

**CITY OF NORWALK
ZONING COMMISSION
July 12, 2018**

PRESENT: Nathan Sumpter, Chair; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells; Frank Mancini (after the roll call; left at 8:32 p.m.)

STAFF: Steven Kleppin; Mike Wrinn; Michelle Andrzejewski

OTHERS: Atty Liz Suchy; Patricia Gill; Dean Martin; Mike Galante; Atty Bob Maslan; John Doyle; Monsignor Orłowski; Wendy Bardos; Frank _____; Fred Definis; Larry Hackney; Bill Hunt; Frank Morrow; Carol Hayes; Alan Lo; Joe Costa; Mike Segan; Sean Lodati; Frank Beniti; Woody Olson; George Piro; Michael Smith; Tanya Court; Susanne Lupiano; Joe Grasso; Alan Brady; Bill Andriopoulos

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. PUBLIC HEARINGS

a. #4-18SP/#4-18SPR/#8-18CAM- 68 & 70 South Main St - Silver Nutmeg, LLC and Sonoson, LLC – Proposed transit oriented development to renovate two buildings with various uses for a total of 7,060 sf office, 916 sf retail and 11 residential units

Mr. Sumpter opened the public hearing. Atty. Suchy began the presentation by handing in the certified, return receipt cards evidencing notice of the public hearing to the abutting neighbors. She introduced the project team. She explained the various applications that were a part of the public hearing. She has not received any calls or emails from the public regarding concerns about these applications. She showed them a site plan of the property survey and the color renderings of the proposed buildings. She explained the current site as well as a brief history of the buildings. One of them is vacant but one of them has tenants. She explained the proposed uses for the buildings. The applicant has received all sign-offs for the project. There was a discussion about the sign issues being remediated and there were no violations on the site.

Patricia Gill, the architect on the project, explained that they had tried to save historical features especially since they were receiving funding from the state's Historical Society. There was a discussion about sand blasting but Ms. Gill said they were doing a gentle cleaning on the outside of the building. There would be some repair work of the bricks. There was a discussion about the parking. Ms. Gill said that the parking was being maintained. However, there was a deficit of 2 parking spaces. Atty Suchy reminded them that the applicant was applying for a waiver of the parking. She also noted that since there was mass transportation nearby, there was the hope that it would be used so that the parking would not be necessary.

Dean Martin, the project engineer, continued the presentation with a discussion of the site. He said that very little work had to be done. Some of the work that had to be done was to the parking lot. He explained about the storm drainage of both parcels. There was a discussion about the partial conversion of the building from retail to residential. There was also a discussion about the current drainage from the building.

Mr. Galante, the traffic engineer, explained the traffic study that his firm had prepared for the applicant. He noted that there would not be a significant impact on the traffic nor did they have any mitigation factors for the traffic flow. There was another discussion about the parking deficit of 2

parking spaces. There was an assumption that there was adequate parking in the neighborhood. There was also a discussion about the availability of parking spaces in a nearby municipal lot. There was also a discussion about the construction in the buildings as well as when the project would be completed.

No one spoke for or against the applications. Atty. Suchy made closing remarks. Mr. Sumpter closed the public hearing.

b. #2-18SP – St. Matthew Roman Catholic Church – 216 Scribner Ave – Proposed recreation and activity center with 11,000 sf 1st floor gym, 7,000 sf second floor track & exercise room

Mr. Sumpter opened the public hearing. Atty. Maslan began the presentation by handing in the certified, return receipt cards evidencing notice of the public hearing to the abutting neighbors as well as other paperwork for the Planning and Zoning Department staff. He introduced the Monsignor of the church as well as the project team. He gave the commissioners an outline of his presentation. He noted that they had a CEAC meeting with the city. He oriented the commissioners as to the location of the property on a site plan. He also gave a brief history of the current church. There have been two other additions to the original church. He also discussed the high traffic holidays and the parking lot. He discussed the uses of the church which included daily masses, Sunday masses and religious instruction. He discussed what the proposed structure would be used for. There was a discussion about the resolution which included not allowing rental to outside groups. There was also a discussion about the violation of illegal dumping on the property which was being decided by the Conservation Commission. Atty Maslan noted that they had made suggestions including a fence and security cameras

John Doyle, the architect on the project, continued the presentation by explaining how the architecture was going to fit the topography of the site. He explained the current building. He then showed them renderings of the proposed structure for the classrooms and a gym. He also discussed the materials of the buildings.

