

**ZONING COMMISSION MINUTES**

**CITY OF NORWALK  
ZONING COMMISSION  
MARCH 19, 2008**

PRESENT: Jackie Lightfield, Chair; John Tobin; Adam Blank; Larry Bentley; Andrea Light

STAFF: Lindsay McCurran; Mike Greene; Adam Carsen

OTHERS: Attorney Andrew Glickson; Bruce Beinfield, architect

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Mr. Greene took the roll call.

**III. PUBLIC HEARINGS**

Ms. Light read the legal notice. Ms. Lightfield went over the ground rules of a public hearing.

a. #1-08SP/#1-08CAM – 90 Water St Assoc – 90 Water St – 17 residential units, 1,505 sf retail and 11,791 sf office

Ms. Lightfield opened the public hearing. Attorney Glickson, representing the applicant, explained that the proposal seeks to restore a derelict site to productive use. He described the proposed ten-slip dock and 25 foot wide public walkway with visual access to the water. He also stated that the proposal would include an improvement in storm water control.

Mr. Beinfield showed a site plan map and explained that the oil tanks have been remediated. He also pointed out a pedestrian-friendly esplanade and pathway. Ms. Lightfield asked about signage for the one-way street in back of the site. Mr. Beinfield stated that a signage package had been created. He discussed how the proposed site fits in well with the historical context of other Norwalk sites. He added that the site would give connectivity near the waterway. Ms. Lightfield asked how many condos would be at the site. Mr. Beinfield said there would be 17 units. There was a discussion of LEED certification. Mr. Beinfield explained that the proposal included a high-efficiency heating system, very effective irrigation, and bike racks. He added that the proposal would

recycle a polluted site and be within walking distance to the Norwalk train station. There was a discussion of the durability of “green screen” pavers.

Ms. Light asked about the likelihood of flooding in parking areas during heavy rains. Mr. Beinfield discussed the elevation of the parking lots and roads at the site. Mr. Bentley asked if the re-mediation had been completed. Mr. Beinfield said that it had been done more quickly than anticipated. Mr. Blank asked if the DEP had a different standard for the site based on whether it is considered commercial or residential. A discussion followed.

Ms. Lightfield closed the public hearing.

b. #20-07R – Zoning Commission - Proposed amendments to Section 118-1410 regarding fee for corrective action applications

Ms. Lightfield opened the public hearing. She asked about referrals for the proposal. Ms. Light read referrals from the Planning Commission, Marcy Balint of Coastal Management and one from the Town of Westport. Ms. Lightfield closed the public hearing.

c. #19-07R – Zoning Commission - Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in South Norwalk

Ms. Lightfield opened the public hearing. Mr. Greene explained that the proposal seeks to encourage retail in South Norwalk. Ms. Light read referrals from the Planning Commission and Marcy Balint of Coastal Management. Mr. Bentley asked where the money goes when people pay “in lieu of” having a retail store on the first floor of a property. Mr. Greene stated that it goes into an account for parking. Ms. Light asked if that money could go into mass transportation. Mr. Greene answered that it can only go into parking. Ms. Lightfield closed the public hearing.

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

a. Action on Item III a.

**\*\* MS. LIGHT MOVED: RESOLVED** by the Zoning Commission that application #1-08SP/#1-08CAM; 90 Water Street Associates – 17 residential units, 1505 sq.ft. retail and 11,791 sq.ft. of office at 90 Water Street (Dist 2; Block 84; Lot 33) be approved subject to the following conditions:

1. That the proper public access easement documents be filed providing access along the harbor and from Water Street to the harbor;
2. That a temporary public access easement be granted along the steps at the south property line until such time as there is a walkway link to the next property to the south;

3. That all erosion and sedimentation controls are in place prior to the start of construction;
4. That final CEAC approvals are submitted on one plan;
5. That a surety in the amount determined by staff be submitted; and
6. That a certificate be filed in the Town Clerk's Office

Be It Further Resolved that the proposal complies with all applicable sections of the Zoning Regulations including 118-505, 1110 and 1450; and

Be It Further Resolved that the proposal complies with all applicable goals and policies of the Coastal Management Act; and

Be It Further Resolved that the effective date of approval is March 28, 2008.

\*\* MR. BENTLEY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

b. #2-07SP – Total Concepts, Inc. – 42-46 Stuart Avenue (Lot 4) – 12 unit multifamily development - Request for extension of approval time - Report & recommendation

\*\* MS. LIGHT MOVED TO APPROVE AN EXTENSION OF APPROVAL TIME.  
\*\* MR. BENTLEY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

c. #3-07SPR – American Cancer Society – 38 Richards Ave – 13,500 sq ft office building – Request for extension of approval time - Report & recommendation

\*\* MS. LIGHT MOVED TO APPROVE AN EXTENSION OF APPROVAL TIME.  
\*\* MR. BENTLEY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

d. #10-02SPR /#38-02CAM – AvalonBay Communities, Inc – 24 Belden Avenue - Mixed Use development – Request for extension of approval time - Report & recommendation

\*\* MS. LIGHT MOVED TO APPROVE AN EXTENSION OF APPROVAL TIME.  
\*\* MR. BENTLEY SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

## V. REPORT OF ZONING COMMITTEE, ROBERT KEYES, CHAIR

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

Action on Item III b.

**\*\* MR. KEYES MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#19-07R - Zoning Commission - Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in South Norwalk" and dated revised draft January 30, 2008, be approved. **BE IT FURTHER RESOLVED** that the reason for this action is:

- 1) To encourage centralized parking and the leasing of vacant retail space in South Norwalk as per the Plan of Conservation and Development (p.41); and
- 2) To encourage new retail to enliven the street along Washington Street and adjacent streets in South Norwalk; and

**BE IT FURTHER RESOLVED** that the effective date of this action be March 28, 2008.

**\*\* MS. LIGHT SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

Action on Item III. c.

**\*\* MR. KEYES MOVED: RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#20-07R - Zoning Commission - Proposed amendments to Section 118-1420 regarding fees for corrective action applications" and dated December 20, 2007, be approved. **BE IT FURTHER RESOLVED** that the reason for this action is:

- 1) To implement the Plan of Development policy to "establish and maintain an efficient system of zoning enforcement..." (p. 17); and

**BE IT FURTHER RESOLVED** that the effective date of this action be March 28, 2008.

**\*\* MS. LIGHT SECONDED.**

**\*\* MOTION PASSED UNANIMOUSLY.**

**VI. APPROVAL OF MINUTES: February 20, 2008**

**\*\* MR. BENTLEY MOVED TO APPROVE THE MINUTES.**

**\*\* MR. KEYES SECONDED.**

**\*\* MR. BLANK ABSTAINED.**

**\*\* MOTION CARRIED.**

**VII. COMMENTS OF DIRECTOR**

Mr. Greene discussed the appeal of Glover Avenue. He said that he would meet with a representative from the neighborhood association, along with Lou Schulman, to discuss a pulse point for the train station.

**VIII. COMMENTS OF COMMISSIONERS**

Mr. Bentley discussed the train station pulse point.

**IX. ADJOURNMENT**

\*\* MS. LIGHT MOVED TO ADJOURN.  
\*\* MR. KEYES SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:10 pm.

Respectfully submitted by Charlene Smith

