

**ZONING COMMISSION MINUTES**

**CITY OF NORWALK  
ZONING COMMISSION  
APRIL 16, 2008**

**I. CALL TO ORDER**

Ms. Lightfield called the meeting to order at 7:30 pm.

**II. ROLL CALL**

Mr. Greene took the roll call.

PRESENT: Jackie Lightfield, Chair; Andrea Light; Adam Blank; Robert Hard; Robert Keyes; Larry Bentley; James White; Karen Spencer; John Tobin

STAFF: Mike Greene; Adam Carsen

OTHERS: Attorney Andrew Glickson; Jim Lancaster

**III. PUBLIC HEARINGS**

a. #2-08SP – 390 Westport Avenue LLC – 384 - 404 Westport Avenue (Marshall's Plaza) - 4,700 sq ft retail addition to Marshall's

Ms. Light read the legal notice. Ms. Lightfield opened the public hearing and went over the ground rules. Attorney Glickson agreed to treat items a) and b) as a single application. He described the parcels and discussed the parking and traffic circulation issues at the site. He added that the walkway is represented on the newest set of plans. Ms. Lightfield asked if there were any members of the public wishing to speak. There were none.

There was a brief discussion about handicapped access at the site. Ms. Light stated that the Commission would like specific curb cuts. Mr. Lancaster agreed to include those curb cuts. Ms. Lightfield stated that the curb cuts would be added as a condition of approval. Ms. Lightfield closed the public hearing.

b. #4-08SPR – 390 Westport Avenue LLC – 302 Strawberry Hill Avenue - Off street parking facility

This item was considered together with item a).

**IV. REPORT OF PLAN REVIEW COMMITTEE, JAMES WHITE, CHAIR**

a. Action on Items III a. and b.

MR. WHITE MOVED: RESOLVED that application #4-08 SPR, submitted by 390 Westport Avenue LLC, for an off street parking facility at 302 Strawberry Hill Avenue, as shown on various plans by Fuller Engineering & Land Surveying, Bridgeport, CT be APPROVED with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and
3. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and
4. That long term soil erosion and sedimentation controls be maintained; and
5. That any graffiti on the site, now or in the future, be removed immediately; and
6. That a map showing the revised lot lines and any common easements be filed in the Norwalk Land Records; and
7. That a long term parking agreement meeting the requirements of section 118-1220H of the Zoning Regulations be submitted for approval by the Norwalk Corporate Counsel Office and then be placed on the Norwalk Land Records; and

BE IT FURTHER RESOLVED THAT the reason for this approval is that the proposed project complies with the Building Zone Regulations, Section 118-522, Business #2 and Section 118-1451, Site Plan Review; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MR. BENTLEY SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

Action on Item III a.

RESOLVED that application #2-08 SP, submitted by 390 Westport Avenue LLC, for a retail addition at 384-404 Westport Avenue, as shown on various plans by Fuller Engineering & Land Surveying, Bridgeport, CT and Lancaster Architecture and Planning be APPROVED with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and
3. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and
4. That long term soil erosion and sedimentation controls be maintained; and
5. That any graffiti on the site, now or in the future, be removed immediately; and
6. That a map showing the revised lot lines and any common easements be filed in the Norwalk Land Records; and

7. That a long term parking agreement meeting the requirements of section 118-1220H of the Zoning Regulations be submitted for approval by the Norwalk Corporate Counsel Office and then be placed on the Norwalk Land Records; and
8. That any change to the plans will require prior approval of the Plan Review Committee; and
9. That handicap ramps (a total of 6 (six) additional from those shown on the submitted site plan A-2) be installed at all curb endings and along the store front, in accordance with the applicable codes; and

BE IT FURTHER RESOLVED THAT the reason for this approval is that the proposed project complies with the Building Zone Regulations, Section 118-522, Business #2 and Section 118-1451, Site Plan Review; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MR. BENTLEY SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

b. #8-05SP/#10-05CAM – AMEC Carting – 1 Crescent Street – Transfer station – Request for extension of time - Report & recommendation

MR. WHITE MOVED: RESOLVED that a request for a one year extension of the approval deadline for application #8-05SP/10-05CAM, submitted by McChord Engineering (Amec Carting) for a 10,000 SF recycling center / transfer station at 1 Crescent Street be APPROVED.

BE IT FURTHER RESOLVED that the new deadline is May 8, 2009.

