

**CITY OF NORWALK
ZONING COMMISSION
October 15, 2014**

PRESENT: Joseph Santo, Chair; Emily Wilson (left the meeting early); Jill Jacobson; Nora King; Adam Blank; Nate Sumpter; Linda Kruk; Mike O'Reilly

STAFF: Michael Greene; Mike Wrinn; Dori Wilson

OTHERS: Atty. Chris Smith; Guy Mazzola; Mike Mushak; Atty. Al Vasko; Colin Grotheer; Manny Silva; Atty. Liz Suchy

I. CALL TO ORDER

Mr. Santo called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mr. Greene called the roll.

III. PUBLIC HEARINGS

a. #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - Continue public hearing for rebuttal ONLY

Mr. Santo opened the public hearing. Atty. Smith began the presentation by introducing his client and the applicant, Guy Mazzola. Mr. Mazzola continued the rebuttal with a slide presentation of the responses to the private investigator's alleged uses of the transfer at the public hearing. A handout of the slide show was handed out to the commissioners. He refuted the claims of dust coming out of the facility. He also discussed the doors being found open, working after hours, repair work done after hours, trailers arriving late after the day was done and cars parking in the turn radius near the Devon's Place, playground. He noted that there were two of these turning radiuses on the street.

Atty. Smith continued the presentation. He also presented an affidavit from someone to confirm what Mr. Mazzola had said. Mr. Blank asked about a draft of the resolution with the conditions which the applicant would have to accept. It was shown to Atty. Smith and Mr. Mazzola who both said it was agreeable.

Mr. Santo closed the public hearing.

b. #5-14R – Maritime Village I, LLC – Proposed amendments to Section 118-700 to revise TOD height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments and related technical amendments and c. #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond St – Mixed use development with 68 unit multifamily development in two new buildings and 9,790 sf mfg (existing building) in development in a Transit Oriented Development (TOD) area

Mr. Santo opened the public hearing. Ms. Jacobson read comments from the Planning Commission and the State Coastal Area Management office into the record. Mr. Santo then stopped the meeting for a few minutes to present a former Zoning Commissioner, Mike Mushak,

with a plaque for his six years of service to the Zoning Commission.

Atty. Al Vasko began his presentation with introductions, and handing out some renderings of the property. He used an aerial map to orient the commissioners as to the location of the property. He requested that the two separate public hearings be held together. He explained the zoning regulation changes that the applicant was requesting for required parking and affordable housing.

Colin Grotheer, the architect on the project, continued the presentation. He discussed the proposed buildings as well as the units. He also discussed the on-site parking and on street spaces. He showed the commissioners the site plan. He described Buildings A, B and C. The B Building is the largest and would buffer the parking area from the street. There is one existing building on the site which would be brought up to code. It will be used for manufacturing. There was a discussion about the workforce housing. Atty. Vasko answered some of the commissioners' questions.

Mr. Grotheer then continued the presentation with a description of the character of the buildings as well as what materials would be used. He described the recreational spaces in the buildings. He discussed the re-grading and re-paving of the street. If the city's repairs were completed after the buildings were built, he did not think it would be a problem to accommodate the re-grading.

Manny Silva, the civil and traffic engineer on the project continued the presentation. He discussed the drainage which is currently uncontrolled on the property. He described the applicant's plans to make the water cleaner when leaving the site.

There was a discussion about the sidewalks and the granite curbs. The street trees would be similar to the trees that would be planted by the applicant across the street from this project. This then lead to a discussion of the parking spaces on the street. The commissioners realized this may lead to a change in the parking regulations in the future.

Atty. Vasko closed the presentation. Mr. Santo asked if there was any one from the public that wished to speak.

Mr. Mushak spoke in support of the project.

No other member of the public spoke about the project. Mr. Santo closed the public hearing.

d. #6-14R - The Berkeley Holding, LLC & 520 West Ave, LLC – 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)

Mr. Santo opened the public hearing. Ms. Jacobson read comments from the Planning Commission and the State Coastal Area Management office into the record.

