

CITY OF NORWALK
PLANNING & ZONING COMMISSION
June 15, 2022

PRESENT: Louis Schulman, Chair; Richard Roina; Brian Baxendale; Darius Williams; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Hector Pachas

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Jason Klein; Atty David Waters; Diane Lauricella; Diane Cece; Ben Hampeter; Jim Anderson; Matt Edvardsen; Colin Grotheer

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 6:05 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll.

III. REVIEW AND ACTION ON APPLICATIONS

a. #2022-19 R/SP/SPR – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Zoning text amendment, special permit and site plan review applications for a Wegmans grocery store, parking structure and two additional retail buildings

Mr. Kleppin began the presentation and said that TMP had asked for a traffic peer view. He said that they have a consultant who they would recommend. Mr. Schulman reminded the representatives of Wegmans that they should seriously consider solar panels on the roof of the parking spaces.

Atty Jason Klein addressed the peer review about the parking as well as they would be reviewing the idea of adding solar panels. They would like to open a public hearing on July 7.

There was a discussion about when the peer review would complete the traffic study. Mr. Kleppin did not think that it would be possible. He made suggestions on how to open the public hearing and continue it to another night.

**** MR. MUSHAK MOVED TO AUTHORIZE AKRF TO CONDUCT A PEER REVIEW TRAFFIC STUDY**

Mr. Baxendale seconded.

Louis Schulman; Richard Roina; Brian Baxendale; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Darius Williams; Hector Pachas approved.

No one opposed.

No one abstained.

There was a discussion about the fact that the applicant had purchased surrounding lands to help with traffic, as well as a before and after of the project. Mr. Kleppin said that they could ask specific questions to the consultants. Mr. Roina thought an expanded traffic study was warranted.

Mr. Shculman appointed Mr. Pachas and Mr. Williams to vote on this resolution before Mr. Kleppin began the voting.

IV. PUBLIC HEARINGS

a. #2022-05 R/M/SP – Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7 (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) – Zoning map amendment, zoning text amendment and special permit application for an Executive Office Development Park which includes approximately 1,300 dwelling units and +/- 50,000sf of retail within seven (7) buildings ranging from five (5) to fifteen (15) stories – Public hearing continued for written comments only

Mr. Schulman said that they would vote on the zoning map amendment and the text amendment at this meeting. They would vote on the special permit application at the next meeting.

Mr. Kleppin noted that the staff had provided resolutions on the applications which Mr. Schulman had explained they would be voting on at this meeting. He then discussed the consolidation of zones.

i. Action on #2022-05 M

WHEREAS, the Planning Commission and the Zoning Commission began discussing the project with the applicant in May, 2020;

WHEREAS, the proposed amendments to the Building Zone map were formally referred to WESTCOG and the Town of Wilton on April 22, 2022:

- **WHEREAS**, WESTCOG expressed concern that the parking standards should be in line with recommendations within Public Act 21-29 given this is a TOD development in proximity to a train station and the NRV and that environmental impacts to the Norwalk and Long Island Sound should be minimized by reducing impervious surface.
- **WHEREAS**, the Town of Wilton provided a written response expressing concern and recommendations related to project scope, traffic and building size.

WHEREAS, the Planning and Zoning Commission “the Commission” conducted a public hearing on the proposed application on June 2, 2022, at which time verbal testimony was received;

WHEREAS, the Commission allowed written communications from the public to be received until June 15, 2022;

WHEREAS, the applicant was given an opportunity to respond to the written comments at the Commission’s meeting of June 15, 2022;

WHEREAS, the Commission understands that traffic is already a significant concern in the area;

WHEREAS, the Commission hired an outside peer review consultant to assist them with their analysis of impacts on existing and future traffic;

WHEREAS, the City has consulted with the CT Department of Transportation regarding scheduling and status of several infrastructure projects that will impact the area;

WHEREAS, the Commission has determined that the Master Plan, if approved, should be approved in three phases, based on specific infrastructure improvements;

WHEREAS, the Commission finds that there is sufficient capacity within the Wastewater Treatment Plant to accommodate this development and other development presently under consideration by the Commission;

WHEREAS, the Commission finds that there is adequate public water available and that water usage has declined through more efficient fixture and the upgrade and replacement of old and leaky infrastructure and that water usage, as determined by the utilities is forecast to decline in their latest forecasts;

