

**CITY OF NORWALK**  
**ZONING COMMITTEE – SPECIAL MEETING**  
**February 19, 2014**

**PRESENT:** Emily Wilson, Chair; Jill Jacobson; Michael Mushak; Nathan Sumpter; Jim White; Nora King

**STAFF:** Michael Wrinn; Dori Wilson

Emily Wilson called the meeting to order at 7:01 p.m.

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

**a) #6-13R/#16-13SP – A. Glazer – 194 Perry Ave/River Rd - Proposed amendments to Silvermine Tavern Village District to increase to 19,600 sq. ft. for new structures, to allow single family & cluster housing and special permit to rehabilitate Silvermine Tavern buildings, convert mill buildings to single family residence with guest house, construct new barn, add 4 units cluster housing, reconfigure existing parking lot & add valet parking – Final review prior to hearing**

Dori Wilson began the presentation. She said that the Planning Commission had approved the proposed amendments. The applicant had submitted a written valet parking plan which she described. She also described the Village District Report which had been submitted a few days before the public hearing was scheduled. There were comments about the parking and adding a second driveway at the gift shop. The applicant has received its CEAC sign-offs.

**b) #7-13R/#17-13SP – Merritt River Partners, LLC – 1 Glover Ave – Proposed amendments to Section 118-760 Commercial PRD regulations to reduce lot size, increase building area & density and special permit for 132 unit Commercial PRD – Final review prior to hearing**

Dori Wilson began the presentation. She said that the Planning Commission had approved the proposed amendments. She also said that the applicant had filed an application with the Office of the State Traffic Administration (“OSTA”). OSTA would not approve the application until the Zoning Commission had. She also discussed some of the other changes that the applicant had made in response to the commissioners’ question and comments at the last Zoning Committee meeting. The applicant has received its CEAC sign-offs.

**c) #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 – Review of public hearing, d) #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – 13 Day St -**

**New 10 unit multifamily development – Review of public hearing, and e) #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /Norwalk Housing Authority - 20 Day St - New 70 unit multifamily development – Review of public hearing**

Dori Wilson began the presentation. She referred the commissioners to the draft resolutions in their packets which included two zoning amendment resolutions; one to approve and one to deny. All are considered draft resolutions that can be modified by the commissioners. Mr. Mushak said that he did not recall receiving draft resolutions to deny in the past and wondered if they were standard. Ms. Wilson cited numerous examples of applications which had draft resolutions to deny including zoning amendments and map changes as these are actions that are at the discretion of the Commission. It was noted that the Planning Commission recommended approval of the TOD amendment. Mr. Mushak noted that the Planning Commission did not approve the option agreement for the sale of city-owned land at 13 and 20 Day St which led to the Common Council overruling them. Mr. Mushak stated that he believed that the Planning Commission used their concern for a public parking garage as a reason to deny the option agreement which is now a moot point for a number of reasons including that the Community Health Center has now moved to Route 1 and that concept of large footprint retail is no longer viable for Water St. The commissioners reviewed the draft resolutions and made several additions to the language in the resolutions. There was discussion about the recommendation of the Department of Public Works to make Day Street one way north of Hanford Place and regarding the drainage issues in the area.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted by,

Diana Palmentiero