

**CITY OF NORWALK  
ZONING COMMISSION  
DECEMBER 9, 2015**

***DRAFT NOT APPROVED BY THE COMMISSION***

**PRESENT:** Adam Blank, Chair, Emily Wilson, Doug Stern, Linda Kruk, Mike O'Reilly, Nate Sumpter, Jill Jacobson

**STAFF:** Michael Greene, Dori Wilson

**OTHERS:** Atty. David Waters, Kate Throckmorton, Arturo Arrojo, John Block, Mark Vertucci, Charles Caroché

**I. CALL TO ORDER**

Mr. Blank called the meeting to order at 7:35 p.m.

**II. ROLL CALL**

Mr. Greene called the roll.

Before this public hearing, Chairman Blank presented plaques to former Zoning Commissioners Joseph Santo and James White.

**III. PUBLIC HEARINGS**

- a. #14-15SP – 150/166/170 Glover, LLC – 150 Glover Avenue – Grist Mill Village - 230 unit Commercial PRD
- b. #15-15SP – 150/166/170 Glover, LLC – 166 Glover Avenue – Grist Mill Village - 230 unit Commercial PRD
- c. #16-15SP – 150/166/170 Glover, LLC – 170-174 Glover Ave – Grist Mill Village - 250 unit Commercial PRD

Atty. Dave Waters reviewed application stating that green cards have been submitted; CEAC sign-offs and Conservation Commission approvals are in place and OSTA application is pending. Project is in compliance. He stated that the site for proposed Bldg. A was formerly the US Surgical headquarters, the site for Bldg. B was Vectron Labs and the site for Bldg C was used for parking lots for US Surgical (2 lots). Mr. Waters described the application and pointed out renderings which illustrate the proposed developments for the Commission. The area is about 10 acres in size and is divided into 4 legal lots which will be realigned and changed to 3 lots. There was discussion regarding the topography of the site which slopes from Glover Ave down to the railroad tracks and Norwalk River. The entire property is located in Executive Office zone. Each building will receive lot realignment. The buildings are fairly similar in design around a central courtyard. There will be a number of recreational amenities at both ends of property – outdoor space, barbecue areas, dog runs; patios in front of Bldg. A. Many units will have balconies. The Glover Ave street improvements include raised tables at intersections/pavers, islands, bike lanes and other miscellaneous recreational treatments. Lighting will be standard but decorative and all of these improvements will be installed before Certificate of Occupancy is requested.

There was a discussion concerning an easement for NRVT at north end of property that included detailed conversation regarding traffic and traffic counts and pedestrian viability. It was stated by engineer that no significant changes in traffic were expected. Ms. Throckmorton addressed the landscaped areas. Buffer have been greatly enhance along wetlands.

In closing Mr. Waters stated that this application addressed the many points from Plan of Development and that the standards for Special Permit have been met.

Mr. Blank outlined procedure for speakers and called members of audience by sections, to state their

concerns and or questions to applicant and then Atty. Waters would have time for rebuttal/answer questions.

Peter Libre - 7 Seaview Place: Expressed concern about cars parked along Glover Ave opening doors into oncoming bicycle riders

Jim Carter – NRVT Steering Committee: Spoke about practical elements of the trail and its use. He stated that they would like the bike trail to be 10 ft. wide for the safety of trail users and to continue the trail north under railroad bridge at Grist Mill. He expressed that NRVT welcomes the collaborative effort in finishing the NRV Trail. He felt the NRVT was a plus for the BLT project as well as other citizens and nearby towns.

Joanne Horvath – 1 Cobblers Lane: Discussed the need for better Fire Department service for this part of Norwalk and problems with traffic at the intersection of Creeping Hemlock Rd and Main Ave

Tammy Langalis – Indian Spring Road: NRVT is an asset to the community; concerned with traffic at intersection of Rt. 7 and Grist Mill Rd; naïve to think that this development will not make things worse.

Michael Mushak – 50 Elmwood Ave: He stated his supports for the improvements associated with this Grist Mill Village project. Asked for a show of hands in support of extending NRVT to the north; noting that most people in the audience (about three-quarters) were in supporters of this extension to connect to the NRVT north of Grist Mill Rd. Mr. Mushak outlined some of the visions of the NRVT and sited three studies as well as relationship to aspects of the POCD. He also discussed another version of the continuation of the NRVT across the Grist Mill Village project.

Marcia Kibbe – 1 Singing Woods Rd: Discussed the impacts on roads, schools; concerned that too much new development is being approved and this may exceed the capacity of the sewage treatment plant which would have a detrimental effect on water quality.

Ian Sura – Bethel Resident: Commutes on Danbury Line and walks to iPark from Merritt 7 station; commented on poor conditions for pedestrians

Kevin Kane – Muriel St: Agreed with prior speaker; urged the applicant to provide NRVT access under Grist Mill Bridge to make pedestrians and bicyclists safer

Colin Grotheer – West Rocks Rd: NRVT is a great asset; Supports extension of NRVT under bridge; it would be safer for everyone

Tilly Hatcher – 21 Ann Street: Doesn't feel safe riding in on road bike lanes; prefers off route trails and supports extension of NRVT under Grist Mill Rd

David Campbell – Danbury resident: Crossing Grist Mill Rd is scary for pedestrians as shoulder is barely 18 inches wide along bridge; extend trail to encourage more people to take the train and walk

In rebuttal, Attorney Waters responded to questions and concerns stating that the Fire Marshall has not expressed any concerns with accommodating 710 new rental units in this location. He reiterated that all necessary sign-offs and other related approvals have been submitted and applicable departments have not mentioned concerns; i.e. metering flows, fire ratings and sewer or water usage.