Atty. Maslan noted that there are no showers or bleachers in the gym. It is not like a facility for high school basketball games. He then discussed the engineering on the property which includes the flow of the current driveway and a proposed driveway. He also noted that Mr. Galante had done the traffic study if the commissioners had questions for him, which they did not at that time. He said that parking was adequate for the proposal. He then discussed the storm water management system. He then reviewed the landscaping plan by showing the commissioners a rendering of the plans. The landscape architect, Kate Throckmorton, was not available for the public hearing. He then discussed the lighting plan which included the schematic of the poles and fixtures and where they would be located. There was a discussion about whether the lighting would bother the neighbors which Mr. Maslan said it would not.

Monsignor Orlowski explained what the use of the gymnasium would be as well as moving the church into the 21st century. He said that it would be used by St. Matthew parishioners to build upon what they currently do.

Atty. Maslan asked the public who was in the audience to support the application. There were many that supported it. Mr. Sumpter asked anyone in the audience to speak for or against the application.

Wendy Bardos, 13 Yorkshire Rd., spoke in opposition and said that she lived near the overflow parking and that there was stadium lighting that overflowed into her house when they were on. She believed that there would be more traffic and more lighting. She was concerned about property values.

Frank _____ spoke in opposition to the application and said that he lived across the street from

the front of the church. He explained that there were landscapers on the property at 6:30 a.m. He then did not understand why they would be allowed to expand. He was concerned about his property values.

Fred Definis, 1 Imperial Drive, was concerned about the construction that would happen on the property. He was also concerned about the length of the construction.

Larry Hackney, 213 Scribner Ave., said his house faced the rectory. He has been concerned about the traffic because he thought that vehicles drive quite fast on Scribner. He also noted that there is not enough lighting in a certain section of the road and it's hard to get out of the property when it is dark.

Bill Hunt, 1 Buckingham Place, spoke in support of the application.

Frank Morrow said that he worked for the city of Norwalk as a traffic engineer. He spoke in support of the application. He also noted that the traffic was not as bad on Scribner as some people had said it was.

Carol Hayes, 19 Westmere Ave., spoke in support of the application. She explained that she had been to many other parishes and that St. Matthew's was a vibrant parish.

Atty. Maslan began his rebuttal. He explained that the old lighting would be replaced to alleviate problems for the neighbors. He also noted that the landscaping would not happen at 6:30 a.m. and be done at appropriate times during the day. The project would take 9 -12 months. The work will be done between the regulated construction hours as set forth in the City's ordinances. Anyone could call Monsignor during the construction if there were any issues from neighbors. He also gave the phone number (203) 838-3788 x127, if anyone wanted to call. There was a discussion about the lighting for the proposed resolution which included that the lighting would be shielded from the neighbors.

Mr. Sumpter closed the public hearing.

c. #3-18SP – City of Norwalk Public Schools – 21 Hunters Lane – Proposed additions to Ponus Ridge Middle School (STEM K-8)

Mr. Sumpter opened the public hearing. Mr. Lo began the presentation with a discussion of the project. A study several years prior determined that additional seats would be necessary for the school district. There had been a CEAC review for the project. There were many suggestions which were reviewed to see which would work best. Construction of the project could start as early as March 2019. There was also a discussion as to whether the school could still be used as a polling place. The school would still be fully operational during the construction. The addition would be built first and students would be moved into it during the renovation of the current building.

Joe Costa, the architect of the project, began with an introduction of the project team. Several of the members were current and former Norwalk residents.

Mike Segan, the landscape architect on the project and a graduate of Ponus Ridge, continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He showed them the natural buffer which was around the property. He showed them the current loop system for pickup and drop-off which affected traffic flow. He then reviewed the site plan which included the current and proposed structures. There was a discussion of existing fields that would remain. There was also a discussion about the bus drop-off which Mr. Segan explained that there was a short walkway or plaza which elementary school would use to walk to the front door.

Sean Lodati, of DTC, the civil engineer, explained the drainage on the site. He said they would maintain the current but would be updated.

Mr. Galante, the traffic engineer, continued the presentation by explaining how the traffic study was analyzed. He said that for schools it was a 20 minute problem because that is how long there was traffic

in the morning and the afternoon. He then discussed the site plan and the current traffic problem on the school campus. He continued with how it would be changed after the construction was completed. He also discussed the start times of the middle and elementary schools, which would be about 45 minutes apart. He then discussed the traffic counts and charts which were part of the study. He said that the safety is the most important in the traffic analysis of a school project.

