

**CITY OF NORWALK
ZONING COMMITTEE
August 14, 2014**

PRESENT: Emily Wilson, Chair; Joseph Santo; Jill Jacobson; Mike O'Reilly; Linda Kruk; Jim White; Nora King and Adam Blank

STAFF: Michael Greene; Mike Wrinn; Frank Strauch

OTHERS: Atty Craig Flaherty; Paxton Kinol; Atty Frank Zullo; Seelan Pather; Clayton Fowler;

Emily Wilson called the meeting to order at 8:42 p.m.

I. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS & SITE PLAN/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 (South Block) – 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) – Further review

Mr. Greene began the presentation by showing the commissioners the proposed site plan.

Ms. King said that she had gone by the site and was very opposed to sidewalks that were not regulation size. Mr. Flaherty explained why that would not happen. Some areas could be regulation size and some could not. Mr. Greene made a suggestion that Mr. Flaherty said they could look at to see if it could work. There was a discussion about the back entrance of the Stepping Stones. Mr. Kinol discussed the parking lot and the GAP building. He also believed that many people would cut through Waypointe instead of walking around it. He said that they wanted them to do that. Mr. Flaherty said they would be ready for the public hearing in September.

b) #5-14R/#3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond St – 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

Mr. Greene oriented the commissioners as to the location of the property on an aerial map. The application would be on the Zoning Commission's agenda in October. They were addressing the commissioner's concerns and amended the application.

Atty Zullo continued the presentation by explaining how the applicant had amended its application regarding the compact car parking as well as the number of parking spaces for 1 bedroom/studio and 2 bedroom units. He also discussed the affordable housing amendments to the Zoning regulations that the applicant was proposing.

Seelan Pather, an architect with Beinfeld Architecture, continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the revised site plan. He explained that there will be parallel parking. As he showed them the revised, proposed plans he explained the blend of the traditional architecture of Washington Street with the industrial look of the other streets. They would bring the materials board to the next meeting.

There was a lengthy discussion about the sidewalks vs. compact car parking. Mr. Fowler said that it was brought to their attention that some commissioners did not want compact car parking. It was agreed that the applicant would not have to provide a model for the public hearing which had been set for October.

c) #6-14R/#1-14SPR – The Berkeley Holding, LLC & 520 West Ave, LLC – 500-520 West Av (West Block) - Proposed amendments to revise the definition for Height of Building in a Design District Development Park to measure from centerline of highest street (currently measured from centerline of West Ave) and modifications to approved site plan for The Berkeley for 6 story, 175,791 sf mixed use development with 4,932 sf restaurant (formerly retail), 6,943 sf medical office, and 129 residential dwelling units – Preliminary review

Mr. Greene oriented the commissioners as to the location of the property on an aerial map. He explained how the applicant was requesting a revised regulation for financing purposes so the project could be completed.

Mr. Flaherty continued the presentation by explaining how the site plan would be revised. This included an increase to the number of units in the building. Mr. Kinol said that they were planning on constructing this year. Mr. Greene said it would be on the Zoning Commission's agenda in September.

The meeting was adjourned at 9:13 p.m.

Respectfully submitted by,

Diana Palmentiero