

**CITY OF NORWALK
ZONING COMMISSION
JANUARY 20, 2010**

PRESENT: Jackie Lightfield, Chair; James White; Adam Blank; Michael Mushak; Andrea Light; Michael O'Reilly

STAFF: Mike Greene; Adam Carsen; John Hayducky

OTHERS: Ron Kellogg; Jim Clark

I. CALL TO ORDER

Ms. Lightfield called the meeting to order at 7:30 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. PUBLIC HEARINGS

a. #12-09SP – Royal Auto – 112 Main Street – Auto interiors & boat covers (manufacturing)

Ms. Lightfield recused herself and left the room.

Ms. Light opened the public hearing.

Mr. Ron Kellogg, representing the applicant, showed a site plan for the existing property. He said that a fire had caused damage in May 2009. Mr. Kellogg described the nature of the business. He said that a traffic study had indicated that the business would generate 10 or fewer vehicle trips per day.

Ms. Light closed the public hearing.

Ms. Lightfield returned to the meeting.

b. #10-09R - Zoning Commission – Proposed amendments to establish a new Section 118-532 Golden Hill Village District

The Commission agreed to consider Items b) and c) together.

c. #1-09M - Zoning Commission – 59 – 87 Cedar Street/100 Fairfield Avenue - Proposed changes to the Building Zone Map from Neighborhood Business to Golden Hill Village District

Ms. Lightfield opened the public hearing.

Ms. Light read a memo from Dori Wilson in support of the proposal.

Mr. Greene stated that this was the fourth village district to be considered by the Commission. He explained the distinction between a village district and an historic district, pointing out that a village district does not prevent tear-downs. He added that the village district seeks to enhance what is currently in the neighborhood, rather than simply preserving what is there.

Mr. Greene also discussed parking, uses, and design guidelines for the village district, emphasizing the fact that area merchants were encouraging the use of design guidelines.

Ms. Lightfield opened the hearing to public comment

Mr. Jim Clark, speaking on behalf of the Golden Hill Village District, asked members of the audience to indicate their support for the proposal by a show of hands. The audience showed a clear support of the village district. Mr. Clark presented a slide show with musical accompaniment highlighting both the history of the project and its impending plans.

Ms. Lightfield thanked Mr. Clark for his presentation and closed the public hearing.

IV. REPORT OF PLAN REVIEW COMMITTEE, JAMES WHITE, CHAIR

a. Action on Item III a.

**** MR. WHITE MOVED: RESOLVED that application #12-09 submitted by Royal Auto Interiors and Boat Covers for 2,555 SF of manufacturing space facility in an existing building owned by Broward Properties, LTD, located at 112 Main Street, Norwalk as shown on floor plans by Cugno Architecture, dated 9-27-09, be APPROVED with the following conditions:**

- 1. That all required CEAC signoffs are submitted; and**
- 2. That any graffiti on the site, now or in the future, be removed immediately; and**
- 3. That the hours of operation shall be restricted to Monday through Friday, 8:00 AM to 5:30 PM, and Saturday 9:00 AM to 1:00 PM; and**
- 4. That all work be done indoors with the doors closed to prevent any adverse noise and impact on the adjacent residential units; and**

BE IT FURTHER RESOLVED that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Section 118-522, Business #2 and Section 118-1450, Special Permit; and

BE IT FURTHER RESOLVED that a Certificate of Special Permit and a survey map of the property be placed on the Norwalk Land Records; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 29, 2010.

**** MS. LIGHT SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

b. #26-09CAM/#11-09SPR – Hillside Plaza, LLC – 14 & 16 North Main St (formerly Avrick's) – Restaurant, office, retail & residential change from retail – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that application #11-09SPR/#26-09CAM as shown on plans entitled “The Avrick Building” prepared by Beinfield Architects, PC and revised to December 29, 2009 be APPROVED; and**

BE IT FURTHER RESOLVED that the application complies with all applicable sections of the zoning regulations and the coastal management statutes; and

BE IT FURTHER RESOLVED that the following conditions be added:

- 1. That any changes to the building façade not specifically approved on these plans must receive approval of the Zoning Commission**
- 2. That any graffiti must be immediately removed from the building**
- 3. That lights will remain on in the north side alley**

BE IT FURTHER RESOLVED that this approval is effective January 29, 2010.

**** MS. LIGHT SECONDED.
** MOTION PASSED UNANIMOUSLY.**

c. #13-05SP – 130 Main St Development LLC – 130 Main St – 19 residential units – Release of surety – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that a request for the release of the surety held on application #13-05SP—130 Main Street Development for a 19 unit residential project at 130 Main Avenue be APPROVED, as all required improvements have been properly installed; and**

BE IT FURTHER RESOLVED that a maintenance surety be submitted and retained for the required maintenance period.

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 29, 2010.

**** MS. LIGHT SECONDED.
** MOTION PASSED UNANIMOUSLY.**

d. #2-06SPR/#24-06CAM – F.M. Bonaddio Construction – 30 Sheehan Ave – Contractor's yard – Release of surety – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that surety be released on application #2-06SPR/#24-06CAM submitted by F.M. Bonaddio Construction, 30 Sheehan Ave for the construction of a contractor's yard; and**

BE IT FURTHER RESOLVED that a 15% maintenance surety be retained, to be held for a minimum period of one year

BE IT FURTHER RESOLVED that effective date of this approval shall be January 29, 2009.

