

**CITY OF NORWALK
ZONING COMMITTEE
JULY 9, 2009**

PRESENT: Jackie Lightfield, Chair; Karen Spencer, Andrea Light, Michael Mushak and Adam Blank

STAFF: Mike Greene, Mike Wrinn and Frank Strauch

OTHERS: Elizabeth Suchy, Chris Allen, Amanda Saul, Mike Galante, Fred Mascia

Meeting commenced at 7:30 p.m. Chair Jackie Lightfield introducing the first application.

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & SPECIAL PERMITS

- a. #6-09R/#6-09SP – Norwalk Emergency Shelter, Inc. – 2 Merritt Place/Chestnut Street - Proposed amendments to Industrial #1 zone to permit a transient residence facility by special permit and special permit for a transient residence facility with 106 beds, 9 family units & 9 efficiency apartments and related facilities – Review of public hearing**

Discussion on this item was tabled to the next Committee meeting.

- b. #1-09R – Zoning Commission – Proposed amendments to Articles 10 and 50 to add new definition for medical office and related technical amendments – Review of public hearing.**

A brief discussion ensued among committee members. The Committee will continue this discussion at next committee meeting.

- c. #7-09R/#7-09SP – Norden Place, LLC. – 8 Norden Place – Proposed amendments to Sec. 118-711 to permit multifamily and single family dwellings by special permit in Restricted Industrial zone and special permit for 240 multifamily units, 4 single family residences (25 units to be designated as workforce housing units) and related recreation facilities – Further Review.**

Atty. Suchy updated the committee and gave the status of the application regarding other city departments. She stated that applicant met with various departments as well as SWRPA and did not foresee inter-municipal issues.

Ms. Suchy introduced Mike Galante, traffic engineer from Frederick Clark Assoc. Mr. Galante summarized the two submitted traffic reports and collision diagrams in detail. He discussed with the committee the numerous traffic patterns, delays, and traffic counts. He mentioned the office park driveway is a major change and that the traffic signal at Beacon St./Strawberry Hill is an improvement and stated that all uses for property, currently operating, vacant and Gibbs School were included in traffic counts.

Mr. Chris Allen was introduced to present an invasive species management program in wetland areas. They stated that the area had previously been managed but was now overrun with Phragmites and other species such as multiflora rose, both extremely invasive plants. The plan focused on steps in which they would restore, enhance, control and maintain the subject property. Committee asked if property would be maintained and it was stated that there was a long-term maintenance plan in effect. Mr. Allen told committee that recommendations would be forthcoming.

Mr. Fred Mascia, from Tighe and Bond presented drainage report and described the water quality structures and the maintenance plan for storm water controls. There are three detention basins. It was stated that basins were designed as dry basins, not standing water ponds. Brief discussion of other aspects of the drainage plan, i.e. rain gardens, catch basins, parking lot drainage. Committee asked if a chain-linked fence would be mandatory such as required for swimming pools. There are plans for fencing. There was some discussion about run-off from I-95.

The Committee stated that the architect, Bruce Beinfield, should be present at August 13 meeting when the project's design and landscaping would be discussed. After a brief discussion regarding sound mitigation with trees, the Committee decided no model would be required.

d. #8-09R – Norwalk Board of Education – Proposed amendments to Article 121 regarding signs at public high schools in residential zones – Further review

Atty. Suchy stated that she met with staff and applicant is very willing to accommodate neighbors. They are very agreeable to changing letter height; turning off sign after certain agreed upon hours – sign will be controlled and monitored by Principal/Administrative staff. A meeting was set to review the sign plans and answer questions but no neighbors showed or called in. Committee tabled this application and it will be back to committee in August.

e. Zoning Commission – Cedar Street/Fairfield Avenue – Proposed Golden Hill Village District – Status report

Discussion will continue at August meeting.

f. Comments of Commissioners – Andrea Light moved to place this item at end of next meeting agenda (Plan Review) Karen Spencer seconded – all in favor.

Meeting was adjourned at 8:15 p.m.

Respectfully Submitted
By: Pamela Ballard