

**CITY OF NORWALK
ZONING COMMITTEE
September 12, 2013**

PRESENT: Nathan Sumpter, Chair; Emily Wilson; Mike Mushak; Linda Kruk; Joseph Santo; Jill Jacobson

STAFF: Mike Wrinn; Frank Strauch

OTHERS: Atty Liz Suchy; Ray Sullivan; Michael Galante

Before the meeting, Ms. Wilson appointed Nathan Sumpter and Linda Kruk to the Zoning Committee. Mr. Sumpter called the meeting to order at 9:14 p.m.

I. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS & SITE PLAN REVIEW

a) #2-13M/#5-13SPR – 34 Oakwood Ave Assoc, LLC - 34 Oakwood Ave - Proposed change to the Building Zone Map from AAA Residence in part & Business #2 in part to entirely Business #2 and proposed 4 story, 95,500 sq ft mixed use development with 53 units and 8,300 sf office space – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. There would be a zone change to Business #2. The project would be a mixed use.

Atty Suchy continued the presentation. The applicant now owns less than 2 acres. She gave a brief history of the zoning in this area. The project would be condos which would include affordable housing units and office space. She also briefly discussed other projects that the applicant has completed in Norwalk. She asked to be on the Zoning Commission agenda in October.

Ray Sullivan, the architect on the project, continued the presentation. He described the building interior, the recreation area and the parking underneath. There would be a fitness center and café. He then went over the materials board.

Mr. Mushak asked about pedestrian access and the gaps in the sidewalk. He thought that residents could go to Main Avenue and the restaurants and shops. Atty Suchy said that there was access to the train station. She said that they would fix the sidewalks on their property but that they are not required to fix others. Mr. Galante had a map which showed the sidewalks in the area.

Atty Suchy said that she would ask the Department of Public Works (“DPW”) whether there were any plans for fixing any of the sidewalks in this area.

Atty Suchy then asked the commissioners to waive a formal model for the project. She also asked to be placed on the Zoning Commission's agenda in October. Mr. Strauch said that for the Zoning Department, it would work better for the application to be on the November agenda since there were still many zoning issues.

Atty Suchy said that the applicant would have them completed before the October meeting. She also said that the workforce housing would be distributed evenly among the units.

The meeting was adjourned at 9:34 p.m.

Respectfully submitted by,

Diana Palmentiero