He has also agreed to make a collaborative effort to work with NRVT but he did not feel BLT should bear the expense of dealing with NRVT issues. Mr. Waters also stated that the project was providing some connectivity and that the state is actually working on improvements as well as BLT making off site improvements. He is open to revisiting and discussing further design ideas because it would be in BLT's best interest for not only this project but future projects, as well as the city and neighboring towns that include NRV Trails.

Mr. Blank closed the public hearing at 9:40 p.m.

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

- a. Action on Items III. a., b., and c.

#14-15SP – 150/166/170 Glover, LLC – 150 Glover Avenue – Grist Mill Village - 230 unit Commercial PRD

#15-15SP – 150/166/170 Glover, LLC – 166 Glover Avenue – Grist Mill Village - 230 unit Commercial PRD

#16-15SP – 150/166/170 Glover, LLC – 170-174 Glover Ave – Grist Mill Village - 250 unit Commercial PRD

**MR. BLANK MOVED TO SEND ITEMS III. a., b. and c. BACK TO COMMITTEE.**

**MS. WILSON SECONDED THE MOTION.**

Emily Wilson; Adam Blank; Doug Stern, Linda Kruk, Mike O'Reilly, Nate Sumpter, Jill Jacobson voted in favor.

No one opposed.

No one abstained.

b. #22-15CAM – A. Greenlee – 32 Shorehaven Rd – Replacement single family dwelling

**\*\* MS. JACOBSON MOVED: RESOLVED that Coastal Area Management application # 22-15, A. Greenlee, for a replacement single family dwelling at 32 Shorehaven Road, as shown on a survey by Ryan and Faulds Land Surveyors, entitled "Zoning Location Survey Prepared for Milton Development, LLC," dated April 28, 2015, revised to September 28, 2015 and on plans by Beinfield Architecture PC, entitled "32 Shorehaven Road" , dated 07-17-15 revised to 10-22-15 be approved, with 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 soil sedimentation and erosion controls required by staff during construction be placed immediately; and
3. That all required final Flood Certifications and abseils be provided prior to issuance of any zoning compliance; and
4. That all required Health Department approvals be submitted; and

**BE IT FURTHER RESOLVED that the proposal complies with the applicable Coastal Resource and Use Policies; and**

**BE IT FURTHER RESOLVED that the effective date of this approval shall be December 18, 2015**

**MR. BLANK SECONDED.**

Emily Wilson; Adam Blank; Doug Stern, Linda Kruk, Mike O'Reilly, Nate Sumpter, Jill Jacobson voted in favor.

No one opposed.

No one abstained.

## **V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR**

a. Action on Items III. d. and e.

d. #12-15R – United Parcel Service, Inc. – Proposed amendment to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots within 500 feet of facility and related technical amendments - **THIS APPLICATION WAS WITHDRAWN**

e. #17-15SP – United Parcel Service, Inc. – 254 Dr. Martin Luther King Jr. Drive - 190 space off-site parking lot.

**NO ACTION; The above applications were WITHDRAWN**

**VI. APPROVAL OF MINUTES:** November 18, 2015

**MR. BLANK MOVED TO APPROVE MINUTES,**

**MR. SUMPTER SECONDED.**

Emily Wilson; Adam Blank; Doug Stern, Linda Kruk, Mike O'Reilly, Nate Sumpter, Jill Jacobson voted in favor.

No one opposed.

No one abstained.

**VII. ANNUAL MEETING SCHEDULE:** Adopt 2016 Annual meeting schedule.

**MR. BLANK MOVED TO APPROVE THE 2016 ANNUAL MEETING SCHEDULE.**

**MS. JACOBSON SECONDED.**

Emily Wilson; Adam Blank; Doug Stern, Linda Kruk, Mike O'Reilly, Nate Sumpter, Jill Jacobson voted in favor.

No one opposed.

No one abstained.

**VIII. COMMENTS OF DIRECTOR**

Mr. Greene announced that the major projects list had been updated, that GGP plans to submit an application next week and that Smith Street has been abandoned by the City allowing Head of Harbor to proceed

**IX. COMMENTS OF COMMISSIONERS**

There were no comments from the commissioners.

**X. ADJOURNMENT**

**XI. FUTURE MEETINGS**

Plan Review Committee Thursday, January 14, 2016 - **7:00 PM** - Conference Rm 231 - 2nd Flr City Hall

Zoning Committee Thursday, January 14, 2016 - **7:30 PM** - Conference Rm 231 - 2nd Floor City Hall

Zoning Commission Wednesday, January 20, 2016 - **7:00 PM** Council Chambers - Third Floor City Hall

**Meeting adjourned at 10: 17P.M.**

**Respectfully submitted by**

**Pamela Ballard**