WHEREAS, the Commission considered all testimony received and closed the hearing on June 15, 2022;

WHEREAS, the City recognizes the value and importance of the Merritt/7 office towers to the City and that it is the highest concentration of Class A office space in the City and contains numerous significant and important tenants, not only to Norwalk but also for the State of Connecticut;

WHEREAS, the Commission has determined that the prepared amendments to the Building Zone Regulations are consistent with the recommendations with the 2019 Citywide Plan, specifically:

Planning & Zoning Commission

Ch. 3, Goal 3, Strategy A, Action Vi recommends “Continue implementation of transit-oriented development (TOD) and a range of mixed-use opportunities for sustainable live/work/play communities in the city. This includes approving TOD project(s) in East Norwalk, implementing the pedestrian bridge and **Merritt 7** station project, and TOD projects in SoNo, and mixed-use clusters along commercial arterials”

Ch. 4, Goal 1, Strategy B, Action ii recommends “As part of a rewrite of the zoning code, establish transition design standards for commercial and mixed-use areas in corridors on the edges of traditional single-family neighborhoods”

Ch. 4, Goal 1, Strategy C, Action i recommends “Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and **Merritt 7** train stations. Housing near transit is important for Norwalk’s economic development and revitalization goals. At the same time, the city should monitor housing markets and support these districts with urban design and programming initiatives”

Ch. 4, Goal 1, Strategy D, Action ii recommends “Continue to meet or exceed the state’s 10% goal for affordable housing”

Ch.4, Goal 1, Strategy D, Action iii recommends “Continue the inclusionary zoning program”

Ch. 4, Goal 2, Strategy A, Action iii recommends “Support improvements and design standards that encourage walking and biking access to city and neighborhood destinations, such as village retail areas, parks, and schools”

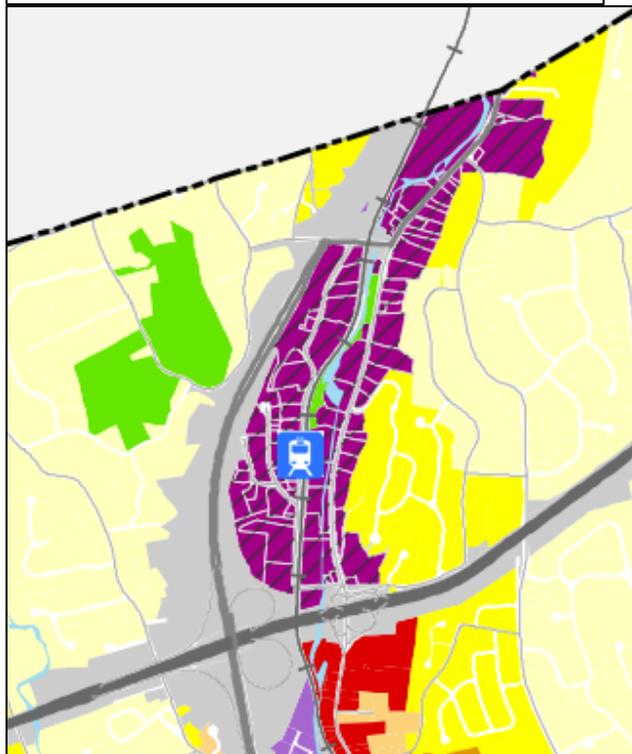
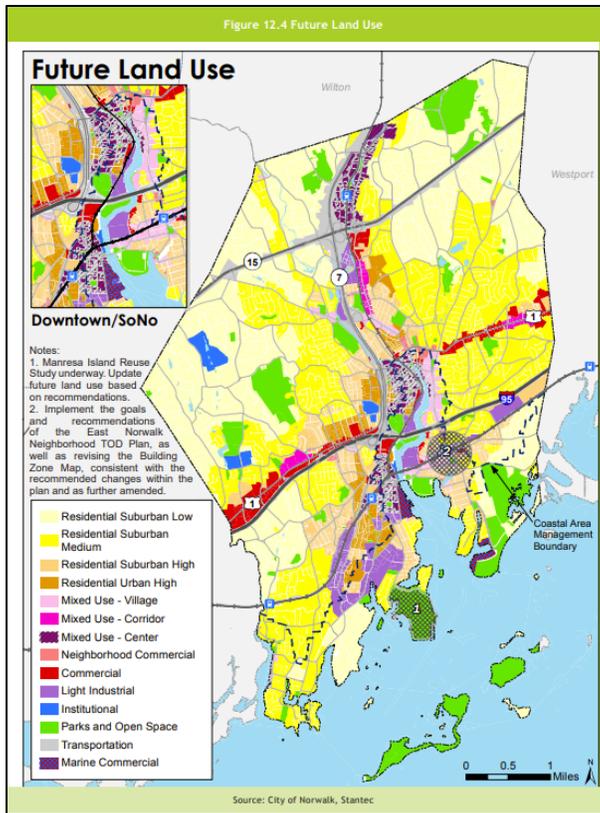
Ch. 10, Goal 1, Strategy B, Action i recommends “Make land use decisions that support walking, bicycling, and public transit use. Incorporate multimodal considerations into comprehensive land use policies to guide decision-making”