Mr. Costa explained the architecture for the 2 buildings and showed them the existing building with the additions. He showed them an aerial view of the existing building and then the aerial view of the addition. He also explained the improvements which included HVAC. He showed them renderings of the proposed addition which was more opening and welcoming.

Frank Beniti, Hunters' Lane, had concerns about the traffic because it was difficult to leave his house in the morning. He suggested a crossing guard and possibly expanding the crosswalk. He also said that there was flooding in the area. He was also concerned about the church services on Sundays and whether it would expand during as well.

Woody Olson, Hunters Lane, expressed concerns about drainage into neighbors' basements. There has been flooding in the past. He does have a problem now with flooding. He also suggested speed bumps in the area to slow down traffic.

George Piro, Thorpe Lane, expressed concerns about traffic and also asked about speed bumps. He noticed that kids seem to hang out there and drive down the long exit. He thought this would slow them down.

Michael Smith had questions about the amount of students and asked whether there would be future public hearings.

Tanya Court, Thorpe Lane, showed the commissioners pictures to explain her concerns. She said that she did not support this project. She thought that the drainage was inadequate. She explained that there was a drainage easement on her property. She said that the pictures were from June 28 when there had been a storm. She had before and after pictures which showed flooding. She did read a statement which she left with the staff. She asked for screening from the neighbors.

Susanne Lupiano, Thorpe Lane, explained that she was now getting water in her crawl space. She also had concerns about the traffic from the school now which she thought would get worse. There was a discussion about meeting with DPW about the flooding issues.

Mr. Lo continued the presentation by explaining that the flooding issue is from a part of the drainage system that has to be replaced. DPW is aware of the problem and has to solve it. It would be a request under the Capital Budget. There was a discussion about the fact that there is no funding for the problem at this time. He suggested that the neighbors continue to reach out to DPW. Mr. Lodati explained that the peak flows would be reduced but he was not sure how it would affect the neighbors. They have just begun to receive this data and would have to work on it. The commissioners were concerned about this drainage. Mr. Lo explained that as far as he knew, DPW knew about this issue 2 months ago and believed they were working on it. Mr. Sumpter thought that they could continue the public hearing at the following Zoning Commission on July 19. Ms. Wells asked if the school could be gated at night so that vehicles could not drive down the driveway. Mr. Galante said that he would have to review the school district's view on speed bumps. There was a discussion about having a meeting with the neighbors but Mr. Lo said they had not up until this point.

There was then a discussion about continuing the public hearing until August 2.

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

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

i. #4-18SP/#4-18SPR/#8-18CAM- 68 & 70 South Main St - Silver Nutmeg, LLC and Sonoson, LLC – Proposed transit oriented development to renovate two buildings with various uses for a total of 7,060 sf office, 916 sf retail and 11 residential units

Mr. Roina said that he was in favor of the project. Ms. Wells also said but she had a concern about the parking. Mr. Kleppin explained further about the parking and the fact that when the buildings were constructed, people did not have 2 cars. Mr. Schulman said that he would support the application. Mr. Witherspoon also supported the application.

WHEREAS, the application was received by the Planning and Zoning Department on May 30, 2018 and received by the Commission on June 7, 2018;

WHEREAS, the applicant presented the application to the Commission on June 20, 2018;

WHEREAS, the Commission opened the public hearing on July 12, 2018, at which time the hearing was closed;

WHEREAS, the applicant submitted Certified Mail, Return Receipt Requested, as well as regular mail, in relation to the special permit, site plan and CAM applications, in accordance with the zoning regulations and the applications were advertised in the Norwalk Hour on June 28 and Jul 5, 2018;

WHEREAS, the Commission conducted and concluded deliberations on the closed application on July 12, 2018;

WHEREAS, the Commission made the following findings:

