

**CITY OF NORWALK
ZONING COMMISSION
October 3, 2019**

PRESENT: Nathan Sumpter, Chair; Louis Schulman; Galen Wells (left before the meeting ended); Nicholas Kantor; Rod Johnson; Stephanie Thomas (arrived at 8:08 p.m.)

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty. John Bove; Colin Grotheer; Vincent Hynes; Eric Rains; Mike Galante; Fritz Chery

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Sumpter then proceeded to discuss the rules for the public hearings.

III. PUBLIC HEARINGS

a. #7-19CAM/#4-19SPR – Rowayton One Eleven LLC - 111 Rowayton Ave – New five unit building

Mr. Sumpter opened the public hearing. Atty. Bove then began the presentation by handing in the certifications evidencing notification of the public hearing. He then gave a brief overview of the application.

Mr. Grotheer, 11 Chestnut Street, the architect on the project, continued the project noted that his firm, Beinfeld Architecture had helped to form the Rowayton Village District. He said that the parking was screened from public view and within the building. There would also be boat slips for the building. He then showed them the site plan of the building to discuss the parking spaces on site. Parking would be beneath the building. He also discussed the materials to be used on the building. He then discussed the F.A.R.

Vincent Hynes, the engineer on the project, 22 First St., Stamford, continued the presentation with a discussion of the approvals that the applicant had already received. For the utilities, they would use the connections that were already there. For sewer, there would be video views. He then noted that they would improve water quality. There was a discussion about the size of the storm that it could handle which Mr. Heinz said would be a 25 year storm. Mr. Schulman noted that local and state regulations had not taken into account climate change when writing them.

Eric Rains, the landscape architect, 11 North Main Street, discussed the types of landscape that was selected. He noted that it was similar to other locations in Rowayton, specifically on Rowayton Avenue. There would be benches which were street elements. He discussed the front of the building then the water's edge which is where the public access is. There was a discussion about the lighting. There was also a discussion about the time of public access which is sunrise to sunset.

Mike Galante, the traffic engineer on the project, noted that this project would reduce traffic in the area and then explained how. He also explained how the study was done and where the research was obtained. He showed them the site traffic generation tables. He said there were no

reported accidents in a 3 year period. He also explained the sight distance analysis. He then showed them an aerial view of Rowayton Avenue. He noted that his study suggested that some parking spaces should be removed to accommodate sight lines. He also explained that they had submitted an application to the state's Department of Traffic. He also explained the process of review by local and state authorities.

No one spoke for or against the project. Atty Bove thanked the commissioners. Mr. Wrinn said that they had been easy to work with.

Mr. Sumpter closed the public hearing.

b. #2-19SP – SLI Norwalk, LLC (Shawn's Lawns) – 2 Muller Avenue – Proposed contractor's storage yard with motor vehicle repair

Mr. Sumpter opened the public hearing. Andy Soumelidis, 518 Riverside Avenue, Westport began the presentation by showing the commissioners the site plan. He then gave a brief description of the site. He explained the current drainage as well as what the new drainage system would include. He then showed them the aerial view of the site. He noted that this project had been previously approved by the Zoning Commission. Now the site was owned by Shawn's Lawns for the same project. He explained that there would be a fence for privacy as well as a fence at the front of the property. They had proposed a connection to the sanitary lines instead of septic. He then explained the current buildings on the property. He discussed how the property would be used. He explained the proposed landscape which would be a buffer. There would be no material storage on the site including in the dump trucks. There was a discussion about the vehicles and storage how it would be checked.

Mr. Wrinn noted that the commissioners should wait to hear from the Aquifer Protection Commission before closing this hearing. No one spoke for or against the project. Mr. Soumelidis asked that it be closed and left open for information about the aquifer issues.

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

a. Action on Items III. a. and b.

#7-19CAM/#4-19SPR – Rowayton One Eleven LLC - 111 Rowayton Ave – New five unit building

***** MR. JOHNSON MOVED: BE IT RESOLVED** that application #7-19 CAM/#4-19SPR, for the construction of a 5 unit residential building with parking under at 111 Rowayton Avenue, submitted by Rowayton One Eleven, LLC as shown on plans by Redniss and Mead, Engineers, Stamford, CT, dated 7/10/19, as revised to 9/18/19 and plans by Beinfeld Architects, Norwalk, CT, dated 9/18/19 as amended be **APPROVED**, subject to the following conditions:

1. That all CEAC sign-offs by submitted; and
2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff;
4. That any changes to the approved plans be reviewed by Staff for a determination whether it is a major change which needs to be reviewed by the Zoning Commission; and

5. That a public access agreement (which includes the access from the street) be filed on the Land Records after review and approval by the Corporation Counsel's office; and
6. That the public access agreement incorporate the requirement that the public access area is at least 15% of the land area as required under Section 118-530 C(7); and
7. That, as allowed under Section 118-530 C(5) a fee to be paid for an intrusion of the parking lot backup area into the public access area, which is found to be acceptable to the Commission; and
8. That the request to allow an additional 10% of floor area ration (FAR) as allowed under Section 118-530 C(7) be approved, as the requirement for the same have been achieved (Unobstructed view corridor, parking with the building and public waterfront access in the minimum of 15% of the lot area; and
9. That a final flood certification be provided prior to any occupancy of the building ; 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 October 11, 2019.

