

**CITY OF NORWALK
ZONING COMMISSION
February 21, 2018**

PRESENT: Nate Sumpter, Chair; Louis Schulman; Richard Roina; Galen Wells; Joseph Passero; Mike Witherspoon; Rod Johnson

STAFF: Steven Kleppin; Mike Wrinn

OTHERS: Steven Christian; Seelan Pather; Eric Rains; Matt Edvardsen

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7:03 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. PUBLIC HEARINGS

a. None

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

a. #25-17CAM – Gill & Gill Architects – 47 Neptune Ave – New single family dwelling – Report and recommended action

Mr. Wrinn explained that they had received authorization from the Harbor Commission so that the commissioners could vote on it.

***** MR. PASSERO MOVED: BE IT RESOLVED** that application #25-17CAM, to construct a new single-family residence for the property 47 Neptune Avenue and as shown on the proposed building plot plan, dated 10/5/2017 and revised to 11/10/2017 by Land Surveyor – Charles L. Leonard, CT Lic. 20866 (for Leonard Surveyors, LLC, Westport, CT); and on the engineering plans dated 9/11/2017 and revised to 11/14/2017 by Grumman Engineering, LLC, Norwalk, CT; and on the architectural drawings dated 1/18/2017 by Gill & Gill Architects, LLC, Norwalk, CT be **APPROVED** subject to the following conditions:

1. That the application comply with all zoning regulations; and
2. That all City storm-water management requirements are met; and
3. That a permit is obtained from the Department of Public Works in regards to City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be February, March 2, 2018.

Mr. Witherspoon seconded.

Nate Sumpter; Louis Schulman; Richard Roina; Galen Wells; Joseph Passero; Mike Witherspoon; Rod Johnson voted in favor.

No one opposed.

No one abstained.

Mr. Schulman noted that he had listened to the recordings of the last meeting when this item had been discussed.

b. #8-17CAM – Petrini Café & Grille, LLC – 64 Wall Street – Seasonal rooftop bar - Request for 1 year extension of approval time – Report and recommended action

Mr. Wrinn explained why they were requesting the extension and that the applicant had paid the extension fee.

***** MR. PASSERO MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that application **#8-17CAM**, submitted by Petrini Café and Grill LLC and Petrini Family Investments, LLC for a Seasonal Outdoor Rooftop Bar at 64 Wall Street be granted a ONE YEAR extension of the approval time, with all conditions of the original approval staying in place;

BE IT FURTHER RESOLVED that the new deadline for obtaining a building permit is May 26, 2019.

Mr. Witherspoon seconded.

Nate Sumpter; Louis Schulman; Richard Roina; Galen Wells; Joseph Passero; Mike Witherspoon; Rod Johnson
voted in favor.

No one opposed.

No one abstained.

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

a. #11-17R/#11-17SP/#29-17CAM - 230 East Avenue, LLC – 230 East Ave/3 Rowan St/Osborne Av – Proposed amendments to Section 118-700 to permit transit oriented development (TOD) in the Ind#1 zone at the East Norwalk Railroad Station and special permit for 6 story, 275,948 sf mixed use development with 189 multifamily residential dwelling units (215,025 sq ft), 34,650 square feet office, 4,260 sq ft gross (2,130 sq ft active) restaurant, 5,550 sq ft gross (4,163 sq ft active) retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings with 311 parking spaces (207 spaces in below grade garage) – Final review prior to public hearing

Mr. Kleppin said that the whole project team was not present and asked that this be heard later. Mr. Sumpter agreed.

After Item V.b. ended, the project team began their presentation. Seelan Pather, the architect, explained that he would review the changes that were made from the last time the commissioners had seen the renderings. He showed them the changes to the curb cuts. They had also made changes to the courtyard and the central areas. Another change was in the uses and the number of units in the residential building which he noted on the site plan. He also showed them a rendering which showed them the outside between two of the buildings which is a street that they are creating. He showed them a rendering of Osborne and Rowan Streets. Part of the basement is exposed at this point. He then showed a rendering of East Avenue near the Station House which included Building C which would provide a connection on the street and an entrance onto the applicant's site. He explained the successful courtyard in another Spinnaker project in the city and thought this would be as well.

Mr. Rains, the landscape architect, continued the presentation by explaining the changes that had been made. He explained the original drawings as well as what had been modified. He explained that a wall had been added for more plantings. There would also be a dog run which is on the opposite side of the property from the Pooch Hotel. He discussed the paving materials and asphalt. It was to let people know they had driven into something different than a parking lot.

Matt Edvardson said they were working on a parking plan with the Parking Authority. The applicant's parking is in addition to what is at the lot now. There are parking spots under the current building which will be connected to the underground parking of the new building. There was also a discussion of neighborhood meetings. There is also a meeting with the East Norwalk Neighborhood Association that would be held on the following Saturday.