Ch. 10, Goal 1, Strategy D, Action iii recommends “Encourage pedestrian-friendly design features in street improvement projects. Features include sidewalks with adequate width, street trees, pedestrian scale lighting, clearly marked crosswalks, on-street parking with corner bulb-outs to reduce crossing distances, bollards, public spaces, gardens, outdoor furniture, art, and interesting architectural details”

Ch. 10, Goal 2, Strategy A, Action i recommends “Right-size parking requirements and parking ratios for non-residential and multifamily land uses”

Ch. 12, Figure 12.4 Future Land Use Map – area proposed for “Mixed Use Center”

- Medium- to high-density office, residential, retail, hotel, and entertainment areas that create vibrant 18-hour, 7-day-a-week live-work-play-learn environments. Small scale boutique manufacturing, clean tech, and artisan space are also allowed uses provided they meet performance and design standards.
- Accessible by transit (bus and train) as well as by pedestrians and bicyclists. Walkability improvements should be integral to all development proposals.
- Wall Street/West Avenue, South Norwalk, and **Merritt 7**, and at a smaller scale, the East Norwalk TOD district to be delineated through a planning study in 2019.



Ch. 12, Goal 1, Strategy A, Action i recommends “Direct future development to Norwalk’s urban core, village districts, and corridors through redevelopment and infill.

Promote walkable mixed-use development in the established Wall St/West Ave, SoNo, and **Merritt 7** areas, in the future East Norwalk TOD area, and in key activity centers along the Route 1 and Main Avenue/Main Street commercial corridors. Promote transit-oriented development (TOD) near rail stations and high-frequency bus stops, emphasizing walkability and transit-supportive densities and uses”

Ch. 12, Goal 2, Strategy A, Action iii recommends “Improve the public realm within village districts and activity centers with design standards for sidewalks, street trees, pedestrian lighting, bicycle racks, seating, signage and public art”

Ch. 12, Goal 2, Strategy B, Action ii recommends “As part of the zoning code rewrite, create zoning with design standards to achieve desired outcomes for commercial and mixed-use projects as redevelopment occurs”

Ch. 12, Goal 2, Strategy B, Action iv recommends “Study commercial corridors to identify priority activity centers for mixed-use zoning and clustered redevelopment”

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that **#2022-5 -R-M-SP**, specific to the amendments to the Building Zone Map as proposed by Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7, for the properties consisting of (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) to rezone to Executive Office Zone, be approved;

BE IT FURTHER RESOLVED that the effective date of this action shall be June 30, 2022.

Mr. Roina seconded.

Before it was voted on, Mr. Kleppin read the resolution into the record. Mr. Schulman then seated Ms. Jordan-Byron and Mr. Pachas to vote on this item.

Louis Schulman; Richard Roina; Brian Baxendale; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Hector Pachas approved.
No one opposed.
No one abstained.

ii. Action on #2022-05 R

Mr. Kleppin gave the commissioners a brief background of this application. There would be several phases of the project. If passed, the applicant could build at a level of the TOD in other parts of the city. There were terms in the amendment about sustainability, open spaces, and parking. There was a discussion about whether the commission could revoke this action, if they were to later deny the special permit. Mr. Kleppin said he was not comfortable about confirming or denying. Mr. Schulman said the commission did not want the pressure of having to vote for the special permit, if they were not so inclined.

