

**CITY OF NORWALK
ZONING COMMISSION
September 5, 2019**

PRESENT: Nathan Sumpter, Chair; Louis Schulman; Rod Johnson; Richard Roina; Stephanie Thomas; Galen Wells; Frank Mancini

STAFF: Mike Wrinn; Steve Kleppin (arrived at 8 p.m.)

OTHERS: Dan Radman; Jim Kousidis; Atty. Robert Maslan; Robert Pryor; Fritz Chery; Glenn Chalder

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7:05 p.m.

II. ROLL CALL

Mr. Wrinn called the roll. Mr. Sumpter then proceeded to discuss the rules for the public hearings.

III. PUBLIC HEARINGS - None

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

a. #8-97SPR/#3-01/#4-01SPR – FactSet/Towers @ Merritt River – 45 Glover Ave (aka 1001 Main Av) –Request to modify approved development park sign plan regarding new FactSet signs – Report & recommended action

Dan Radman, 912 Weed St., New Canaan, CT, architect for FactSet, explained that they would be moving to 45 Glover Avenue. The applicant would like to add their signage to the top of the building. He showed them the current signage of Diageo and The Towers. The new signs would be on the south and north elevations to be visible to Glover Avenue. He also showed them the mock-ups of the sign. They would like to increase the size of the sign, slightly larger than the regulations, which would be more visible. It would be rear illuminated and a blue glow to it. He then showed them pictures of the sign on the current building, 601 Merritt Seven.

There was a discussion about enlarging the size of the sign and whether it would cause a problem later. Mr. Wrinn said there may be more requests in the future. There was also a discussion about the regulations and what was allowed.

Mr. Radman then discussed a- monument sign and showed them a proposed monument sign. There was a discussion about FactSet's move to the new building. He then continued the presentation with the sight signage. He explained that there are some directional signs that are visible from Glover Avenue and some that are only visible once on the property. He explained that they were looking to replace the signs with a more modern look. FactSet would be moving in November or December.

Several of the commissioners considered this a minor change and which would be helpful to anyone visiting the property. Mr. Wrinn said that the staff was fine with it.

**** MR. MANCINI MOVED: BE IT RESOLVED** that the request to modify the approved Development Park signage plan for #8-97SPR/#3-01/#4-01SPR Towers at Merritt Development Park to add two corporate logo signs for FactSet to be mounted to the cornice of 45 Glover Avenue (Building 10) on the north and south elevations of the building as shown on the development park sign plan entitled "Proposed Building and Site Signage 45 Glover Avenue Norwalk, CT" by Radman Architecture and dated August 26, 2019, subject to the following conditions:

- 1) That any future signs will comply with at least two characteristics, currently color and letter size, of the approved site plan; and
- 2) That any modifications to the approved plan be submitted for review and approval by the Zoning Commission; and

BE IT FURTHER RESOLVED that the effective date of this action be September 13, 2019.

Ms. Thomas seconded.

Nathan Sumpter; Louis Schulman; Rod Johnson; Richard Roina; Stephanie Thomas; Galen Wells; Frank Mancini voted in favor.

No one opposed.

No one abstained.

V. REVIEW AND ACTION ON NEW APPLICATIONS

a. #5-19CAM – Jim DePasquale – 10 South Smith St – Construct 1,600 sf contractor’s office building – Preliminary review - Report & recommended action

Jim Kousidis, representing the applicant, the site engineer on the project began the presentation. He briefly described the site by showing them the site plan for the exterior of the building on South Smith Street. He also described the landscaping around the building. He said that the site plan had been approved by the Department of Public Works and the WPCA. He then showed them the site plan for the interior of the building. The building would be on one floor. He also showed them the various elevations of the building. He also discussed the look of the building which would be similar to 1 Van Zant St. He showed them a picture of that building. He also showed them pictures of the current property. There was a discussion about how many employees would be in the building. Trucks and staff would be in the building. There was also a discussion about the height of the building which seemed high to them. The commissioners discussed a condition that the portico for the front door be approved by Zoning Department staff. There was another discussion about the height of the building.

**** MR. SCHULMAN MOVED: RESOLVED BY THE NORWALK ZONING COMMISSION** that Coastal Area Management application #05-19, Jim DePasquale, for the construction of a 1600 square foot contractor’s office building at 10 South Smith Street, as shown on a site plan by Kousidis Engineering, LLC, entitled “Site Layout Plan for 10 South Smith Street,” dated 6-25-19 and revised on 7-2-19, as well as on architectural drawings by Leigh Overland Architect, LLC, entitled “Jim DePasquale, 10 South Smith St,” dated 6-18-19 be APPROVED with the following conditions:

1. That all CEAC sign-offs be submitted; and
2. That there be no exterior storage of contractor’s equipment or vehicles on the premises; and
3. That a compliant ingress/egress path be provided for entry and exit doors as required by the Building Department and/or Fire Marshal; and
4. That the rear door be relocated so as not to be made inaccessible by the proposed eq. pad and refuse area; and
5. That all proposed landscaping be properly maintained; and
6. That all City storm-water management requirements are met; and
7. That a permit is obtained from the Department of Public Works in regards to City storm-water management requirements and curb cuts; and
8. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

9. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies

BE IT FUTHER RESOLVED that the effective date of this approval shall be September 13, 2019

Mr. Johnson seconded.