Atty Suchy began the presentation. She explained that the text amendment dealt with how height is calculated within the Design District Development Park ("DDDP"). The applicant would like to include the project for the Berkley in the DDDP. If it is to be included the definition of height would have to be changed with this amendment, otherwise, it does not met the requirement.

Mr. Santo asked if there was any one from the public that wished to speak. No one spoke for or against the application. Mr. Santo closed the public hearing.

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

a. Action on Item III. a.

i. #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications

**** MR. BLANK MOVED:** to send this application back to the Plan Review Committee for further review.

**** MS. KING SECONDED.
** MOTION PASSED UNANIMOUSLY.**

b. #15-11CAM – Norwalk Museum Partnership, LLC – 41 N. Main Street - Request for 1 year extension of time - Report & recommended action

**** MR. BLANK MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #15-11CAM – Norwalk Museum Partnership, LLC – 41 N. Main Street - Request for 1 year ext of time be **APPROVED** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period;

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. SUMPTER SECONDED.
** MOTION PASSED UNANIMOUSLY.**

c. #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year extension of time (2nd request) - Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year extension of approval time be **APPROVED** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period; and

BE IT FURTHER RESOLVED that the new deadline to obtain zoning and building permits will be October 26, 2014.

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. SUMPTER SECONDED.
** MOTION PASSED UNANIMOUSLY.**

d. #19-14CAM – Kerschner Dev., LLC – 14 Farm Creek Rd – New single family residence – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #8-14CAM, construction of a single-family residence for the property 18 Harbor View Ave as shown on the A -2 Survey titled: “Zoning Location Survey of a Property Prepared For Charles F. Goodrich , #14 Farm Creek Road, Rowayton, Connecticut, Scale: 1”=20’, Date: March. 18, 2014 and Revised

to Sep. 29, 2014” by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor – Connecticut Registration No. 15773 and on the engineering drawings by Grumman Engineering, LLC, Norwalk, CT dated Aug. 25, 2014 and revised to Sep. 29, 2014 and the architectural drawings by D. Peters Designs, LLC, Wilton, CT dated Sep. 10, 2014, be **APPROVED** subject to the following conditions:

1. That all sign-offs be submitted prior to the issuance of a zoning permit; and
2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. BLANK SECONDED.**

Ms. King made a statement about this application as well as the following 2 applications. She thought that there should be public hearings for these types of properties until there are new regulations. She believed that since the neighbors had some input on the houses on Farm Creek Road, she could vote in favor of the application. However, she would not vote in favor of the house on Sammis Street because it had a more direct impact on the neighborhood.

**** MOTION PASSED UNANIMOUSLY.**

e. #7-14CAM – Beinfield Architecture – 16 Farm Creek Rd – New single family residence – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #7-14CAM, construction of a single-family residence for the property 18 Harbor View Ave as shown on the A-2 Survey titled: “Zoning Location Survey of a Property Prepared For Mark & Ali Lesson, #16 Farm Creek Road, Rowayton, Connecticut, Scale: 1”=20’, Date: April 22, 2014 and Revised to Sep. 23, 2014” by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor – Connecticut Registration No. 15773 and on the engineering drawings by Grumman Engineering, LLC, Norwalk, CT dated Apr. 29, 2014 and revised to Sep. 23, 2014 and the architectural drawings by Beinfield Architecture, P.C., Norwalk, CT dated Sep. 25, 2014, be **APPROVED** subject to the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. SUMPTER SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

f. #16-14CAM – Piantidosi – 7 Sammis Street – New single family residence - Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #16-14CAM, construction of a single-family residence for the property 18 Harbor View Ave as shown on the A-2 Survey titled: “Zoning Location Survey of a Property Prepared For Mark & Ali Lesson, #16 Farm Creek Road, Rowayton, Connecticut, Scale: 1”=20’, Date: Sep. 17 2013 and Revised to Aug. 25, 2014” by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor- Connecticut Registration No. 15773 and on the engineering drawings by Chappa and Poilini Engineers, LLC, Bridgeport, CT dated May 16, 2014 and revised to Aug. 27, 2014, and the architectural drawings by Marc G. Andre Architects, LLC, Fairfield, CT dated Mar. 12, 2014 and revised to Oct. 2, 2014, be **APPROVED** subject to the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. O’REILLY SECONDED.**

Ms. King noted that she was opposed and that she thought this application should be sent for a public hearing.