- 1) The subject structures contribute positive aspects of community character and their preservation should be encouraged;
- 2) The subject structures are listed on Norwalk’s Historic Resources Inventory;
- 3) The request to waive two (2) parking spaces at 68 South Main Street is a minimal request and will encourage preservation and adaptive re-use of the structure;
- 4) 70 South Main Street is grandfathered for twenty seven (27) parking spaces;
- 5) The request to reduce the recreation space for 70 South Main Street from 1,050 SF to 711 SF is a minimal request and will encourage preservation and adaptive re-use of the structure;
- 6) Four (4) letters of support were received;
- 7) The Norwalk Redevelopment Agency has approved the proposed renovations to the building’s exterior and no third party architectural peer review is required;
- 8) The proposed reuse of the structures and property will not negatively impact traffic;
- 9) The proposed redevelopment will pose no negative impact on neighboring properties form exterior lighting;
- 10) Administrative approvals have been received from the Health Department, Fire Marshall, WPCA and the Department of Public Works;
- 11) Signage on the site is now compliant;
- 12) The application is consistent with the Commission’s intent on preserving historic structures within the SSDD Zone, as discussed and approved as part of the rezoning of this area;

THEREFORE, BE IT RESOLVED THAT upon a motion made by **MR. SCHULMAN** and seconded by **MR. WITHERSPOON** the Commission voted to **APPROVE** #4-18SP/#4-18SPR/#8-18CAM - 68 & 70 South Main St - Silver Nutmeg, LLC and Sonoson, LLC –to renovate two buildings with various

uses for a total of 7,060 sf office, 916 sf retail and 11 residential units with the following conditions:

1. The Special Permit shall only remain effective so long as the subject structures are preserved and maintained as the principal structures on the property; and
2. The project shall be constructed in accordance with architectural plans prepared by Gill & Gill Architects, LLC dated 5/23/18, the Site Improvement Plan prepared by Grumman Engineering, LLC dated 5/4/18 and the Zoning Location Survey prepared by Wayne J. Arcamone dated 5/10/18 and that any deviations from those plans be approved by Zoning staff; and
3. That final CEAC signoffs shall be submitted prior to the start of construction; and
4. All requirements from the Department of Public Works regarding use of city sidewalks is complied with; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That a Connecticut licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards and that the development as constructed complies with all relevant Federal FEMA flood regulations and that such certification be submitted prior to the issuance of a Certificate of Zoning Compliance; and
7. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
8. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
9. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
10. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
11. Prior to obtaining a Zoning Permit, a mylar of the approved plan for each site on the Norwalk Land Records; and
12. A building permit must be obtained within one year of the effective date of this approval; and

BE IT FURTHER RESOLVED that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this action be July 20, 2018.

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.
No one opposed.
No one abstained.**

- ii. **#2-18SP – St. Matthew Roman Catholic Church – 216 Scribner Ave – Proposed recreation and activity center with 11,000 sf 1st floor gym, 7,000 sf second floor track & exercise room**

Mr. Schulman said he supported the project but that the lighting should be shielded to comply with current standards. Ms. Wells said that she was in favor of the project but had concerns about the traffic. She thought that the traffic improvements would help. Mr. Roina said that he would support the project.

He was not concerned about the traffic because he thought that the police would do a good job handling it. Mr. Witherspoon would support the project and that the church would work with the neighbors. Mr. Sumpter spoke in support of the project.

***** MR. SCHULMAN MOVED: BE IT RESOLVED** that application #2-18 SP submitted by St Matthew RC Church Corp for a 2 story recreation center at 216 Scribner Avenue as shown on various plans by Peak Engineers, LLC, Redding, CT, dated April 10, 2018, revised to June 22, 2018 and architectural plans Doyle / Ciffin, Architecture, Ridgefield, CT be approved with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That all required soil and sedimentation controls be installed prior to the start of construction and maintained until the project is completed and stabilized; and
3. That any change to the plan will require Zoning Commission approval; and
4. That any graffiti on the site, now or in the future, be removed immediately; and
5. That the use of the facility be restricted to parish use only and that rental / use to outside groups is not allowed; and

BE IT FURTHER RESOLVED THAT the reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, 118- 310 AAA Residential Zone and section 118-1450, Special Permit; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 20, 2018

Mr. Witherspoon seconded.

Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.

No one opposed.