Mr. Kleppin asked about a change that he did not see on the renderings. Mr. Pather said it would be provided. He also noted that the Planning Commission had met and voted on the referral and made recommendations to the resolution. There were also 2 consultants who would review how this project would fit into the Plan of Conservation and Development. They should have recommendations for March 1. The public hearing would open on March 1 and may continue to March 21.

b. #1-18M/#1-18SPR – Stone Realty Associates, LLC – 15 Oakwood Avenue – Proposed Change to the Building Zone Map from AAA Residence & Business #2 to entirely Business #2 zone and site plan application for 15,517 sf office, 3,768 sf R&D with 3 residential units and 102 sp parking garage – Further review and schedule for public hearing

This item was heard before Item V.a. Mr. Kleppin introduced the architect for the project, Steven Christian. Mr. Christian explained the design of the project. He noted that they would only focus on the design since other issues had been addressed at the last minute. He explained the current zone which is AAA and they would like it to be zoned B-2. He showed them a rendering of the new building which is an innovation center. He explained what would happen in the building. There would not be manufacturing there. He showed them the existing buildings on the site and then the new building in a rendering. He also showed them an aerial of the building. He noted that there was a large ledge which would not be blasted away. It was on the Route 7 side of the property. He showed them renderings of inside of the building. There would be storage of items and materials for inspiration by the designers. He called it a high end archival storage. He showed them again the 2 existing buildings on a site plan and then where the new building would be constructed. This would raise the height of the building but would not exceed the city's regulations. The ledge would flow out from under the building. There would be no storm water issues, because of this. He showed them the different levels of the building. He explained how the sound from Route 7 would be mitigated in the building. The applicant would try to be a step above L.E.E.D. certification. He mentioned that some of the materials were inspired by Connecticut stone walls.

Mr. Schulman noted that he had concerns that this property was being downgraded from AAA zone but also noted to the public that this land was excess from the state. It was not a downgrade. He asked if cars driving by would see the building. Mr. Christian said that there were so many trees that it would only be seen during the winter. They were planting native trees which would not be evergreens. They were attempting to buy additional land to create an additional buffer. Mr. Sumpter explained that the public hearing would be held on March 21, 2018.

VI. SONO TOD: #1-18R/#2-18M – Zoning Commission – Monroe Street/South Main Street/Day Street/Hanford Place & vicinity - Proposed change to the Building Zone Map from D Residence, Neighborhood Business, Industrial #1 and SoNo Station Design District (in part) to entirely SoNo Station Design District (SSDD) and Proposed amendments to Section 118-506 SoNo Station Design District & related technical amendments – Final review prior to public hearing on March 21, 2018

Mr. Kleppin said that it was on the agenda again. The public hearing would be on March 21, 2018. Several of the commissioners noted that they would not be at the Zoning Commission meeting on March 1. Mr. Kleppin said that the commissioners that were not in attendance would receive recordings of the public hearing

Mr. Kleppin discussed the packet of materials that the commissioners had received. He noted that the only information they were waiting for was from SNEW and that was because of staff turnover in the department. There was also a discussion about the impact on schools, and concerns about water pollution control which he said was minimal. There was also a discussion about the proposed regulations which stem from the December 18 meeting. He noted that these regulations would be similar to the East Avenue TOD regulations. He also discussed the percentage of affordable housing units portion of the regulations. He also noted that he had money in his budget for a study about affordable housing as well. He said that they would propose 2 options for the commissioners to review. He also noted that he had had conversations with several Norwalk businesses that had employees who could not afford to live in Norwalk.

Mr. Roina asked if he could ask a further question about the parking lot for the 15 Oakwood Avenue project and how it could change, if there was to be a new owner. Mr. Wrinn said that if a new owner used it for a new use, the parking requirement would change.

VII. APPROVAL OF MINUTES: February 1, 2018

**** MR. PASSERO MOVED** to approve the Zoning Commission minutes of February 1, 2018.

Mr. Witherspoon seconded.

Nathan Sumpter; Louis Schulman; Michael Witherspoon; Roderick Johnson; Richard Roina; Joseph Passero voted in favor.

No one opposed.

Ms. Wells and Mr. Schulman abstained.

VIII. COMMENTS OF DIRECTOR

He noted that Highpointe was requesting an extension so they would be on the March 1, 2018 Zoning Commission agenda.

IX. COMMENTS OF COMMISSIONERS

Mr. Sumpter welcomed Mr. Roina as a new member of the Zoning Commission.

X. ADJOURNMENT

Ms. Wells made a motion to adjourn.

Mr. Passero seconded.

Nate Sumpter; Louis Schulman; Richard Roina; Galen Wells; Joseph Passero; Mike Witherspoon; Rod Johnson voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:04 p.m.

Respectfully submitted,

Diana Palmentiero