

(DRAFT)
CITY OF NORWALK
ZONING COMMISSION
June 17, 2015

PRESENT: Adam Blank, acting as chair; Jill Jacobson; Nora King; Mike O'Reilly; Linda Kruk (arrived after roll call)

STAFF: Michael Greene; Dori Wilson; Frank Strauch

OTHERS: Atty Liz Suchy

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Greene called the roll.

III. PUBLIC HEARINGS

Before the public hearings began, Mr. Blank announced that 2 applications would be postponed until July.

a. #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones

Mr. Blank opened the public hearing.

Ms. Wilson began the presentation that this proposed amendment was before the commission because an elementary school had won an award. At this time, it would only be allowed in D Residence zones.

Ms. Jacobson read the referrals from the Planning Commission and CAM into the record.

No member of the public spoke for or against the application. Mr. Blank closed the public hearing.

b. # 3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District

Mr. Blank opened the public hearing. Atty Suchy began the presentation by

giving a brief history of the application. Since much of the construction is ending, many of the tenants' leases have been signed. The applicant was requesting more wall signs and projecting signs which could help wayfinding. She showed some pictures of the current construction.

No member of the public spoke for or against the application. Mr. Reilly asked whether there would be any restrictions for colors, etc. but she said there would not.

Ms. Kruk read the referrals from the Planning Commission and CAM into the record.

Mr. Blank closed the public hearing.

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

a. #8-15CAM – Greenwich Flyers, LLC – 21 Rocky Point Road – New single family residence – Report & recommended action

**** MS. KRUK MOVED: BE IT RESOLVED** that application #8-15CAM, construction of a new single-family residence for the property, 21 Rocky Point Road, and as shown on the A-2 Survey titled: “Zoning Location Survey of a Property Prepared For Greenwich Flyers, LLC, #21 Rocky Point Road, Norwalk Connecticut, Scale: 1”=10’, Date: Sept. 16, 2014 and Revised to Mar. 10, 2015” by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor – Connecticut Registration No. 15773 and on the engineering drawings dated 5/12/2015 by Redness & Mead, LLC, Norwalk, CT and on the architectural drawings of 3/11/2015 and revised to 6/4/2015 by Arpita Muchhal Design, Darien, CT be **APPROVED** subject to the following conditions:

1. That all CEAC Sign-offs be submitted to the Zoning Department; 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 June 26, 2015.

Ms. Jacobson seconded.

Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O’Reilly voted in favor.

No one opposed.

No one abstained.

b. #9-15CAM – Klevian Postol – 19 Emerson St – Conversion of a one-family to a two-family residence – Report & recommended action

**** MS. KRUK MOVED: BE IT RESOLVED** that application #9-15CAM, construction of additions to a single-family residence for the Property, 19 Emerson Street, and as shown on the A-2 Survey titled “Zoning Location Survey of a Property Depicting Lot Line Revision For Estate of Edward& Marilynn Vento, 17 & 19 Emerson Street, Norwalk, Connecticut, Scale: 1”=10’, Date: Oct. 2 2012” by Arcamone Land Surveyors, LLC, Wayne Arcamone Land Surveyor – Connecticut Registration No. 15773 and on the engineering drawings dated 5/12/2015 by Fairfield County Engineering, LLC, Norwalk, CT and on the architectural drawings received by Planning and Zoning on May 20, 2015 be **APPROVED** subject to the following conditions:

4. That all CEAC Sign-offs be submitted to the Zoning Department; and
5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
6. 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 June 26, 2015.

Ms. King seconded.

Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O’Reilly voted in favor.

No one opposed.

No one abstained.

c. #10-15CAM – John & Francis Meehan – 12 Norport Drive – Additions to single family residence – Report & recommended action

**** MS. KRUK MOVED: BE IT RESOLVED** that application #10-15CAM, construction of additions to a single-family residence for the Property, 12 Norport Drive, and as shown on the A-2 Survey titled: “Zoning Location Survey, Proposed, Prepared For John E. Meehan And Frances A Meehan, Norwalk, Connecticut, Scale: 1”=20’, Date: 3/31/2015” by Ryan and Faulds, Land Surveyors, Douglas R. Faulds, Land Surveyor – Connecticut Registration No. 13292 and on the engineering drawings dated 5/4/2015 by Fairfield County Engineering, LLC, Norwalk, CT and on the architectural drawings of 3/30/2015 and revised to 5/29/2015 by Pagliaro, Bartels, Sajda, Norwalk, CT be **APPROVED** subject to the following conditions:

1. That all CEAC Sign-offs be submitted to the Zoning Department; 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 June 26, 2015.

Ms. King seconded.

Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

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

a. Action on Items III. a. and b.

i. #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones

**** MS. KRUK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "**#4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones**" and dated April 14, 2015, be **APPROVED**.

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

1. To permit schools located in D Residence zones to install award banners on their buildings, provided that such banners are maintained and are removed after one year; and
2. To implement the Plan of Conservation and Development to "Continue to review and improve sign regulations (F.4.1.4, p. 43)

BE IT FURTHER RESOLVED that the effective date of this action be June 26, 2015.

Ms. Jacobson seconded.

**Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O'Reilly
voted in favor.**

No one opposed.

No one abstained.

**ii. # 3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to
Articles 50 and 121 regarding signs and through block arcades in Central
Business Design District**

**** MS. KRUK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “#3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District” and dated May 28, 2015 be approved.

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

1) To implement the Plan of Conservation and Development to “Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed-use development (i.e. offices, stores, services, restaurants and theaters together with housing, parks and cultural facilities). (A.3.1.2, p. 12,); and

2) To implement the Plan of Conservation and Development to “To encourage retail activity in the West Avenue/Wall Street and Reed Putnam areas and place emphasis on pedestrian-oriented environment (A.4.1.1, p. 12); and

BE IT FURTHER RESOLVED that the effective date of this action be June 26, 2015.

Ms. Jacobson seconded.

**Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O'Reilly
voted in favor.**

No one opposed.

No one abstained.

VI. APPROVAL OF MINUTES: May 20, 2015

Ms. Kruk moved to approve the minutes

Ms. King seconded

**Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O'Reilly
voted in favor.**

No one opposed.

No one abstained.

VII. COMMENTS OF DIRECTOR

Mr. Greene discussed the meeting with the bond agencies. There was a discussion about development in the city and whether GE was leaving the city.

VIII. COMMENTS OF COMMISSIONERS

The commissioners had no comments.

IX. ADJOURNMENT

Ms. Kruk made a Motion to Adjourn.

Ms. Jacobson seconded.

Adam Blank; Linda Kruk; Nora King; Jill Jacobson and Mike O'Reilly voted in favor.

No one opposed.

No one abstained

The meeting was adjourned at 7:46 p.m.

Respectfully submitted,

Diana Palmentiero