No one abstained.

iii. #3-18SP – City of Norwalk Public Schools – 21 Hunters Lane – Proposed additions to Ponus Ridge Middle School (STEM K-8)

This matter would be continued until August 2, 2018.

b. #24-95SPR/CAM – Crystal LLC (Grasso) – 310 Wilson Ave – Request to modify approved site plan by revising lot lines – Determine if minor change – Report and recommended action

Mr. Wrinn said that there were no violations on the site as of the previous day. Mr. Schulman noted that the Village Creek Association asked that this be held off for 6 months. There was also discussion about the wall and fence which Mr. Schulman was concerned about the view from Village Creek. If the hill came down, nothing else might go up. Mr. Grasso was asked about the project. It would be taken down and the stone would be used. The wall and the fence would be done in 6 months. The wall had to go up first. There was a discussion about how long it would take. Mr. Grasso said that blasting would happen and that they would work through the winter. There was further clarification about how the project would be done and how long it would take.

Mr. Roina and Ms. Wells said that they would support the resolution. Mr. Schulman asked for a

condition about when the work on the wall could be started. Mr. Wrinn said that as long as the commissioners understood that work would not start after clearing of the lot, etc. Mr. Sumpter and Mr. Witherspoon supported the resolution.

***** MR. ROINA MOVED: BE IT RESOLVED BY THE NORWALK ZONING COMMISSION** that a requested site change to application # 24-95 CAM / SPR , Crystal LLC, a contractors storage yard at 314 Wilson Avenue, to relocate lot lines to allow a separate lot at the front of the property along Wilson Avenue (the area of the large hill) as shown on the following plans:

Compilation Plan Sheet One of Three sheets prepared for Crystal LLV, 310 Wilson Avenue, Norwalk, CT, Scale 1" = 80', dated April 2, 2018, prepared by W. Seymour and Associates, Land Surveyors, Darien, CT; and

Compilation Plan Sheet Two of Three sheets prepared for Crystal LLV, 310 Wilson Avenue, Norwalk, CT, Scale 1" = 60', dated April 2, 2018, prepared by W. Seymour and Associates, Land Surveyors, Darien, CT; and

Compilation Plan Sheet Three of Three sheets prepared for Crystal LLV, 310 Wilson Avenue, Norwalk, CT, Scale 1" = 60', dated April 2, 2018, prepared by W. Seymour and Associates, Land Surveyors, Darien, CT;

Be **APPROVED** with the following conditions:

1. That a revised map showing the revised lot lines be filed on the Norwalk Land Records;
2. That the fence and wall be installed across the entire rear 322.91' eastern boundary of the new revised 1.372+ lot which fronts on Wilson Avenue
3. That the material for the required stone wall and screening fence be as shown on plans by F.A.I. Engineering Group, P.C., 46 Clinton Avenue, Norwalk, CT, entitled Crystal LLC, Proposed Development, sheets 1 & 2 of 3 dated May 10, 2018 and sheet 3 of 3 dated June 13, 2018
4. That the required application (CAM / SPR /SP) as appropriate be submitted for any new construction on the new lot;
5. That no permits for any construction (foundation or building) will be issued until the rear wall and fence is completed;
6. That this rear fence and rock wall be installed w/in 30 days of the start of any work (land clearing, grubbing, excavation, etc.) on this new lot;

BE IT FURTHER RESOLVED THAT the effective date of this approval shall be July 20, 2018.

Mr. Schulman seconded.

Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.

No one opposed.

No one abstained.

c. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – Multifamily development with 40 dwelling units – Discussion of proposed revisions to landscaping plan – Report and recommended action

Mr. Brady said that he had brought some plans that the commissioners had requested at the last Zoning commission meeting. The commissioners viewed a video from a Metro North train to show them the structures which are on their property. He also showed them a video from the train in the other direction. Bill Andriopoulos continued the presentation by discussing the obstacles about screening the fence. He showed them the advertisement from the acoustical wall company and said that it was aesthetically pleasing. He showed them an elevation of the wall which included the electrical structure on the property. He thought if they buffered the fence, it would be impossible. There was a discussion

about why these conditions had been imposed. Eventually, Mr. Schulman asked that they accept the deletion of the 2 conditions requested by the applicant.

***** MR. SCHULMAN MOVED: BE IT RESOLVED** that the amendment request for application #10-16SP, submitted by Metropolitan Realty Associates, LLC for the construction of a new 40 residential unit building at #1 Bates Court with 4 workforce housing units, as shown on various plans by Gary B. Coursey & Associates, Architects, Inc, Atlanta, Georgia and Yantic River Consultants, LLC, Lebanon, CT to have its conditions of approval amended to remove conditions # 7 and # 8, which read as follows:

#7 – That west of the trash receptacle, the fence be moved in to allow for landscaping to the extent possible on the side of the fence facing the Metro-North tracks

#8 – That a revised landscaping plan be submitted to staff to insure adequate screening on both sides of the fence be **APPROVED** with the following conditions:

BE IT FURTHER RESOLVED that all other conditions of approval remain in force; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 20, 2018.

