

CITY OF NORWALK
Zoning Committee
January 8, 2009
PLANNING & ZONING CONF RM – CITY HALL

PRESENT: Robert Keyes, Chair, Jackie Lightfield, Karen Spencer, James White, Larry Bentley

STAFF: Mike Greene, Director; Michael Wrinn, Asst. Director, Frank Strauch, Planning Engineer, Brenda Hrtanek, Asst. Compliance Officer

OTHERS: Mr. Dolce, Mr. Galante, Atty. Thomas A. Flaherty, and Atty. Elizabeth Suchy

Mr. Keyes called the Zoning Committee meeting to order at 9:08 p.m.

I. PROPOSED CHANGES TO THE BUILDING MAP

- a) **#3-08M – Zoning Commission – Gregory Boulevard (1) – Proposed Change to the Building Zone Map from Neighborhood Business to C Residence – Final review prior to public hearing.**

Committee recommends public hearing with full Commission.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & SPECIAL PERMIT

- a) **#11-08R/#18-08SP – Broadreach Capital Partners CT Properties LLC (Dolce Norwalk Ctr) – Proposed amendments to Section 118-600 Research & Development Zone to permit “special events” as part of an executive and management educational facility on Weed Av/Little Fox La – Further review**

Atty. Thomas A. Flaherty introduced project information stating that they met with the neighbors on more than one occasion and they were happy with the proposed plans. This is a 66 acre parcel and there is an amount of land that has a stipulation that no structures will ever be built on this portion of land. During one of the neighborhood meetings it was decided that an additional 5 acres will be added to that exclusive parcel. Atty. Flaherty confirmed that there were no changes to the layout of the land otherwise. Mr. Galante, traffic engineer for the project discussed traffic levels and he stated that the levels stayed basically the same with a minor change – from B-C levels which had to do with general business traffic on a Friday evening. Activities at the Dolce center would most often be held Friday, Saturday afternoon and evenings with approximately 180 people in attendance. Ms. Lightfield requested seeing language of amendment and

knowing where else these regulations would apply. Mr. Greene handed amendments to Commissioners and said no other sites are applicable.

Committee recommended going to public hearing February 18th.

b) Hotel – South Main Street – Staff Update

Staff showed recent rendering of proposed hotel and discussed request from applicant regarding signage or art on two exposed walls – the back/side wall that is visible from Fairfield Ave. hill and the wall that is visible from the train. Applicant also has proposed buying parking passes and asking the city to track them for 5 years, after which time the City could document parking numbers and prove parking passes are not necessary.

Applicant is meeting with the Redevelopment Agency and going to the Police Department.

Staff also mentioned that there would be a lounge/bar that would be an accessory if they do not have signs or advertising on top of the hotel and a faux water tower on the roof.

Committee is in favor of plans.

c) #8-08R – Zoning Commission – Proposed amendments to revise medical office parking requirements – Review of hearing

Ms. Lightfield said that she spoke with Corporation Counsel, Robert Maslin and he said it was okay to act in January, 2009. Committee recommends voting in two weeks.

d) #10-08R – Zoning Commission – Proposed amendments to various business zones to establish minimum building height requirements – Further review

Committee recommends public hearing in March

e) Discussion of Signs

Ms. Lightfield will provide pictures and list of signs that concern her. Mr. Greene will have staff review and comment when received.

f) Discussion of Parking in Downtown

Parking in the downtown should be an overall consideration not use by use. A parking study was done 8-10 years ago and another is needed soon. Mr. Greene has put in Capital Budget request for 2010-11. Ms. Lightfield said The Maritime garage is never full to capacity.

Ms. Lightfield moved to adjourn and Karen Spencer seconded.

Meeting was adjourned at 9:35 p.m.

Respectfully Submitted by
Pamela Ballard

