

CITY OF NORWALK
ZONING COMMITTEE
January 8, 2015

PRESENT: Emily Wilson; Chair; Joseph Santo; Jill Jacobson; Adam Blank; Linda Kruk; Nathan Sumpter; Nora King; James White

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

OTHERS: Mike Mushak; Ray Sullivan; Allan Weber; Atty. Al Vasko; Earl Goven; Atty. Liz Suchy; Atty. Frank Zullo; John Eagan

Emily Wilson called the meeting to order at 8:38 p.m.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP & SPECIAL PERMIT/COASTAL SITE PLAN

a) #2-14M/#8-14SP/#20-14CAM – Head of the Harbor South, LLC - 6 Smith St/2 East Wall St - Proposed map change for 2 East Wall St from entirely East Ave Village District (EAVD) to Central Business Design District Subarea C (in part) and EAVD (in part) and special permit for 4 story mixed use development with 5,000 sq ft office and 60 dwelling units in 2 buildings – Final review prior to public hearing

Dori Wilson began the presentation. She said that the applicant is still waiting for CEAC sign-offs. There was a discussion about the walkways and paths in relation to the Harbor Loop Trail at the site. Mr. Mushak suggested having more access to the public access area rather than 2 dead ends. The architect said that if that is what the commissioners wanted, the applicant could put it in. The commissioners agreed that would work. It would be on the south end, not on the north end. There would be a temporary easement until the Bikeway was continued.

Atty. Vasko continued the presentation, indicating the other departments and commissions that the applicant had met for review of the project. There was a discussion of a letter received from a neighbor about some issues at the site including a smell in the area.

Earl Goven continued the presentation by discussing the new dumpster area, the loading dock; as well as the revised property line which he showed on a map.

b) #3-14M – 25 Butler, LLC – 25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1 parcel) – Preliminary review

Dori Wilson began the presentation by orienting the commissioners as to the location of the property. She also explained the proposed change to the zoning maps. The applicant planned to move a building in the area to a new location.

Atty. Suchy continued the presentation by further explaining the move of the building. The application would be on the Zoning Commission's agenda in February.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMIT

a) #11-14R/#9-14SP – Norwalk Project, LLC – 50 Keeler Ave - Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone and special permit for a 40,000 sq. ft. addition to existing Westy storage facility – Preliminary review

Dori Wilson began the presentation by orienting the commissioners as to the location of the property. She then gave a brief synopsis of the changes that were being proposed.

Atty Zullo continued the presentation by giving a brief history of storage buildings in Norwalk. He briefly discussed the FAR in other zones and traffic.

Mr. Eagan, the architect for the project, continued the presentation by describing the addition in more detail.

Juan Perez, the engineer for the project, continued the presentation by describing the storm water management system. He also discussed the landscaping and the trees that would be removed, lighting system.

There was also a discussion about the public hearing. Dori Wilson said that referrals had been sent out. It was decided the hearing would be in February.

b) #8-14R – Zoning Commission - Proposed amendments to require notification of neighbors for pending Coastal Site Plan applications – Final review prior to public hearing

Dori Wilson began the presentation. She said that the application was out for referrals. Mr. Santo asked that a notice be sent to neighborhood organizations in the coastal areas that the proposed amendment would affect.

c) #9-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10% – Further review

Dori Wilson began the presentation. She said that it was referred to the appropriate agencies. It would be on the Zoning Commission agenda in February.

d) Discussion of special permits

Emily Wilson began the discussion. She said that she was recommending to review Stamford's regulations. There was a discussion about special permit requirements in residential zones. She requested the staff to do a summary of Stamford's regulations.

f) Discussion of athletic field lighting

Mr. Santo began the discussion by asking everyone to look at the lighting at Nathan Hale, when they light it in March. He then said that there would be other schools around the city that would be lit up.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted by,

Diana Palmentiero