

**CITY OF NORWALK
ZONING COMMITTEE
July 10, 2014**

PRESENT: Emily Wilson, Chair; Joseph Santo; Jim White; Nora King; Mike O'Reilly

STAFF: Michael Greene; Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty Liz Suchy; Craig Flaherty; Lori Hall; Keith Beaver; Kwesi Brown; Clay Fowler;

Emily Wilson called the meeting to order at 8:22 p.m.

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SITE PLAN REVIEW/SP PERMIT

a) #4-14R/#8&9-14SPR/#9&10-14CAM - NW MFP Norwalk Town Ctr LLC & 3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av – Proposed amendments to revise CBDD residential setbacks to require only when residential use in residence zone & site plan for new 129,600 sf mixed use development with retail, restaurant, gym and 620 seat theater (#8-14SPR) and retain 18,193 sf existing retail/ rest @ 467 West Av (#9-14SPR) – Preliminary review

Dori Wilson began the presentation by showing the commissioners the aerial map of the property as well as the site plan. She explained the changes to the property. She said that this was actually two applications and explained the proposed Zoning regulation changes.

Atty Suchy continued the presentation by introducing the other speakers and describing the new businesses which would be in the buildings, including a movie theater and other stores. The applicant has received their sign-off from the Health Department and they hope to have more later in July.

Craig Flaherty continued the presentation with a discussion of curb cuts, as well as electrical and storm water management. Atty Suchy mentioned that the Redevelopment Agency would be undertaking a design review which would not hold up the Zoning Commission's approval.

Lori Hall of Penney Design continued the presentation went over the materials board with the commissioners. She said that the building where the GAP store was located would remain the same. Ms. King asked to see a view of the building behind the Stepping Stones Museum.

There was a discussion about the width of the sidewalks. Ms. King thought they should all be 11 ft. wide. Mr. Flaherty said that it would give the city character if the sidewalks were not the same size.

Keith Beaver of Didona Associates, the landscape architects for the site, continued the presentation. He said that many of the plantings would be similar to the other parts of the project. He described what materials would remain and what would be new.

Kwesi Brown, the traffic consultant, continued the presentation. He said that they were updating the traffic counts and they would send the updates. They would need to implement improvements. Mr. White said that he was concerned about West Avenue, the lack of synchronization of the signal lights and the amount of traffic that would be generated once all of the projects are completed. Mr. Wrinn said that the Department of Public Works was aware of this and they were working on it.

Atty Suchy requested a waiver of the model.

b) #5-14R/#3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond Sts – Proposed amendments to I#1 to revise TOD affordable hsg requirements from 30% to 20% of units & to allow 10% at 100% of Area Median Income instead of State median for multifamily and mixed use of 5 stories & 60 ft and reduce residential parking requirements & allow compact pkg for developments of 25 units or more and special permit for new 70 unit multifamily development with 9,920 sf mfg (existing building) in TOD area – Preliminary review

Dori Wilson, who began the presentation, said that she was still waiting for information. She showed the commissioners the location of the property on an aerial map as well as the site plan. She discussed the proposed plan as well as the proposed Zoning regulation changes. There were also proposed affordable housing changes. Dori Wilson suggested that these changes could be complicated to manage. There was a discussion about how all of these housing projects would affect the city's school system. Dori Wilson said there had been a previous analysis done. She said that she would try to locate it in the files. There would be a full presentation by the applicant in August. There was also a discussion about the request for compact spaces for parking.

Clay Fowler continued the presentation by discussing the proposed change for the affordable housing regulations. He said they would be flexible and would like to be engaged with the commissioners about this issue. Dori Wilson suggested that the applicant's proposed changes would not make the affordable housing affordable. She said that they would need additional information from the applicant about actual rents.

c) #3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood elevation plus one foot - Final review prior to hrg

Dori Wilson began the presentation by telling the commissioners that the Planning Commission recommended approval. It would be on the Zoning Commission agenda for the following week.

Ms. King reminded Dori Wilson that she had requested information about the number of applicants that had raised their elevations since last year. Ms. King said that she would like to see the numbers before she could approve the amendment.

d) #X-14R - Discussion of draft amendments to reduce retail and restaurant parking requirements in Rowayton Avenue Village District

Dori Wilson began the presentation. Ms. King said that she had sent additional parking counts but Dori Wilson said that she did not have them. The commissioners decided that they could not fully discuss an amendment until they had received the additional information. Ms. King said that she believed that many people in Rowayton would like to see more parking so that people will visit the shops, restaurants, etc. She clarified what information the commissioners were seeking for the analysis.

e) Discuss possible zoning regulation changes regarding traffic studies and peer review requirements for traffic studies

Dori Wilson began the presentation by discussing a chart that she had prepared which summarized whether other surrounding towns had peer review requirements for traffic studies. There was a discussion about what could be done on a traffic study if the regulations were revised. The commissioners decided that corporation counsel should provide an opinion.

f) Zoning enforcement – Fines for violations

Mr. Greene began the presentation about his discussions with Corporation Counsel and the Planning and Zoning Commission chairpersons about drafting an ordinance to allow the Zoning officers to fine for violations. There was a discussion of how the process would work before a regulation could be proposed.

g) Amend By-Laws – Refer to Administration Committee

Mr. Greene began the presentation by describing the current committee system for the Planning and Zoning Commissions. Both the past Corporation Counsel as well as the current one thinks the By-Laws should be amended to change the committee system to a working commission meeting. Ms. King said she would be speaking with Corporation Counsel directly about this matter. The meeting was adjourned at 9:42 p.m.

Respectfully submitted by,

Diana Palmentiero