Nathan Sumpter; Louis Schulman; Rod Johnson; Richard Roina; Stephanie Thomas; Galen Wells; Frank Mancini voted in favor.

No one opposed.

No one abstained.

b. #X-19CAM/SPR – 320 Wilson Avenue LLC – 320 Wilson Ave – 45,800 sf industrial warehouse /manufacturing building – Preliminary review - Report & recommended action

Atty. Robert Maslan, representing 320 Wilson Avenue LLC, who was the contract purchaser of the property. DeGrasso owned 314 Wilson Avenue. Atty Maslin introduced the project team. He then showed all the properties owned by DeGrasso on a site map and showed which would be affected by this application. He explained that this would become a flat site for a warehouse. He then showed them a design of the building. He also showed them the interior site plan. He also showed them the driveway and parking lot area. There was then a discussion about whether the building would be 1 story or 2.

Robert Pryor, engineer with LandTech, continued the presentation by explaining that this would be a predominantly 1 story building with a 2nd level for offices. There would be some manufacturing and then some warehouse space.

There was a discussion about bringing the property to grade and whether there would be a retaining wall completed to screen the Village Creek area. Atty. Maslan noted that the back of the property was about 600 ft. from Village Creek. There was a discussion about how trucks would access loading bays.

Atty. Maslan said that they would speak with Village Creek who would have interest in this project. He then explained which sign-offs had been received. He also explained which state agencies that the project would need approvals from.

There was a discussion about the piles of fill on the property. Mr. Wrinn said that there was not much left and may even have been removed.

c. #6-19R – 25 Van Zant Street Condominium, Inc. (Workforce Training Center) – Proposed amendments to permit colleges, universities, and schools, including business and trade schools as a principal use in Industrial #1 zone – Preliminary review - Report & recommended action

Ms. Wells recused herself before the presentation began.

Fritz Chery, 121 Forest Street, Stamford, CT, began the presentation with a brief discussion of the project. It would be trade schools, all in one building. He said there was a similar building in Stamford and that there was a need in Fairfield County for this type of building. They currently have 10

schools that are interested. He then noted that the current zone did not allow for this type of use. He had worked with Mr. Kleppin to draft the language for the proposed regulation.

Mr. Wrinn explained the questions that Zoning Department staff had which included hours of operation, impact on neighborhood streets, etc. There was a discussion about what has been presented to the Zoning Department. There was then a discussion about whether the text amendment should be presented along with the site plan. There was also a discussion about a referral from the Planning Commission. There was a continued discussion about the building which had been a hat factory and was built to be a manufacturing building. The walls are 30 ft. thick.

There was a discussion of the process of this application and when the applicant could return to the Zoning Commission. There was then a discussion of the parking on the site. The commissioners decided to have this item referred to the Planning Commission and then the applicant could return to their next Zoning Commission meeting.

d. Discussion of zoning regulation evaluation

Mr. Kleppin began the presentation by noting that a consultant would evaluate the current zoning regulations, review any issues with them, work on a budget, etc. which would then be put into the Operating Budget.

Glenn Chalder, of Planimetrics, showed the commissioners a schedule of the scope of the project. He noted that he had worked with other towns in Connecticut. He asked for recommendations and concerns from the commissioners. He said they would like to bring back their recommendations before Thanksgiving. He asked them if they had any goals. One item that was mentioned was to have a search whereby someone would type a search term and then all those that are related to that term would be found. Mr. Chalder said he wanted to understand from the users how the regulations worked for them. He explained the different types of ways to approach organizing the regulations. There was a discussion about text amendments. There was also a discussion about making it user-friendly. There was also a discussion about having drawings in the regulations to give a visual to see what the regulations meant. There was also a discussion about some industrial areas encroaching on residential areas. Another request was that if possible, when a text amendment is put in place, how many other properties would it affect? The commissioners thought it was necessary to talk about senior and affordable housing, as well as environmental issues. There was a discussion about the architecture and how it looked in the city. Mr. Chalder noted that there was a challenge when Zoning Department staff had discretion to issue permits. They were not approving projects based on how it looked, but rather, on what the regulations allowed. Mr. Chalder also explained that they had to determine what they wanted to achieve from this re-write.

VI. APPROVAL OF MINUTES: August 21, 2019

**** MR. SCHULMAN MOVED to approve the August 21, 2019 Zoning Commission minutes, with changes.**

Mr. Johnson seconded.

Nathan Sumpter; Louis Schulman; Rod Johnson; Richard Roina; Stephanie Thomas; Galen Wells; Frank Mancini voted in favor.

No one opposed.

No one abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that the commissioners should ignore the memo that he had handed out. He would revise it and return it to them. Mr. Kleppin also noted that he would register commissioners for a Land Use seminar on October 26, 2019 in Hamden, CT.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Mr. Johnson made a Motion to Adjourn.

Ms. Thomas seconded.

Nathan Sumpter; Louis Schulman; Rod Johnson; Richard Roina; Stephanie

Thomas; Galen Wells; Frank Mancini voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Diana Palmentiero