Mr. Witherspoon seconded.

Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.

No one opposed.

No one abstained.

d. #5-12SP – Stepping Stones Museum for Children, LLC – 303 West Avenue - 24 child day center as an accessory use to an existing museum – Request to modify approved plan to increase enrollment from 24 children to 36 children – Report and recommended action

Atty. Suchy began the presentation by introducing the project team as well as members of the Stepping Stones staff. She explained the program as well as the increases in students. This would increase the number of staff which would increase the number of parking spaces. She explained that there would be no impacts to the other businesses in the area such as the Lockwood-Mathews Mansion and the Center for Contemporary Print Making.

***** MR. SCHULMAN MOVED: BE IT RESOLVED** that the request to modify special permit application #5-12SP/#13-12CAM by Stepping Stones Museum for Children, LLC, to increase the capacity of the existing **24 child day care center** to 36 children, permitted as an accessory use to an existing museum, as shown on various site and architectural plans by Beinfield Architecture, Norwalk, CT. and BSC Group, Glastonbury, CT. dated 6/1/2008 as revised to 5/15/2009 and property survey by Milone & MacBroom dated September 21, 2017 as revised to July 2, 2018 be **APPROVED** subject to the following conditions:

1. That a NEW certificate of special permit and mylar of the revised Special Permit site plan showing the additional parking be filed on the Norwalk Land Records; and
2. That the original conditions of approval remain in effect; and

BE IT FURTHER RESOLVED that the reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, Section 118-310, AAA and Section 118-1450, Special Permits; Section 118-1110 Coastal Zone; 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 July 20, 2018.

Mr. Witherspoon seconded.
Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.
No one opposed.
No one abstained.

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

a. #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 80 residential units, 4,340 sf retail and 1,590 sf office in Transit Oriented Development (TOD) area – Request to modify approved plans to revise zoning to SSDD, to add 49 units (129 units total), reduce retail to 3,870 sf & eliminate 1,590 sf of office – Report and recommended action

Atty. Suchy began the presentation by introducing the project team. She gave a brief overview of the property. She discussed the original resolution and that they would like to add more density. The structure on Raymond St. would be larger so they would have to build a parking structure. They believed that it met all of the new regulations. The number of workforce units met the requirements. They did not have all of their sign-offs and would work through issues with DPW and Redevelopment.

There was a discussion about the increase in units. Mr. Schulman stated that he was not comfortable about making a decision without a public hearing. The commissioners said they had not received the plans. Mr. Kleppin said that there were several issues. They would return to the next Zoning Commission meeting.

b. #5-18SP – Healthport, LLC – 495 Connecticut Avenue – 3,000 sf Medical marijuana dispensary – Report and recommended action

Atty. Suchy began the presentation by showing the commissioners the site plan of the property. She explained where the property was on Connecticut Avenue. She noted that the applicant would occupy the first floor and that there was enough parking. She noted that the plan met the requirements of the regulations. Connecticut had some of the most restrictive regulations in the United States. She gave a brief overview of the medical marijuana dispensaries in the state and explained the restrictions at the facility. She also noted that there would be a public hearing since it is required. Local review is required before they can get approval from the state.

c. Discussion of contractor’s storage yards – Report and recommended action

Mr. Wrinn noted that the staff would work with Corporation Counsel to obtain compliance with the contractors. The Zoning Commission had given approval but the contractor’s yards were no longer in compliance. Mr. Wrinn would report back to the commissioners.

VI. APPROVAL OF MINUTES: June 20, 2018

**** MR. SCHULMAN MOVED** to approve the June 20, 2018 Zoning Commission minutes.
Mr. Witherspoon seconded.
Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.
No one opposed.
Galen Wells abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman said that he did have the plans for the #6-17SP/#23-17CAM application and apologized to Mr. Kleppin.

IX.

ADJOURNMENT

Mr. Sumpter made a Motion to Adjourn.

Mr. Witherspoon seconded.

Nathan Sumpter; Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 11:29 p.m.

Respectfully submitted,

Diana Palmentiero