WHEREAS, the Planning Commission and the Zoning Commission began discussing the project with the applicant in May, 2020;

WHEREAS, the proposed amendments to the Building Zone map were formally referred to WESTCOG and the Town of Wilton on April 22, 2022:

- **WHEREAS, WHEREAS**, WESTCOG expressed concern that the parking standards should be in line with recommendations within Public Act 21-29 given this is a TOD development in proximity to a train station and the NRVT and that environmental impacts to the Norwalk and Long Island Sound should be minimized by reducing impervious surface.
- **WHEREAS**, the Town of Wilton provided a written response expressing concern and recommendations related to project scope, traffic and building size.

WHEREAS, the Planning and Zoning Commission “the Commission” conducted a public hearing on the proposed application on June 2, 2022, at which time verbal testimony was received;

WHEREAS, the Commission allowed written communications from the public to be received until June 15, 2022;

WHEREAS, the applicant was given an opportunity to respond to the written comments at the Commission’s meeting of June 15, 2022;

WHEREAS, the Commission understands that traffic is already a significant concern in the area;

WHEREAS, the Commission hired an outside peer review consultant to assist them with their analysis of impacts on existing and future traffic;

WHEREAS, the City has consulted with the CT Department of Transportation regarding scheduling and status of several infrastructure projects that will impact the area;

WHEREAS, the Commission has determined that the Master Plan, if approved, should be approved in three phases, based on specific infrastructure improvements;

WHEREAS, the Commission finds that there is sufficient capacity within the Wastewater Treatment Plant to accommodate this development and other development presently under consideration by the Commission;

WHEREAS, the Commission finds that there is adequate public water available and that water usage has declined through more efficient fixture and the upgrade and replacement of old and leaky infrastructure and that water usage, as determined by the utilities is forecast to decline in their latest forecasts;

WHEREAS, the Commission considered all testimony received and closed the hearing on June 15, 2022;

WHEREAS, the City recognizes the value and importance of the Merritt/7 office towers to the City and that it is the highest concentration of Class A office space in the City and contains numerous significant and important tenants, not only to Norwalk but also for the State of Connecticut;

WHEREAS, the Commission has determined that the prepared amendments to the Building Zone Regulations are consistent with the recommendations with the 2019 Citywide Plan, specifically:

Ch. 3, Goal 3, Strategy A, Action Vi recommends “Continue implementation of transit-oriented development (TOD) and a range of mixed-use opportunities for sustainable live/work/play communities in the city. This includes approving TOD project(s) in East Norwalk, implementing the pedestrian bridge and **Merritt 7** station project, and TOD projects in SoNo, and mixed-use clusters along commercial arterials”

Ch. 4, Goal 1, Strategy B, Action ii recommends “As part of a rewrite of the zoning code, establish transition design standards for commercial and mixed-use areas in corridors on the edges of traditional single-family neighborhoods”

Ch. 4, Goal 1, Strategy C, Action i recommends “Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and **Merritt 7** train stations. Housing near transit is important for Norwalk’s economic development and revitalization goals. At the same time, the city should monitor housing markets and support these districts with urban design and programming initiatives”

Ch. 4, Goal 1, Strategy D, Action ii recommends “Continue to meet or exceed the state’s 10% goal for affordable housing”

Ch.4, Goal 1, Strategy D, Action iii recommends “Continue the inclusionary zoning program”

Ch. 4, Goal 2, Strategy A, Action iii recommends “Support improvements and design standards that encourage walking and biking access to city and neighborhood destinations, such as village retail areas, parks, and schools”

Ch. 10, Goal 1, Strategy B, Action i recommends “Make land use decisions that support walking, bicycling, and public transit use. Incorporate multimodal considerations into comprehensive land use policies to guide decision-making”

Ch. 10, Goal 1, Strategy D, Action iii recommends “Encourage pedestrian-friendly design features in street improvement projects. Features include sidewalks with adequate width, street trees, pedestrian scale lighting, clearly marked crosswalks, on-street parking with corner bulb-outs to reduce crossing distances, bollards, public spaces, gardens, outdoor furniture, art, and interesting architectural details”

Ch. 10, Goal 2, Strategy A, Action i recommends “Right-size parking requirements and parking ratios for non-residential and multifamily land uses”

