptive for the neighborhood.

Mr. Roina believed it would be a good use for the area, especially since the other Cumberland Farms would be closed. He said that he had reviewed the special permit regulations several times. Although he agreed with the neighbors about the size, he believed the application could be tweaked.

Mr. Johnson agreed with the other commissioners that wanted to vote against the application, specifically the change from residential to commercial and the removal of the 2000 ft zoning text change.

Mr. Sumpter did not believe that this project benefits the city and was concerned about the impact it would have on the neighborhood. There was no reason to make the text change at this time.

He did not think there was a shortage of gas stations in this neighborhood. He had concerns about the traffic and the cut through in the neighborhood. He then instructed the staff to prepare a resolution for denial. It would be on the Zoning Commission agenda later in the month.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted by,

Diana Palmentiero