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MS. LIGHT SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

c. #3-01SPR/#8-97SPR – 45 Glover Av LLC (Xerox) – 45 Glover Avenue – Modifications to approved development park sign plan - Report & recommendation

\*\* MR. WHITE MOVED: RESOLVED that the approved Development Park signage plan for #8-97SPR, #3-01SPR and #4-01SPR located at 801, 901 & 1001 Main Avenue (aka 25, 35, & 45 Glover Avenue); be modified to change the approved corporate logo sign for 45 Glover Avenue from Hewitt to the new xerox logo with ball graphic as shown on the development park sign plans entitled "Signage Relocation 45 Glover Avenue" by Perkins Eastman Architects dated July 12, 2007 as revised to February 26, 2008, subject to the following conditions:

- 1) That any future signs will comply with at least two characteristics, currently color and

letter size, of the approved signage plan; and  
2) That any modifications to the approved plan be submitted for review and approval by the Commission; and

BE IT FURTHER RESOLVED that the effective date of this action be April 25, 2008.

\*\* MR. BENTLEY SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

d. #7-05CAM – Krieger – 9 Seabreeze Place – New single family residence – Request for extension of time - Report & recommendation

\*\* MR. WHITE MOVED: RESOLVED by the Norwalk Zoning Commission that the approval time on #7-05 CAM  
Krieger – 9 Seabreeze Place be approved for an extension of a period of 180 days; and

BE IT FURTHER RESOLVED that the new deadline is October 26, 2008.

\*\* MS. LIGHT SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

e. #9-08CAM – 88 Washington Street LLC – 88 Washington Street (AKA 94 Washington St) - “Taste Restaurant” – Report & recommendation

\*\* MR. WHITE MOVED: RESOLVED that application #9-08, submitted by 88 Washington Street, LLC, for a restaurant at 88 Washington Street (aka 94 Washington Street) be approved with the following conditions:

- That payment for six (6 ) parking spaces be made in accordance with Section 118-1222, Payment In Lieu of Parking
- That no live music or entertainment occur without prior approval of the Zoning Commission
- That all required Departmental signoffs be submitted

BE IT FURTHER RESOLVED that the proposal complies with the applicable Coastal and Resource policies and no adverse impacts are anticipated; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MS. LIGHT SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

f. #2-08MV – Brake Centers of America – 24 Hoyt Street – Replacement Motor Vehicle Repair – Report & recommendation

\*\* MR. WHITE MOVED: RESOLVED that application #2-08 MV, submitted by Brake Centers of America, for a replacement auto service center at 24 Hoyt Street be approved

with the following conditions:

1. That all required departmental signoffs be submitted; and
2. That there be no commercial towing or offsite parking of vehicles; and
3. That there be no storage of parts or car carcasses outside; and
4. All repairs to be conducted within the building; and
5. That no pennants be displayed; and
6. That used car sales are limited to 2 (two) cars, located in the proposed used cars spaces; and
7. That the landscaping plan be revised to that labeled “ Landscaping Plan as Revised by Staff, April 10, 2008”

BE IT FURTHER RESOLVED THAT the proposal complies with applicable coastal resource and use polices; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MS. LIGHT SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

g. #8-08CAM – Allen & Wong – 13 Dock Road – Addition to single family residence – Report & recommendation

\*\* MR. WHITE MOVED: RESOLVED that application # 8-08 CAM submitted by R. Allen & L. Wong for an addition to a single family dwelling at 13 Dock Road, as shown on plans dated March 5, 2007, be approved with the following conditions:

1. That all required sedimentation and erosion controls be in place prior to any disturbance of the site; and
2. That any additional needed soil and erosion controls be installed at the direction of the staff; and

BE IT FURTHER RESOLVED that the proposal complies with the applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 25, 2008.

\*\* MS. SPENCER SECONDED.

\*\* MOTION PASSED UNANIMOUSLY.

V. APPROVAL OF MINUTES: March 19 and March 26, 2008

- \*\* MS. LIGHT MOVED TO APPROVE THE MINUTES AS PRESENTED.
- \*\* MR. BENTLEY SECONDED.
- \*\* MS. SPENCER ABSTAINED.
- \*\* MOTION CARRIED.

#### VI. COMMENTS OF DIRECTOR

Mr. Greene stated that invitations had been issued to the Zoning Commission for a ribbon cutting. He discussed a meeting with the tavern owner at Silvermine. He discussed the firehouse briefly. He also mentioned the Head of the Harbor issue. There was also a brief discussion of a cease and desist order issued to Walgreens, because its windows were not approved.

#### VII. COMMENTS OF COMMISSIONERS

There were none tonight.

#### VIII. ADJOURNMENT

- \*\* MS. LIGHTFIELD MOVED TO ADJOURN.
- \*\* MS. LIGHT SECONDED.
- \*\* MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 7:48 pm.

Respectfully submitted by Charlene Smith.