Ch. 12, Goal 1, Strategy A, Action i recommends “Direct future development to Norwalk’s urban core, village districts, and corridors through redevelopment and infill. Promote walkable mixed-use development in the established Wall St/West Ave, SoNo, and **Merritt 7** areas, in the future East Norwalk TOD area, and in key activity centers along the Route 1 and Main Avenue/Main Street commercial corridors. Promote transit-oriented development (TOD) near rail stations and high-frequency bus stops, emphasizing walkability and transit-supportive densities and uses”

Ch. 12, Goal 2, Strategy A, Action iii recommends “Improve the public realm within village districts and activity centers with design standards for sidewalks, street trees, pedestrian lighting, bicycle racks, seating, signage and public art”

Ch. 12, Goal 2, Strategy B, Action ii recommends “As part of the zoning code rewrite, create zoning with design standards to achieve desired outcomes for commercial and mixed-use projects as redevelopment occurs”

Ch. 12, Goal 2, Strategy B, Action iv recommends “Study commercial corridors to identify priority activity centers for mixed-use zoning and clustered redevelopment”

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that **#2022-5 -R-M-SP**, specific to the amendments to the Building Zone Map as proposed by Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7, for the properties consisting of (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) to rezone to Executive Office Zone, be approved;

BE IT FURTHER RESOLVED that the effective date of this action shall be June 30, 2022.

Mr. Kantor seconded.

Before it was voted on, Mr. Baker read the resolution into the record.

During the roll call vote, some commissioners made comments on their vote. Mr. Roina hoped the other commissioners had read the letters that they had received from the public. He also said he had visited the site. He thought this was the best plan for the city and he discussed the infrastructure as well. Ms. Langalis had said she had read the letters from the public, many of them from neighbors that would have to deal with the build-out of the construction for many years. She had concerns about the infrastructure at both ends of Glover Avenue, as well as the traffic from ASML. Mr. Schulman reminded them that he had always had concerns about this project but that it seemed like a good one with promise. He thanked Bob Grzywacz for his help with the design standards.

Louis Schulman; Richard Roina; Brian Baxendale; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Darius Williams approved. No one opposed.

No one abstained.

iii. Action on #2022-05 SP

This application would be deferred until the special meeting on June 28 or the first meeting in July. Mr. Kleppin noted that this would be a good time to have a discussion about some of the conditions for the applicant.

There was a lengthy discussion about some of the language in the design guidelines. There was also a discussion about the heights of the buildings. There was then a discussion about changing the Master Plan. There was a discussion about the completion of infrastructure projects and that the developer would not receive their certificate of occupancy until the project is done. Mr. Kleppin said that he would make revisions to the conditions and would send it back out to the commissioners.

There was a discussion about the height in some of the commercial spaces as well as some of the other conditions.

At this point, they also discussed the design manual. It was noted that in some of the language additional stories could be added. Mr. Kleppin suggested that the language should read that the height of the building should not be higher than 15 ft. There was also a discussion about the sustainable infrastructure which was drafted to be 15% of the roof. The commissioners asked for it to be more of the roof.

There was then a discussion of the height of the buildings as compared to the Merritt 7 office park. Mr. Kleppin showed them renderings of the proposed buildings from the applicant.

Atty David Waters thanked them for voting on the 2 items that they had voted on at this meeting.

b. #2022-22 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of accessory apartment with intent to revise existing regulations

Mr. Schulman seated commissioners to vote on the next two items. He then reminded them that they had discussed these items at the last meeting. He noted that they would need a $\frac{2}{3}$ vote to pass. Mr. Schulman then discussed how the public hearing would progress. There was then a discussion about whether there should be one public hearing for both, but it was decided to have one for each item. There was also a discussion as to what the commissioners would recommend if it was approved that the city would opt out of the state regulations.

Mr. Baker then gave a brief summary of the state's revised regulations for accessory apartments. He then discussed the city's proposed version of the regulations.

At this point, Mr. Baker asked if there were any members of the public that would like to speak.

Diane Lauricella spoke against opting out for several reasons. She had concerns about seniors who would like to remain on their property. She also thought that 700 ft. for the ADU was too small. She thought the city's proposals were too restrictive.

Diane Cece said that she shared the same concerns that Ms. Lauricella had expressed. She had concerns about having seniors aging in place. She thought that tiny houses could be tasteful and they did not have large footprints.

