

**CITY OF NORWALK
ZONING COMMITTEE
September 10, 2015**

PRESENT: Emily Wilson, Chair; Adam Blank; Jill Jacobson; Mike O'Reilly; Rod Johnson; Nathan Sumpter; Douglas Stern; Linda Kruk;

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

OTHERS: Peter Romano; Atty Chris Smith

Emily Wilson called the meeting to order at 9:14 p.m.

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS
REGULATIONS/SPECIAL PERMITS**

- a) #8-15R - A. J. Penna & Son - 2 Muller Avenue - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a principal use in Business #2 zone – Preliminary review; *for distribution only application not complete***

Dori Wilson began the presentation by stating that, for various reasons, this application is not ready. However, the applicant would make a brief presentation. She explained that the applicant was relocating because of the bridge repairs in East Norwalk. This contractor's yard would be relocated to Muller Avenue. She explained the proposed amendment. She reminded the commissioners as to why this application was not complete. She mentioned that there was no Site Plan or Special Permit application with it, nor were other pieces of the application.

Pete Romano, of Landtech, continued the presentation by stating that they did not prepare an application until they got feedback from the commissioners. They thought that this should be a Special Permit application.

- b) #9-15R/#12-15SP – 10 Lubrano PI, LLC, AMEC Holdings LLC et al – 7-15 Olean St/10-12 Lubrano PI/26 Hemlock PI/0 San Vincenzo Place - Proposed amendment to Industrial #1 zone to add new text to allow the storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material associated with a solid waste transfer station by special permit at an existing transfer station or at offsite locations and special permit for storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material at an offsite location – Preliminary review**

Dori Wilson began the presentation and said that the proposed Zoning amendment was in the commissioner's packets. She then read the proposed language. She explained that the applicant was proposing a new, merged facility, made up of several facilities. These sites have had many violations and complaints against them. The court recommended this merger. There are a lot of pieces missing, including lighting, noise, environmental reports.

Atty Smith continued the presentation by explaining the proposed text amendment. He also explained that AMEC has been storing its equipment on these properties. He showed the commissioners the site plans with different pieces of the projects on them. He also described how AMEC owns all of the properties. Atty Smith then showed the commissioners an exhibit which Dori Wilson said that she had not seen before. There was a discussion of flow of the trucks from the property. There was also a discussion of

how to write the proposed text amendment.

Mr. Blank suggested that they not spend time discussing the Special Permit application when the applicant had provided more information. There was also a discussion as to whether the applicant had to provide a model. Atty Smith explained that they could provide photos of what the building would look like without providing drawings. Mr. Greene said that applicants are always required to provide drawings.

There was then some discussion about issues that were within the Department of Public Works' purview. Atty Smith said they would get the staff more information for the text amendment.

II. PROPOSED CHANGES TO THE BUILDING ZONE MAP

- a) **#2-15M - Garavel Auto Group - 125-131-Main St/2 & 4 West Main Street - Proposed zone change from D Residence and Business #2 to Business #2 – Preliminary review; *for distribution only application not complete***

Dori Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She also showed them photos of what was at the site currently. She then explained the zone map change. She noted that the staff was still not clear as to why the applicant wanted to change the zone. No site plan or special permit was provided with the zone change request.

Pete Romano continued the presentation by passing out photos and site plans which had not been seen by the Zoning Department staff. He was told that the zone change and site plan were reviewed simultaneously. Dori Wilson suggested that it could be on the October 8th agenda if they had received all the required information. At this point, the presentation ended.

Mr. Blank gave the other commissioners information about a Zoning Task Force which included topics such as drainage, gentrification, waterfront issues in South Norwalk, etc.

The meeting was adjourned at 9:48 p.m.

Respectfully submitted by,

Diana Palmentiero