

**CITY OF NORWALK  
ZONING COMMISSION  
December 9, 2020**

**PRESENT:** Louis Schulman, Chair; Rod Johnson; Richard Roina; Nicholas Kantor; Galen Wells; Michael Witherspoon; Stephanie Thomas; Frank Mancini; Josh Goldstein (arrived at 6:45 pm)

**STAFF:** Steve Kleppin; Michelle Andrzejewski

**OTHERS:** Atty Bill Hennessey; Michael Weissbrod; Atty Adam Blank; Clay Fowler; Atty Mark Klein; Frank Diurno; Wayne D'Avanzo

**I. CALL TO ORDER**

Mr. Schulman called the meeting to order at 6:03 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

**II. ROLL CALL**

Mr. Kleppin called the roll. He then explained the rules of the public hearing.

**III. PUBLIC HEARINGS**

**a. #9-20SP – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St & 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwellings units and 25,495sf of commercial space in a six-story building**

Mr. Schulman opened the public hearing. Mr. Kleppin noted they were working through design issues so this public hearing would be continued at the next Zoning Commission meeting on December 15.

**b. #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail and c. #6-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements**

Mr. Schulman opened the public hearing. Atty Hennessey began the presentation, noting that their traffic consultant, Kwese Brown, was not available but had made his presentation at the previous hearing. He then noted that the modifications that had been made since the last hearing had been worked on between the applicant and Zoning Department staff. He also noted that some comments had been sent to the Water Pollution Control Authority (WPCA).

Michael Weissbrod, the architect on the project, continued the presentation with final presentation drawings with regards to ground floor transparency. Glazing had been increased on Isaac and Wall Streets.

At 6:19 pm, the meeting was paused so that Mr. Kleppin could confirm that it was being broadcast on YouTube. Since it had not been airing, it was decided that the meeting would end and re-convene at 6:40 pm so that staff could fix the situation. The public hearing for these applications would not be continued at this evening's meeting and would re-convene at a later Zoning Commission meeting. The meeting began again at 6:45. Mr. Schulman apologized for the inconvenience to the public.

#### **IV. REVIEW AND ACTION ON PENDING APPLICATIONS**

**b. #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail - Report & recommended action**

This item was held over to a future Zoning Commission meeting.

**c. #6-20SPR/#08-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements - Report & recommended action**

This item was held over to a future Zoning Commission meeting.

**d. #3-14SP/#11-14CAM – Maritime Village I LLC – 17-19 Day St – Follow-up traffic study review for issuance of Certificate of Zoning Compliance per conditions of approval - Report & recommended action**

This item was held over to a future Zoning Commission meeting.

## **V. REVIEW AND ACTION ON NEW APPLICATIONS**

### **a. 2021-01 R/SP – RAP II, LLC – 125 Richards Avenue – Text amendment to the definition of “Elderly Housing Unit” and to allow the use in the B Residence Zone by special permit – Preliminary review**

Mr. Schulman opened the presentation. Atty Blank began the presentation with an introduction of the applicant/developer, Clay Fowler. He then oriented the commissioners as to the location of the property on an aerial map. He gave a brief description of the structures that would be built. They were high end units with a master bedroom on the 1st floor and would be ADA compliant. The applicant believed it would serve a need for the community. It would also include landscape for the units as well as all services provided in an assisted living community but would allow residents to live in their own home. He then showed them renderings of the units which would be 10 units. The application included a text change to allow the use in this zone. Atty Blank also noted that they had provided a market analysis which showed the need for it in Norwalk. He then discussed what other uses could be on this property. He also discussed the proposed text amendment changes. He said the applicant thought this use was beneficial to the city especially since it could be replicated in other parts of the city.

There was a discussion about whether this was a condominium. Atty Blank said they would be rentals with a property manager. There was also a discussion about whether there was enough parking. Atty Blank said that there would be parking in a garage and in the driveway. There was a concern about caregivers who may come to visit or live with the elderly couples. There was also a discussion about whether there were similar projects in Connecticut. Mr. Fowler said there was a similar development in Rye, NY. He said they would research the parking at that one. He also noted that the project was near Route 1 within a bus route.

There was then a discussion about the further process of this application.

### **a. #4-20R – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – Proposed amendments to revise zoning regulations text for Central Business District – Report & recommended action**

Mr. Schulman noted that the Zoning Commission could vote on this item. Mr. Kleppin then gave a brief synopsis of the text changes. This item had been referred to the Planning Commission which had taken action on this item. There was a discussion about whether the Zoning Commission should vote on it at this meeting or at the future meeting with the other related applications. They decided to vote on this item with the other applications at a future Zoning Commission meeting.

**b. #11-20SP/#9-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building – Preliminary review**

Mr. Schulman opened the item. Atty Mark Klein, the attorney for the applicant, began the presentation, however, he was having problems with his audio. At this time, Mr. Roina noted that he had been part of the chain of title in the 1970s but did not feel he had any conflict of interest and would not be recusing himself. Mr. Schulman noted it for the record.

Atty Mark Klein asked for Mr. Kleppin to share some elevations with the commissioners and for the public. He then introduced the project team. He then discussed the proposed project which would be an adaptive conversion of an historic building. There would be 8 units with outdoor space and the project was in compliance with the parking requirements. There would also be office space in the building. He showed them the renderings of the buildings.

Frank Diurno, the architect on the project, said they would be renovating an historic building and would upgrade whatever needed to be. He showed them the elevations. It is residential in nature. He then described the units further as well as the materials used. There was a discussion about whether this project would help to activate East Avenue. Mr. Diurno said they would look into that further. Atty John Bove also noted that other buildings had office entrances at the back of the building as well. Bradford Craighead also noted that they were trying to activate the area with this project by having more people walk and not drive. Mr. Diurno noted that he was excited about this project.

Wayne D'Avanzo, the engineer on the project, noted that it would reduce the impervious surfaces and they are improving the storm water runoff.

Mr. Schulman noted that it would be scheduled for a public hearing.

**c. #02-20MV – Alejandro Jaramillio – 259 Main Ave – Replacement motor vehicle repairer – Report & recommended action**

This item had been removed from the agenda.

**VI. COMMENTS OF DIRECTOR**

Mr. Kleppin apologized for the confusion with the YouTube recording.

Mr. Kleppin also said that the consultant for the Zoning regulation re-write should be ready to begin the project at the end of January.

## **VII. COMMENTS OF COMMISSIONERS**

Mr. Kantor asked if there was any study of how much empty retail space there was in the city. Mr. Kleppin said he would check with Business Development. He noted that the Planning and Zoning Department was not requiring retail, but rather commercial space in future developments. Mr. Kantor believed that retail would look different in the future and did not want the city to have an overabundance of it.

There was then a discussion about rescheduling the public hearings for Wall Street Recap Associates. Mr. Kleppin asked if they could meet either December 21 or December 22 which most said they were available.

## **VIII. ADJOURNMENT**

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

**Mr. Witherspoon seconded.**

**Louis Schulman; Rod Johnson; Josh Goldstein; Richard Roina; Nicholas Kantor; Galen Wells; Michael Witherspoon; Stephanie Thomas; Frank Mancini approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 7:50 p.m.

Respectfully submitted,

Diana Palmentiero