**** MOTION PASSED (5-1).**

g. #13-14CAM - Holt McChord – 10 1/2 Woodland Rd – Reconstruct shoreline flood & erosion structure – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #13-14CAM - Holt McChord – 10 1/2 Woodland Road - Reconstruct shoreline flood & erosion structure and as shown on the engineering drawings dated May 5, 2014 and revised Oct. 2, 2014 by DeStefano & Chamberlain Engineers, LLC, Fairfield, CT and the landscape architects plans dated Oct. 2, 2014 by Environmental Land Solutions, LL be **APPROVED** subject to the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MR. BLANK SECONDED.**

Before the vote, Mr. Santo said that he had spoken directly with Ms. Balint. She had agreed to allow the applicant to use additional rocks which would be safer for the shoreline and better for the project.

**** MOTION PASSED UNANIMOUSLY.**

h. #14-14CAM – Holt McChord – 12 Woodland Rd - Reconstruct shoreline flood & erosion structure – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #14-14CAM – Holt McChord – 12 Woodland Rd - Reconstruct shoreline flood & erosion structure and as shown on the engineering drawings dated May 5, 2014 and revised Oct. 2, 2014 by DeStefano & Chamberlain Engineers, LLC, Fairfield, CT and the landscape architects plans dated Oct. 2, 2014 by Environmental Land Solutions, LL be **approved** subject to the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2014.

**** MS. KRUK SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. REPORT OF ZONING COMMITTEE, LINDA KRUK, ACTING AS CHAIR

a. Action on Items III. a., b., and c. Note: Action on zoning amendment must precede action on related special permit/site plan/coastal site plan review applications

i. #5-14R – Maritime Village I, LLC – Proposed amendments to Section 118-700 to revise TOD height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments and related technical amendments

**** MS. KRUK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#5-14R - Maritime Village I, LLC – Proposed amendments to Section 118-700 to revise height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments and related technical amendments" and dated September 12, 2014, be **APPROVED**;

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development to "Consider designating a redevelopment area at the South Norwalk Station to help achieve goals for transit enhancements and transit-oriented development here" (E.2.2.5, p. 37); and
- 2) To implement the Plan of Conservation and Development to "Encourage new development around transit access and allow new development which does not exceed the capacity of infrastructure systems (roads, sewers, water, etc)" (B.1.1.2, p. 16); and
- 3) To implement the Plan of Conservation and Development to "Allow for the future needs of Norwalk to be met as identified in this Plan (i.e. housing, economic growth, community facilities, etc.)" (F.1.1.6, p. 40); and

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2014.

**** MR. BLANK SECONDED.**

Ms. King made a statement that although she liked the project, she was concerned about making more formulas for affordable housing. She thought the city should do more, sooner rather than later, to set up regulations for this.

Mr. Sumpster said that although he was not opposed to the project, he was concerned about the affordable housing formulas for this project. Mr. Greene said they were tied to the state median income levels.

**** MOTION PASSED UNANIMOUSLY.**

ii. #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond St – Mixed use development with 68 unit multifamily development in two new buildings and 9,790 sf mfg (existing building) in development in a Transit Oriented Development (TOD) area

**** MS. KRUK MOVED: BE IT RESOLVED** that special permit application **#3-14SP** and coastal site plan review application **#11-14CAM** – Maritime Village I, LLC – 17-19 Day/Raymond Street – New 5 story, 56 ft mixed use development with 68 unit multifamily dwelling units in two new buildings & 9,790 sf mfg in an existing bldg in a Transit Oriented Development (TOD) area as shown on a set of plans entitled "Maritime Village LLC 19 Day Street South Norwalk, CT 06854" by Beinfield Architecture and Rose Tiso & Co. LLC Engineers and other related plans dated September 23, 2014 as revised to **October 14, 2014** be **APPROVED**, subject to the following conditions:

