

**CITY OF NORWALK
ZONING COMMISSION
December 22, 2020**

PRESENT: Louis Schulman, Chair; Rod Johnson; Richard Roina; Galen Wells; Michael Witherspoon; Josh Goldstein; Nick Kantor

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty William Hennessey; Michael Weissbrod; Todd McClutchy; Bob Grzywacz; Craig Milligan

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 6:02 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. Mr. Schulman said that the two public hearings on the agenda would be heard as one and that it would be held open since the applicant is still waiting for a report from the Redevelopment Agency. He noted that these hearings were a continuation from an earlier Zoning Commission meeting. He explained that the city's consultant would also be heard. He then explained the rules of the public hearing.

III. PUBLIC HEARINGS

a. #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 b. #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 for both applications. Atty Hennessey then began the presentation with an introduction and a recap of the previous public hearings. He also discussed the applicable notices that were made to the public. He also noted changes that had been made based upon the Commissioners' comments. He then introduced the entire project team, except the traffic engineer whose report met the city's regulations and no mitigation would be necessary. He then discussed a flow pipe capacity report from the Water Pollution Control

Authority (WPCA) which is now in the record. He also noted that they had met with neighbors as well.

Mr. Weissbrod, the architect on the project, continued the presentation with the changes had been made to the plans. He started with the updates for the North building. Some of the modifications were additional bike racks, ground floor transparency, and additional windows on the west elevation. There would also be changes to the brick materials used and changes to streetscape. He showed them views of the proposed buildings superimposed on photos of the current streetscapes. He elaborated on discussions with the owners of a neighboring building. He then discussed the modifications to the East building.

Todd McClutchy, the owner of the property, discussed conversations with the management of the Phoenix building, their neighbor next door. He said they had some good ideas for open space and the space between their buildings.

Bob Grzywacz, the city's consultant on this project, began with a review of a 2008 proposal for a project on this site. He then discussed the peer review that he completed for the city. There was a discussion of parking spaces, lighting, elevations, ground floor transparency, to name a few. There was a further discussion of sustainability measures.

The commissioners then had questions for the applicant. There was a discussion about the affordability housing plan and the salary ranges. There was also a discussion about places for dog walking and pet care. Mr. Weissbrod noted that Energy Star is a goal for the applicant but they would need to begin the construction phase to see if that would be possible.

Mr. Weissbrod briefly discussed the lighting plan in connection with Mr. Grzywacz' remarks.

Mr. Milligan commended the applicants for meeting the concerns of the neighbors. He then noted that he owned several of the buildings on Isaac Street and would be appealing. He also suggested going to mediation to solve some problems. Mr. Schulman noted that he was not speaking about the project. Mr. Milligan asked again about having the owners of property in the area go to a mediator and that he also had a petition.

Atty Hennessey noted that Mr. McClutchy had reached out to the Phoenix in August. He said that conversations had been ongoing since then. He also noted that this would be a high quality project in the area.

Mr. Schulman said the commissioners would receive the Redevelopment Agency in early January so that they could make a determination after that.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. #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

b. #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

Mr. Schulman asked if there could be one resolution for each of these applications but Mr. Kleppin said it would be best to have 2 separate ones.

Mr. Kleppin asked if the commissioners knew whether they would approve or deny these applications. There was a straw poll of the commissioners as to whether they would be approving or denying the project.

V. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Ms. Wells seconded.

Louis Schulman, Chair; Rod Johnson; Richard Roina; Galen Wells; Michael Witherspoon; Josh Goldstein; Nick Kantor approved.

No one opposed.

No one abstained.

The meeting was adjourned at 7:26 p.m.

Respectfully submitted,

Diana Palmentiero