

**CITY OF NORWALK  
ZONING COMMISSION  
November 14, 2012**

**PRESENT:** Emily Wilson, Chair; Jill Jacobson; Joseph Santo; Adam Blank; Harry Rilling (arrived late)

**STAFF:** Michael Greene; Frank Strauch; Brenda Hrtanek

**OTHERS:** David Anspach; John Eckman

**I. CALL TO ORDER**

Emily Wilson called the meeting to order at 7:39 p.m.

**II. ROLL CALL**

Michael Greene took the roll call.

Before the public hearings, Ms. Wilson announced the rules for the public hearings.

**III. PUBLIC HEARINGS**

**a. #6-12SP - David Anspach - 140 Water Street - Expansion of existing office use**

The owner of the building, Mr. Anspach, began the presentation. Mr. Anspach wanted some of the space in his building to be converted back to office space. He told the commissioners that the Zoning Department staff had been very helpful, especially in making sure that they were compliant. Mr. Anspach also discussed his water filtration system. He said they were doing it because they care about the river. He also said the building would undergo some renovations. He showed the commissioners the plans. There would be a handicap ramp in the back. He thought this was all a considerable improvement. Ms. Wilson asked if anyone from the audience wanted to speak but no one did.

Ms. Wilson closed the public hearing.

**b. #7-12SP/#21-12CAM - Trust Realty Corp. - 11 Commerce Street - 6,249 sf office space on two floors**

Ms. Wilson opened the public hearing. John Eckman began the presentation. He gave a brief history of the tenants throughout the years. He told the commissioners that he had gone before the Zoning Board of Appeals in September for a variance to allow them to have a little more space on the two floors. Ms. Wilson asked if anyone from the audience wanted to speak but no one did.

Ms. Wilson closed the public hearing.

**IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR**

**a. Action on Items III. a. and b.**

**i. #6-12SP - David Anspach - 140 Water Street - Expansion of existing office use**

**\*\* MS.JACOBSON MOVED:BE IT FURTHER RESOLVED** that application #6-12SP / #19-12 CAM - David Anspach - 140 Water St. - Expansion of existing office use and as shown on various site plans by Hammons, LLC, Fairfield, CT (9/18/12, Rev. to 11/5/12) and the architectural plans by Cartelli Designs, LLC, Newtown, CT (5/15/12, Rev. to 9/19/12), be **APPROVED** with the following conditions:

1. That a surety, in an amount to be determined by staff, shall be submitted to guarantee the installation of the required improvements; and
2. That a surety, in an amount to be determined by staff, shall be submitted to guarantee the installation of the of soil and erosion controls; and
3. That all soil and erosion controls be in place and verified by an inspection by Staff prior to the start of any work on the site; and
4. That any additional needed soil and sedimentation controls be installed at the direction of the staff ; and
5. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
6. That all signage, existing and proposed, comply with the zoning regulations; and
7. That any graffiti on the site, now or in the future, be removed immediately; and
8. That the proposed stormwater facilities maintenance plan provided be executed after the issuance of the final Certificate of Occupancy; and

**BE IT FURTHER RESOLVED THAT** the reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, 118-505, Marine Commercial Zone and Section 118-1450, Special Permits; and

**BE IT FURTHER RESOLVED** that a Certificate of Special Permit and map be placed on the Norwalk Land Records; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 23, 2012.

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

**ii. b. #7-12SP/#21-12CAM - Trust Realty Corp. - 11 Commerce Street - 6,249 sf office space on two floors**

**\*\* MS.JACOBSON MOVED: BE IT RESOLVED** that application # 7-12 SP / #21-12 CAM, submitted by Trust Realty Corp for 6,249 SF of office space on two floors in an existing building at 11 Commerce Street, as shown on plans prepared by Rose Tiso and Company, LLC, Fairfield, CT, dated June 1, 2012 be **APPROVED** with the following conditions:

1. That any graffiti on the site, now or in the future, be removed immediately; and
2. That an storm water filter meeting DPW requirements be installed in the parking lot catch basin and an acceptable maintenance plan for the same be submitted; and

**BE IT FURTHER RESOLVED** that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118- 504, Central Business District and Section118-1110, Coastal Plan Review.

**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 November 23, 2012.

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

#### **V. REPORT OF ZONING COMMITTEE, ADAM BLANK, CHAIR**

Mr. Blank had no reports.

#### **VI. APPROVAL OF MINUTES:**

**MS. JACOBSON MADE A MOTION TO APPROVE THE MINUTES OF THE OCTOBER 17, 2012 ZONING COMMISSION MEETING.**

**\*\* MR. SANTO SECONDED THE MOTION**

**\*\* MOTION PASSED (4-0).**

**MS. JACOBSON MADE A MOTION TO APPROVE THE MINUTES OF THE NOVEMBER 5, 2012 ZONING COMMISSION MEETING.**

**\*\* MR. SANTO SECONDED THE MOTION**

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

#### **VII. ANNUAL MEETING SCHEDULE: Adopt 2013 Meeting schedule**

**MS. WILSON MADE A MOTION TO ADOPT 2013 MEETING SCHEDULE.**

**\*\* MS. JACOBSON SECONDED THE MOTION.**

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

#### **VIII. COMMENTS OF DIRECTOR**

There were no comments from the Director.

#### **IX. COMMENTS OF COMMISSIONERS**

There were no comments from the commissioners.

#### **X. ADJOURNMENT**

The meeting was adjourned at 7:49 p.m.

Respectfully submitted,

Diana Palmentiero