

**CITY OF NORWALK
ZONING COMMITTEE MINUTES
DECEMBER 3, 2015**

PRESENT: Roderick Johnson, Acting Chair; Linda Kruk; Adam Blank; Nate Sumpter; Doug Stern, Jill Jacobson

STAFF: Michael Wrinn, Dori Wilson, Adam Carsen,

OTHERS: Atty. Elizabeth Suchy, Atty. William Hennessey; Paxton Kinol, Kwesi Brown,

Mr. Blank called the meeting to order at 8:37 p.m. and appointed Roderick Johnson to serve as Chair in Emily Wilson's absence.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM

- a) #3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM – Highpointe Holding LLC – 8 North Av/37 48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25, increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and add wider sidewalks a new amenity throughout CBDD and site plans for 2 new 6 story mixed use developments: Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 212 units & 14,250 sf retail and Highpointe East 42-48 High St: 66 units & 4,320 sf retail – Further review.

Ms. Wilson spoke to this application stating that design was slightly revised, reduced heights and materials changed. Just submitted to Office of State Traffic Administration this week. Redevelopment design review has also been initiated. The applicant granted an extension of time to February. OSTA application must be submitted as well as outstanding items addressed. Staff suggests that applicant get application together and present again on January 14th and have a February hearing and applicant has agreed to this.

Ms. Wilson introduced Atty. William Hennessey to discuss this proposal and changes. There have been a number of modifications to this building. Many issues have been resolved, with help of staff concerning imposing areas and how to use different areas – living areas and active areas are more clearly defined. Retaining walls, landscaping and miscellaneous other concerns were addressed.

Committee asked questions about putting landscaping along garage at property line. Staff pointed out there was not enough room. There are other ways to obscure the bland starkness of view. It was mentioned that the use of vines on east side of property would make the view more interesting. Committee asked how was bike lane addressed. Kwesi Brown indicated that DOT suggested bike lanes be 5 ft wide and travel lanes be 11 ft .and possible greater widening for Rt.1. Some discussion regarding LOS – engineer stated very little change if any. Applicant feels confident that remaining issues would be addressed in time for a February public hearing but some items will need to be submitted

well before. Staff reminded Atty. Hennessey that an application to OSTA is required to be submitted at the time the application is submitted, that a draft covenant for proposed amenities, owner's permission for expanded use of common driveway and CEAC sign-offs including from DPW are needed for staff review by December 18.

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

- a) #13-15R/#17-15SP – United Parcel Service – 254 MLK Jr. Dr – Proposed amendment of 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 and special permit for 190 sf off-site parking lot at 254 MLK Jr. Dr – Final review prior to public hearing.

This proposal (UPS) was seen previously and is ready to go to hearing next week – applicant is back with latest modifications to site plan. Ms. Wilson asked Atty. Suchy to briefly explain; she stated that applicant was looking to amend regulations to include package distribution facilities as a new use in the zone. Atty. Suchy explained that the plans were revised to address landscaping issues through the addition of trees and shrubs along southern property line and to lower height of light poles from 20 ft to 14 ft; had to add 2 extra lights and lost 3 parking spaces to accommodate 2 extra light poles.

- b) #14-15R/#19-15SP – 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 special permit use in Business #2 zone

This application was on agenda in September as ZA but was withdrawn and reapplied this past month with a special permit application to add a contractor's storage yard at 2 Muller Ave. This is a former electrical control company site. Mr. Penna has a contractor yard on Goldstein Pl. and is looking to relocate his on call emergency contractor service because he will have to vacate the premises because of railroad bridge work. He will need to store his trucks and other related equipment and plans to have truck washing inside the building. There will be no salt storage. Mr. Penna will clean up a stage 3 contaminated site. The applicant has also submitted an application to the Conservation Commission. Conservation will likely have a hearing on this application but schedule is not certain at this time. APA application will be seen at next meeting. January Public Hearing if Conservation moves forward otherwise February.

- c) #13-15R – CP IV Waypointe BP LLC – Proposed amendments to permit compact car parking in Design District Development Parks – Preliminary review

Ms. Suchy spoke about compact car parking in a DDDP zone. Discussion ensued about columns in garages and the number and percentages of spaces that do not comply. Some issues caused by inaccurate striping which can be fixed, this will reduce the number out of compliance to less than 25%. Mr. Blank asked how many spaces were required. 853 spaces are required. Mr. Blank proposed to make three changes: tier amendment to each type of space; maximum of 25% overall and add traffic flow/safety criteria.

Committee discussed this parking garage issue and it has been referred to Planning for review next Tuesday; January public hearing is scheduled.

d) #15-15R – Zoning Commission – Workforce housing amendments

The Committee discussed Workforce Housing amendment to give priority existing tenants affected by new development. Workforce housing would be offered if tenants are being relocated and to affect last tenants. Committee will tweak the language and move to January Public Hearing.

e) #16-15R – Zoning Commission – Minimum clearance for public sidewalks

The amendment would add this sidewalk requirement to both special permit and site plan standards. Move to January Public Hearing.

f) FAR, setbacks and buffers from coastal jurisdiction line for coastal properties

Mr. Blank suggests that staff look at setback in coastal areas and what this means in the various waterfront communities. Staff identified where some problem areas are created i.e structures in wetlands, coastal resources. More review and discussion needed. Wetland buffers and wetland setbacks; also goals and objectives.

g) Notification of neighbors – Informal discussion

The Committee agreed to continue the discussion and to research other municipalities before proceeding.

h) Parking in front setback – Informal discussion

There was discussion of why this is an issue and review of other regulations. The discussion will be continued in January.

i) Outdoor dining in East Norwalk

Review and discuss possible locations in January

Meeting adjourned at 10:15pm

Respectfully submitted by

Pamela Ballard