**** MS. LIGHT SECONDED.
** MOTION PASSED UNANIMOUSLY.**

e. #1-07SPR – Silvermine Development Co. LLC – 22 Oakwood Ave – 11 unit multifamily development – Request for one year extension of approval time – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that the request for a one year extension of approval time for site plan application #1-07SPR – Silvermine Development Co, LLC – 22 Oakwood Avenue – to construct an 11 unit multifamily development as shown on various plans by ADA Architects dated March 22, 2007 as revised to April 9, 2007 and by Grumman Engineering LLC dated revised to March 6, 2007, be approved, subject to the following conditions:**

- 1. That the original conditions of approval remain in effect; and**
- 2. That the new approval deadline for obtaining permits will be March 31, 2011; and**

BE IT FURTHER RESOLVED that the effective date of this action be January 29, 2010.

**** MS. LIGHT SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. REPORT OF ZONING COMMITTEE, ROBERT KEYES, CHAIR

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

III.b. #10-09R—Zoning Commission—Proposed amendments to establish a new Section 118-532 Golden Hill Village District

**** MS. LIGHT MOVED: RESOLVED that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "#10-09R – Zoning Commission – Proposed amendments to the Building Zone Regulations to create a new Section 118-532 entitled Golden Hill Village District and related technical amendments" and dated November 12, 2009, be approved.**

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

- 1) To implement the Plan of Conservation and Development goal to "Examine and modify existing zoning where necessary to achieve the goals of this plan" and to "create new *Village Districts*, Conservation Districts, and Historic Districts where appropriate" (F.2.1 and F.2.1 .1, p. 42); and**
- 2) To implement the Plan of Conservation and Development goal to "Maintain & expand Village Districts to preserve the character of the districts, to improve the design of buildings and their relationship to the streetscape, and to protect resources of historical and architectural significance; establish Village Districts in Cranbury (Gregory's Store), *Golden Hill (Cedar Street area)*, Silvermine Tavern area, and Liberty Square area" (F.4.1.5 p.43); and**
- 3) To implement the Plan of Conservation and Development objective to "Encourage context-sensitive design by requiring consistent setbacks and providing bonuses for desired architectural features (such as porches, bay windows, and pergolas) and to establish design guidelines that improve the appearance of residential, commercial, and industrial areas" (F.4.1.6 and F.4.1.7, p.44); and**
- 4) To implement the Plan of Conservation and Development objective to "Design streets for people as well as vehicles" and to "enhance the pedestrian experience to support related economic revitalization and encourage transit use" (F.4.2 and F.4.2.1, p.44); and**
- 5) To retain the unique character of the Golden Hill commercial district and to ensure that future development is compatible with the surrounding residential neighborhood; and**

BE IT FURTHER RESOLVED that the effective date of this action be January 29, 2010.

**** MR. BLANK SECONDED.**

**** MOTION CARRIED, 5-1 (WHITE OPPOSING).**

III.c. #1-09M—Zoning Commission—59-87 Cedar Street/100 Fairfield Avenue—Proposed changes to the Building Zone Map from Neighborhood Business to Golden Hill Village District

**** MS. LIGHT MOVED: RESOLVED that the proposed changes to the Building Zone Map as shown on a certain document entitled "#1-09M – Zoning Commission – 57-87 & 70-76 Cedar Street & 100 Fairfield Avenue – Proposed change to the Building Zone Map from Neighborhood Business to Golden Hill Village District" and dated April 30, 2009 affecting property in the located in the Second Taxing District, Block 7, Lots 1, 6, 7, 8, 9, 10, 11, 11A, 12, 13, 14, 31, 32; Block 6, Lot 18 and a portion of Lot 19; and Block 5, Lots 1, 22 and a portion of Lots 2 and 23; and adjacent portions of the public ROW all of which are now zoned Neighborhood Business, in whole or in part, and are proposed for change to Golden Hill Village District, be approved.**

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

1) To implement the Plan of Conservation and Development goal to "Examine and modify existing zoning where necessary to achieve the goals of this plan" and to "create new *Village Districts*, *Conservation Districts*, and *Historic Districts* where appropriate" (F.2.1 and F.2.1 .1, p. 42); and

2) To implement the Plan of Conservation and Development goal to "Maintain & expand *Village Districts* to preserve the character of the districts, to improve the design of buildings and their relationship to the streetscape, and to protect resources of historical and architectural significance; establish *Village Districts* in Cranbury (Gregory's Store), *Golden Hill (Cedar Street area)*, *Silvermine Tavern area*, and *Liberty Square area*" (F.4.1.5 p.43); and

3) To retain the unique character of the *Golden Hill commercial district* and to ensure that future development is compatible with the surrounding residential neighborhood; and

4) To implement the Plan of Conservation and Development goal to "Minimize variance requests to the Zoning Board of Appeals (F.2.1.7 p.42); and

BE IT FURTHER RESOLVED that the effective date of this action be January 29, 2010.

** MR. WHITE SECONDED.
** MOTION PASSED UNANIMOUSLY.

VI. APPROVAL OF MINUTES: December 10, 2009

** MS. LIGHT MADE A MOTION TO APPROVE THE MINUTES.
** MR. BLANK SECONDED.
** MOTION PASSED UNANIMOUSLY.

VII. COMMENTS OF DIRECTOR

Mr. Greene commented on a proposal to convert The Hour building to a medical office building. He also discussed the Fitch School site.

X. COMMENTS OF COMMISSIONERS

There were none tonight.

XI. ADJOURNMENT

** MR. WHITE MADE A MOTION TO ADJOURN.
** MR. BLANK SECONDED.
** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 8:05 pm.

Respectfully submitted by Charlene Smith.