1. That the draft deed restriction as shown on a certain document entitled "Workforce and Affordable Housing Affordability Plan Maritime Village I, LLC " dated revised to September 26, 2014 and related documents showing four (4) one-bedroom and ten (10) two-bedroom units, for a total of fourteen (14) workforce and affordable housing units, shall run with the land in perpetuity and shall be submitted for Corporation Counsel review and then filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
2. That a certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all CEAC signoffs shall be submitted prior to the start of construction; and
4. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
5. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
6. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards and that the development as constructed complies with all relevant Federal flood regulations and that such certification be submitted prior to the issuance of a Certificate of Zoning Compliance; and
7. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
8. That within six months of the issuance of the Certificate of Zoning Compliance a follow-up traffic study be submitted to the Commission; and
9. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and

10. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

BE IT FURTHER RESOLVED that the reason for this action is that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that this application complies with Section 118-700 Industrial Zone. No. 1, as amended, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2014.

**** MR. BLANK SECONDED.**

Mr. Blank voiced concerns about the sidewalk near the project.

**** MOTION PASSED UNANIMOUSLY.**

b. #6-14R - The Berkeley Holding, LLC & 520 West Ave, LLC – 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)

**** MR. SUMPTER MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#6-14R – The Berkeley Holding, LLC & 520 West Ave, LLC – Proposed amendments to Section 118-100 to revise the definition for Height of Building Design District Development Park to measure from centerline of highest street " and dated July 23, 2014 be **APPROVED**.

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development to "Advance current redevelopment plans" (A.6, p. 13); and
- 2) To implement the Plan of Conservation and Development to "Strengthen the character of neighborhoods and commercial areas and improve the quality of architectural design" (F.4.1, p. 43); and

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2014.

**** MS. JACOBSON SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

c. #1-14SPR - The Berkeley Holding, LLC & 520 West Ave, LLC – 500 West Av (West Block) – Modification of approved plans for The Berkeley for 6 story, 177,302 sf mixed use development with 4,932 sf restaurant (formerly retail), 6,943 sf medical office and 129 residential dwelling units in a Design District Development Park to remain as separate lot subject to shared parking with the Frost Bldg - Report & recommended action

**** MR. SUMPTER MOVED: BE IT RESOLVED** that site plan application **#1-14SPR - The Berkeley Holding, LLC & 520 West Ave, LLC – 500 West Avenue/18 Lynes Place (West Block)** – New 6 story, 177,302 sf mixed use development with 4,932 sf restaurant, 6,943 sf medical office and 129 residential dwelling units with a new 367 space parking garage and 10 space surface parking lot within a Design District Development Park as shown on a set of plans entitled "Zoning Site Plan depicting 500 West Avenue Norwalk CT." by Redniss and Mead Engineers dated July 23, 2014 as revised to October 8, 2014 and various related plans by Gooding Architecture and Didona Associates Landscape Architects, LLC, be **APPROVED**, subject to the following conditions:

1. That the deed restriction as shown on a certain document entitled "Berkeley Holding, LLC Draft Affordability Plan" dated August 2014 and related documents showing seven (7) one-

bedroom and six (6) two-bedroom units, for a total of thirteen (13) onsite workforce housing units, shall run with the land in perpetuity and shall be submitted for Corporation Counsel review and then filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and

2. That revised Design District Development Park agreements between the new west block parcels and the midblock, north block, east and south block parcels in the Waypointe Design District Development Park allowing the transfer of development rights to permit shared parking between parcels and increases in permitted FAR, coverage and density be submitted for Corporation Counsel review and then filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance (CZC); and

3. That all soil and erosion controls be installed prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and

4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and that a Connecticut licensed engineer certify that the required improvements were installed to City standards; and

5. That a revised permit from the Office of the State Traffic Administration (OSTA) and all CEAC signoffs be submitted prior to the start of construction; and

6. That all traffic improvements be complete prior to the issuance of a final certificate of zoning compliance (CZC) and that within six (6) months of the issuance of the CZC, a follow-up traffic study be submitted; and

7. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and

8. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and

9. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

10. That a shuttle bus service to the train station during peak hours be provided; and

11. That a motion detector be added to the top level of the parking garage so that any lights not required to meet minimum code requirements will be turned off during the evening hours except when needed for use by residents; and

BE IT FURTHER RESOLVED that this application complies with Section 118-504 Central Business Design District, for a Design District Development Park in Subarea B and with applicable sections of the Building Zone Regulations for the City of Norwalk, as amended.