Mr. Schulman seconded.

Nathan Sumpter; Louis Schulman; Galen Wells; Nicholas Kantor; Rod Johnson approved.

No one opposed.

Stephanie Thomas abstained.

ii. #2-19SP – SLI Norwalk, LLC (Shawn's Lawns) – 2 Muller Avenue – Proposed contractor's storage yard with motor vehicle repair

It was decided that no action would be taken on the resolution at this meeting.

V. REVIEW AND ACTION ON NEW APPLICATIONS

a. #4-19SP – 19 Willard Rd, LLC – 19 Willard Rd – Proposed 7,000 sf millwork shop and warehouse use – Preliminary review – Report & recommended action

Bill Achilles, Achilles Architect, began by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan. He explained that there would be an interior renovation. He also explained the type of business it is. He noted that the business was currently in Norwalk and would like to move into this building. He showed them the interior renovation on a site plan. There would be some manufacturing as well as warehousing. He explained why a large storage area was necessary. An environmental study had been done because of the paints and other environmental hazards. He also discussed the approvals they had already received. He then noted the previous business which had been in the building. There was discussion about how some of the equipment could be noisy when there are residential units above the building. He explained that there would be insulation of the ceiling and masonry walls. It was noted that a public hearing was required. It would be on the Zoning Commission agenda when the applicant had received all of its approvals.

b. #6-19SPR/#10-19CAM/#6-19R – 25 Van Zant Street Condominium, Inc. (Workforce Training Center) – – 25 Van Zant St - Proposed amendments to permit colleges, universities, and schools, including business and trade schools as a principal use in Industrial #1 zone and proposed site plan for 200,000sf Workforce Training Center with 235 parking spaces – Preliminary review - Report & recommended action

Before the presentation, Ms. Wells left the meeting. Mr. Kleppin noted that the Planning Commission had approved the text amendment. He also noted that the applicant had been before the Zoning Commission before.

Fritz Chery, 25 Van Zant St., began the presentation by discussing the text amendment. He also said that he would discuss the packet that had been handed out. First, he discussed the traffic study prepared by Michael Galante. He noted that there was adequate parking for the students and that it met Norwalk's standards. There was a discussion about how many parking spaces were required for a trade school. He also discussed the number of students would be in the school which was less than when it was an office building. There was a discussion about the traffic study and it was recommended that they speak to Mr. Galante, who had left the meeting. Mr. Chery said that the current building is essentially vacant so it is difficult to have an accurate traffic study. There was a discussion about whether there were curb cuts in the study. Mr. Chery explained business uses further to the commissioners. Mr. Kleppin said that there were still items missing from the application. There seemed to be a misunderstanding on what was on the site plan in regards to the plantings. There was also a discussion about the parking and the times that students would be arriving. There was a discussion about the fact that clarifications were still necessary. The commissioners noted that it was a good project but there were concerns about the traffic. Mr. Chery noted that this is a unique project and they are still looking for information. There was a discussion as to when the application would be ready for a public hearing. It was suggested that the applicant work with the Zoning Department staff. There was also a discussion about separating the applications and deal with the text amendment first and later the site plan review.

c. Discussion of zoning regulations evaluation

Mr. Kleppin gave a brief overview and said that the contracts had been signed. A public forum would be scheduled, probably in the beginning or mid-November. The consultant had been given the names of the stakeholders.

VI. APPROVAL OF MINUTES: September 18, 2019

**** MR. SCHULMAN MOVED to approve the September 18, 2019 Zoning Commission minutes.**

Ms. Thomas seconded.

Nathan Sumpter; Louis Schulman; Nicholas Kantor; Stephanie Thomas voted in favor.

No one opposed.

Rod Johnson abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin noted that there had been complaints about the lighting on the SoNo Collection as well as the content on the billboards. Some said that there were advertisers on the billboard which there should not be. There were also complaints on the West Avenue side. Mr. Kleppin said that he would meet with residents to see what the complaints were.

Mr. Kleppin showed them two definitions of hotel and hotel, extended stay. He noted that a business would like to renovate a property that would have half regular hotel rooms. The other half of the rooms would have dishwashers and a refrigerator. Extended stay is not allowed in the zone in which the business is looking. They wanted to avoid a text amendment. He said he thought it was a hotel use, because many hotels now have microwaves and coffee makers. There was also a discussion about how they were about to embark on a re-write of the Zoning regulations, so any change should be conservative. There was a description of what the hotel would look like. There was a discussion about not allowing the dishwashers. Mr. Kleppin would discuss that with them.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Johnson made a Motion to Adjourn.

Mr. Schulman seconded.

Nathan Sumpter; Louis Schulman; Nicholas Kantor; Rod Johnson; Stephanie

Thomas voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 9.22 p.m.

Respectfully submitted,

Diana Palmentiero