

CITY OF NORWALK
ZONING COMMITTEE
November 14, 2013

PRESENT: Emily Wilson, Chair; Joseph Santo; Jill Jacobson; Jim White; Nathan Sumpter; Mike O'Reilly

STAFF: Michael Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty Chris Smith; Eva Ehrlich; Candace Mayer; Kendra Halliwell; Erik Lindquist

Emily Wilson called the meeting to order at 9:12 p.m.

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS,
SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS**

a) #3-13R/#15-13SP/#21-13CAM – Trinity Washington Village Ltd Partnership/City of Norwalk – Raymond, Water & Day Sts - Proposed amendments to Industrial Zone #1 regarding the location of parking for TOD properties in flood zones & new 193 unit multifamily development – Further review/schedule for hrg; b) #13-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – 13 Day St - New 10 unit multifamily development – Further review & schedule for hrg and c) #14-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – 20 Day St - New 70 unit multifamily development – Further review & schedule for hrg

Dori Wilson began the presentation by pointing out the model that had been received by the Zoning Department. She noted that the Planning Commission had requested an enlarged streetscape view. A CEAC meeting had been scheduled and the applicant has not received any sign-offs although they are working on that. Under the Affordability Plan, the three parcels cannot be combined and must stand-alone. She also discussed the workforce housing, etc. There were some issues about the streets being raised.

Atty Chris Smith continued the presentation by introducing all of the team members of the project.

Eva Ehrlich, project manager from Trinity Financial, continued the presentation. She explained the development arrangement between the Norwalk Housing Authority and Trinity Financial. After the option agreement is exercised and all three parcels are owned by the Norwalk Housing Authority, Trinity would lease each parcel from the Housing Authority under a long term lease. Candace Mayer, Deputy Director of the Housing Authority, said that Housing Authority has been planning this project for 5 years and that residents are behind it. Since the current units are so small, the residents are looking forward to the new ones. Mr. White asked about total build out costs for the project. Ms. Ehrlich said that she would obtain the figure for him.

Kendra Halliwell, architect for the project, continued the presentation. She discussed the first phase of funding and the zoning regulations that they are working on. There had been questions about the number of driveways at the last meeting so she updated the commissioners about this. There would be a couple less driveways. Speed humps would slow drivers. She also discussed open areas that would be set up as play areas for children. They would be built for certain age groups. There had also been questions about security. She said that there would be on-site security during the day and roving security at night. There would also be cameras in many areas of the buildings. Mr. Sumpter asked if there would be an office on-site. Ms. Halliwell said that there would be some offices for management and leading but they would not be open at night. There would also be a community room and training center. Mr. Sumpter had further questions about the hours for these offices, community room and training center which Ms. Ehrlich answered. Mr. Santo noted that currently each Washington Village was set up so that there was a courtyard for each building. He also noted that it was easy for a mother to watch her children. The commissioners thought that a few more playgrounds were necessary. Mr. Santo said he was disappointed that none of the units could be purchased. Ms. Mayer said that they had thought about it but when the housing market crashed, they did not think it would be a good model. There were some concerns about areas that seemed a little dark which Ms. Halliwell addressed. There will be some activity going on at the corner of Raymond and Water Street. There was also some discussion about the size of the units. Emily Wilson asked about whether the doors would be accessible for those in wheelchairs. Ms. Halliwell said there would be a button to open them. There were further questions about how the security would work. Ms. Halliwell discussed the materials board. She also described the gates on the garage and the vines that would grow on it. There was a discussion about the flood elevations. Atty Smith discussed a packet of info that had been sent to the Planning Commission as well.

Dori Wilson handed out parking plans. She discussed the lobbies of the three parcels as they related to the parking since the applicant was requesting that the parking be placed up to the street façade.

Erik Lindquist, from Tighe & Bond, continued the presentation. He discussed the traffic flow on Day Street through Hanford. The applicant proposed opening access all the way through but keeping it a one way street. There would be improvements to Raymond and Day Street. Another improvement would be to remove on street parking from Water Street because of sight lines. There was a short discussion about the time line for the funding and construction of the project. Mr. Sumpter had questions about the opening of Day Street. Mr. Lindquist said that the Department of Public Works had decided that it should be one way because of the sight lines.

Landscaping and traffic would be discussed at the next Zoning Committee meeting.

d) #4-13R / #5-13R - Zoning Commission – Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk – Preliminary review & schedule for hrg

Dori Wilson began the presentation by discussing regulations that will expire on December 31, 2013. These regulations exempt parking requirements in both Norwalk Center and South Norwalk. The commissioners had previously extended the time for them to expire 2 years ago. The Planning Commission has approved them to be extended. These items will be on the Zoning Commission agenda in December.

The meeting was adjourned at 10:18 p.m.

Respectfully submitted by,

Diana Palmentiero