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2014.

** **MS. JACOBSON SECONDED.**
** **MOTION PASSED UNANIMOUSLY.**

c. #10-14SPR - The Berkeley Holding, LLC & 520 West Ave, LLC – 520 West Av (West Block) - Modification of approved plans for 2 story, 27,770 sf Frost Building in a Design District Development Park to remain as separate lot subject to shared parking with The Berkeley - Report & recommended action

** **MS. KRUK MOVED: BE IT RESOLVED** that site plan application #10-14SPR - The Berkeley Holding, LLC & 520 West Ave, LLC – **520 West Avenue/26 Lynes Place (West Block)** – Modification of approved plans (#1-14SPR) to retain the existing 27,770 square foot Frost Building to remain as separate parcel subject to shared parking with The Berkeley including a new 367 space parking garage and 10 space surface parking lot within a Design District Development Park as shown on a set of plans entitled " Zoning Site Plan depicting 500 West Avenue Norwalk CT." by Redniss and Mead Engineers July 23, 2014 as revised to **October 8, 2014** and various related plans by Gooding Architecture and Didona Associates Landscape Architects, be **APPROVED**, subject to the following conditions

1. That revised Design District Development Park agreements between the new west block parcels and the midblock, north block, east and south block parcels in the Waypointe Design District Development Park allowing the transfer of development rights to permit shared parking between parcels and increases in permitted FAR, coverage and density be submitted for Corporation Counsel review and then filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance (CZC); and
2. That all soil and erosion controls be installed prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
3. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required improvements and that a Connecticut licensed engineer certify that the required improvements were installed to City standards; and
4. That a revised permit from the Office of the State Traffic Administration (OSTA) and all CEAC signoffs be submitted prior to the start of construction; and
5. That all traffic improvements be complete prior to the issuance of a final certificate of zoning compliance (CZC) and that within six (6) months of the issuance of the CZC, a follow-up traffic study be submitted; and
6. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
7. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and
8. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

BE IT FURTHER RESOLVED that this application complies with Section 118-504 Central Business Design District, for a Design District Development Park in Subarea B and with applicable sections of the Building Zone Regulations for the City of Norwalk, as amended.

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2014.

**** MR. SUMPTER SECONDED.
** MOTION PASSED UNANIMOUSLY.**

VI. APPROVAL OF MINUTES: July 16, 2014 and September 17, 2014

MS. JACOBSON MOVED to approve the minutes of July 16, 2014.

**** MR. SUMPTER SECONDED.
** MOTION PASSED (5-0).**

MS. KRUK MOVED to approve the minutes of September 17, 2014.

**** MS. JACOBSON SECONDED.
** MOTION PASSED (6-0).**

VII. REPORT OF NOMINATING COMMITTEE – Election of officers

Although a nominating committee had been formed for the election of officers, they had not met. Mr. Santo asked for nominations from the floor. Ms. Jacobson nominated Mr. Santo for the Chair which was seconded by Ms. Kruk. Mr. Sumpter nominated Mr. Blank which was seconded by Ms. King. The vote for Mr. Santo was 4-3. Ms. Jacobson nominated Mr. Blank for Vice Chair, which was seconded by Ms. Kruk. It was a unanimous vote. Ms. Jacobson nominated Ms. Kruk for Secretary which was seconded by Mr. Blank. It was a unanimous vote.

VIII. COMMENTS OF DIRECTOR

Mr. Greene said that an application for Smith Street was expected. A hearing could be held in December or November. He also said that an extended stay hotel may also make an application in the South Norwalk area.

IX. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

X. ADJOURNMENT

**** MR. BLANK MADE A MOTION TO ADJOURN.
** MS. KING SECONDED.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 9 p.m.

Respectfully submitted,

Diana Palmentiero