Ben Hampeter said that he agreed with the first speaker. He was concerned about the affordable housing crisis. There was not enough middle housing. He thought that ADUs could help with this. He thought they should incentivize people to build more of them, not less.

Mr. Baker then addressed the comments from the speakers. Mr. Kleppin also addressed some of the comments of the speakers. Mr. Roina said that they should opt out and then spoke about ADUs. Mr. Mushak said that he thought there was some miscommunication. He said they were opting out to maintain flexibility for the city. Ms. Langalis, as well, addressed some of the comments from the public.

Mr. Schulman closed the public hearing.

i. Action on #2022-22

**Whereas the regulatory limitations regarding accessory dwelling units of Public Act No. 21-29 became effective on January 1, 2022; and*

**Whereas Public Act No. 21-29 allows a municipality to opt out of the regulatory limitations regarding accessory dwelling units by January 1, 2023; and*

**Whereas the Planning & Zoning Commission published public notices of the public hearing date on June 3, 2022, and June 9, 2022; and*

**Whereas the Planning & Zoning Commission held a public hearing on June 15, 2022; and*

**** MR. ROINA MOVED: THEREFORE, BE IT RESOLVED** that the Norwalk Planning & Zoning Commission has affirmatively opted out of the accessory dwelling unit provisions of Public Act No. 21-29 for the following reasons:

1) That the city is in the process of re-writing the zoning regulations; and

2) That Staff has begun to draft accessory dwelling unit regulations that reflect most of the goals of Public Act No. 21-29; and

3) That the Commission finds that most of the limitations in regulating accessory dwelling units included in Public Act No. 21-29 are acceptable provided that some additional restrictions are established, ultimately requiring opting out; and

4) That the additional restrictions are in relation to:

a. The maximum size of an accessory dwelling unit being less than what is allowed by Public Act No. 21-29; and

b. The required front yard setback being greater than what is allowed under Public Act No. 21-29; and

c. The maximum height of a detached accessory dwelling unit be less than what is allowed by Public Act No. 21-29; and

d. That an architectural design standard exist for a detached accessory dwelling unit which is greater than what is required by Public Act No. 21-29; and

e. That periodic renewals be required for accessory dwelling units which differs from what is prescribed by Public Act No. 21-29; and

BE IT FURTHER RESOLVED that the notice of this action is forwarded to the Common Council to complete the process of opting out;

BE IT FURTHER RESOLVED that the effective date of this action is June 24, 2022.

Ms. Jordan-Byron seconded.

Louis Schulman; Richard Roina; Brian Baxendale; Hector Pachas; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

At this point, Mr. Schulman asked for a recess and that everyone return at 8:30 pm which is when the meeting resumed.

c. #2022-23 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of parking requirements

Mr. Schulman opened the public hearing. Mr. Baker began the presentation with a brief summary of the state's revised regulations for parking spaces. He then discussed the city's proposed version of the regulations. He noted that they determined which way the requirement

for parking was less. He then explained why the city should opt out of the state's regulations. There was a discussion about handicapped spaces. There was also a discussion about a parking pass. There was a lengthy discussion about apartment inventory and parking.

Mr. Schulman explained the public hearing process and how they could make comments.

Jim Anderson, 200 Well Court, agreed with one of the commissioners that people will select where they lived. He was concerned about decreasing parking spaces. He also noted that he was in property management and noticed that although people lived near the train station, they still had cars.

Diane Lauricella had concerns about the application. She also asked that the city look at the violations at multi-family homes because there were many more cars parked on the streets.

Diane Cece said she had concerns similar to the previous speakers.

Mr. Baker said that he had no further comments to the previous speakers.

Mr. Schulman closed the public hearing.

i. Action on #2022-23

**Whereas the regulatory limitations regarding maximum parking of Public Act No. 21-29 became effective on October 1, 2021; and*

**Whereas Public Act No. 21-29 allows a municipality to opt out of the regulatory limitations regarding maximum parking requirements; and*

**Whereas the Planning & Zoning Commission published public notices of the public hearing date on June 3, 2022, and June 9, 2022; and*

**Whereas the Planning & Zoning Commission held a public hearing on June 15, 2022; and*

**** MR. ROINA: THEREFORE, BE IT RESOLVED** that the Norwalk Planning & Zoning Commission has affirmatively opted out of the maximum parking provisions of Public Act No. 21-29 for the following reasons:

