

**CITY OF NORWALK**  
**SPECIAL MEETING OF THE PLANNING COMMISSION**  
**January 30, 2019**

**PRESENT:** Frances DiMeglio, Chair; David Davidson; Brian Baxendale; Mike Mushak; Tammy Langalis; Nora King;

**STAFF:** Steve Kleppin; Mike Wrinn

**OTHERS:** Craig Flaherty; \_\_\_\_\_; Tod Bryant

**I. CALL TO ORDER**

Ms. DiMeglio called the meeting to order at 6:00 p.m.

**II. ROLL CALL**

Mr. Kleppin called the roll.

**III. DISCUSSION AND/OR DECISION**

**a) Zoning Commission referral – #6-18R – 3 Elmcrest, LLC – Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones (Public Hearing February 7, 2019)**

Mr. Kleppin noted that the city's peer review architect, Andriopolous Design, met with the design team and made some changes. There were some changes to the proposed amendment which included language about the build-out, endorsement by the Historical Commission and Zoning Commission peer review. There was also a discussion about a staff recommendation of a cap of 20 or 25%.

Craig Flaherty continued the presentation by introducing the project team and explained the revision to the building lot coverage. There was a discussion about what would happen if the building was torn down later on. Mr. Kleppin said they would be in violation of the Special Permit. They could also build something that was compliant.

\_\_\_\_\_ discussed the peer review comments which he noted were more cosmetic and exterior. There were no changes to the site plan but did go over the cosmetic changes. There was a discussion about the exterior of the buildings which Mr. \_\_\_\_\_ said that there were guidelines from the Secretary of Interior. Mr. Bryant explained the Standards and Guidelines on the Department of the Interior's website. There was a discussion about the beautification of this project. Ms. Langalis thought that people might choose this project over the Waypointe project because of the beauty and charm of it. There was concern about a square box at the back of the building. The color of the building could be changed. Mr. \_\_\_\_\_ explained how the new addition could not really be seen from the street and that only the historical building could be seen. There

was a discussion about the parking underneath, the driveways and garbage pick-up. There was also discussion about other properties that would be affected by the amendment and whether they had the same owners as this property. Before the vote, Ms. Langalis and Ms. King did ask that the developer add more historic character to the property, despite what the guidelines were from the Dept. of the Interior.

**\*\* MS. DIMEGLIO MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled “#6-18R – 3 Elmcrest LLC – Proposed amendments to Section 118-360 to allow historic preservation incentive development by Special Permit on lots of 12,000 sf or more” and dated *revised to January 25, 2019*, be **approved**;

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Encourage context-sensitive design by requiring consistent setbacks and providing bonuses for desired architectural features (such as porches, bay windows, and pergolas)" (F.4.1.6 p. 44); and
- 2) To implement the Plan of Conservation and Development goal to "Preserve and enhance the character of residential neighborhoods"(F.2.2 p. 42); and
- 3) To implement the intent of CGS Section 8-2 Zoning, including that "Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality."; and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Zoning Commission.

**Mr. Davidson seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Mike Mushak; Tammy Langalis; Nora King**

**No one opposed.**

**No one abstained.**

#### **IV. APPROVAL OF MINUTES: December 11, 2018**

**\*\* MS. DIMEGLIO MOVED to approve the December 11, 2018 Planning Commission minutes, as amended.**

**Ms. King seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Mike Mushak; Tammy Langalis; Nora King voted in favor.**

**No one opposed.**

**No one abstained.**

Ms. King asked for an updated of the Washington St. park project but Mr. Kleppin did not have one prepared. He said that since the Redevelopment Agency would be presenting during the Capital Budget meeting which followed this one, it could be asked then.

Mr. Davidson thought that a special meeting should be scheduled for a POCD comments meeting which Ms. DiMeglio agreed. Mr. Kleppin said that it could be scheduled for the week of February 18 or in March.

#### **IV. ADJOURNMENT**

**Ms. Langalis made a Motion to Adjourn.**

**Mr. Davidson seconded.**

**Frances DiMeglio; David Davidson; Brian Baxendale; Tammy Langalis; Mike Mushak; Mary Peniston; Nora King voted in favor.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 6:31 p.m.

Respectfully submitted,

Diana Palmentiero