- 1) That the city is in the process of re-writing the zoning regulations; and
- 2) That the existing parking standard of 1.3 parking spaces per unit, regardless of the number of bedrooms per unit, is an appropriate minimum parking requirement as evidenced by recent

developments providing less parking under the existing standard than they would under Public Act No. 21-29; and

3) That the city is contemplating reducing the minimum parking requirements in transit-oriented areas further; and

4) That the parking maximum as set forth in Public Act No. 21-29 may negatively impact the ability of the city to collect funds for the affordable housing trust fund;

BE IT FURTHER RESOLVED that the notice of this action is forwarded to the Common Council to complete the process of opting out;

BE IT FURTHER RESOLVED that the effective date of this action is June 24, 2022.

Mr. Williams seconded.

Louis Schulman; Richard Roina; Brian Baxendale; Darius Williams; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

Mr. Schulman noted that this resolution needed a $\frac{2}{3}$ vote and had been passed unanimously.

V. REVIEW ON NEW APPLICATIONS

a. #2022-24 SP/CAM – Mill Pond Holdings, LLC – 1 Cemetery Street – Construction of 77-unit mixed-use development – Preliminary review

Matt Edvardson said he was representing Mill Pond Holdings and gave a brief history of the other partners as it related to Norwalk. He spoke about the current site and what the benefits of the project would be. He introduced the project team.

Colin Grotheer, the architect on the project, by noting that it was not a maximum buildout. There was an easement on the property. Parking would be concealed. He oriented the commissioners as to the location of the property on an aerial map. He discussed the landscaping plan as well as the circulation around the site. Sidewalks would be improved. He discussed the impervious surfaces. They were proposing that 50% of the roof have solar panels. He discussed the streetscape including a town green type of area. He showed them the exterior of the building including front stoops.

There was a discussion about the Mill Pond being polluted. Mr. Kleppin said he would check on that. There was also a discussion about the architecture of the buildings. There was also a discussion about the frontage of the buildings and the grade change. There was a discussion about the reduction of impervious surfaces. The buildings would be rentals,

approximately 77 units. There was a discussion about the height of the building. There was also a discussion about the different types of units as well as the rental price.

Mr. Schulman said that he would be requesting a peer review of the architecture and traffic. There was a discussion about the applicant's traffic study.

**** MR. MUSHAK MOVED TO APPROVE THE HIRING OF A CONSULTANT FOR OUTSIDE ARCHITECTURAL PEER REVIEW AND A TRAFFIC STUDY**

Mr. Baxendale seconded.

Louis Schulman; Richard Roina; Brian Baxendale; Mike Mushak; Nick Kantor; Tammy Langalis; Galen Wells; Darius Williams; Hector Pachas approved.

No one opposed.

No one abstained.

There was a discussion about the cemetery and whether there should be two way traffic and roundabouts for this area. Mr. Mushak said that he hoped for two way traffic in the area.

VI. APPROVAL OF MINUTES: June 2, 2022

**** MR. ROINA MOVED to approve the June 2, 2022 meeting minutes.**

Mr. Baxendale seconded.

Louis Schulman; Richard Roina; Brian Baxendale; Tammy Langalis; Mike Mushak; Nick Kantor; Galen Wells; Hector Pachas approved.

No one opposed.

Jacquen Jordan-Byron and Darius Williams abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin reminded the commissioners that there was a special meeting on June 28 at 6 pm.

VIII. COMMENTS OF COMMISSIONERS

There was a discussion about the affordable housing study. Mr. Kleppin said that they were looking for consultants but only one had submitted an application to their RFP.

There was also a discussion about whether the city would be maintaining 10% of their housing stock as affordable when there were many new apartments being built. Norwalk currently had 12-13% of their housing stock as affordable.

IX. ADJOURNMENT

Planning & Zoning Commission

June 2, 2022
Page 15 of 16

Mr. Mushak made a Motion to Adjourn.

Mr. Langalis seconded.

**Louis Schulman; Richard Roina; Brian Baxendale; Darius Williams; Mike Mushak;
Nick Kantor; Galen Wells; Jacquen Jordan-Byron; Hector Pachas approved.**

No one opposed.

No one abstained.

The meeting was adjourned at 9:43 p.m.

Respectfully submitted,

Diana Palmentiero