

**CITY OF NORWALK
ZONING COMMISSION
OCTOBER 15, 2008**

APPROVED BY COMMISSION

PRESENT: Jackie Lightfield, Chair; Andrea Light; James White; Karen Spencer; Michael Mushak; Adam Blank; Robert Hard; Robert Keyes

STAFF: Michael Greene; Adam Carsen; Brenda Hrtanek

OTHERS: Atty. Liz Suchy; Atty. Richard Bartoli

I. CALL TO ORDER

Ms. Lightfield called the meeting to order at 7:35 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. PUBLIC HEARINGS

- a. #10-08SP/#23-08CAM – Bloom Brothers – 120 Water Street – Establish restaurant use

Ms. Lightfield opened the public hearing. Atty. Bartoli, representing the applicant, turned in the green cards. There was a brief discussion of the nature of the establishment as either a “hot dog truck” or a “restaurant.” Ms. Lightfield asked if there was anyone wishing to speak on this application. There were none. Ms. Lightfield closed the public hearing.

- b. #22-08CAM – Ischoda Yacht Club – 138 Water Street – Reconstruction of fire damaged clubhouse

Ms. Lightfield opened the public hearing. Atty. Suchy turned in the green cards and discussed the background of the item. She said that there had been a fire at the Club as the result of a storm and that the applicant wished to reconstruct the back end of the building. She emphasized that the Club was not seeking to increase its membership. Atty. Suchy also explained that the structure would maintain the same footprint and that the proposed reconstruction would fit in nicely with adjacent structures.

Ms. Lightfield stated that the Harbor Commission had given the proposal a favorable report. She also asked if there were any concerns about the appropriate removal of debris from the demolishing of parts of the existing structure. Atty. Suchy said no. Atty. Suchy also indicated three letters supporting the proposal; the letters were from Hillard Bloom, Pagano Seafood, and Rex Marine Center.

Ms. Lightfield asked if there was anyone wishing to speak on this application. There were none. Ms. Lightfield closed the public hearing.

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

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

Action on Item III a.

#10-08SP/#23-08CAM – Bloom Brothers – 120 Water Street – Establish restaurant use

**** MR. WHITE MOVED: RESOLVED that application #11-08SP/#22-08CAM, submitted by Bloom Brothers for the establishment of a restaurant use and as shown on the A-2 survey by William W. Seymour and Associates, Darien, CT, Mark S. Lebow, CT LS #15564 be APPROVED with the following conditions:**

- 1. That all signage, existing and proposed, comply with the zoning regulations; and**
- 2. That no portable signs be allowed; and**
- 3. That there shall be no on-street parking. All parking in connection with the restaurant use shall be in designated spaces only; and**

4. That any active area (including tables and chairs) to be established in the future shall first be approved by the Zoning Commission; and
5. That any other changes to the plan be reviewed and approved by the Zoning Commission prior to those changes being implemented; and

BE IT FURTHER RESOLVED THAT reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, Section 118-305, Marine Commercial Zone and Section 118-1450, Special Permits; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2008.

**** MS. SPENCER SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

Action on Item III b.

#22-08CAM – Ischoda Yacht Club – 138 Water Street – Reconstruction of fire damaged clubhouse

**** MR. WHITE MOVED: RESOLVED** that application #22-08CAM, submitted by Sandal, Hennessey, & Greco for Ischoda Yacht Club, Inc., for the reconstruction of a waterfront clubhouse and as shown on the A-2 survey by William W. Seymour and Associates, Darien, CT, Jeffrey W. McDougal, CT LS #70090 and architectural plans by Guedes Kahn, Inc., Bridgeport, CT, be **APPROVED** with the following conditions:

1. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and
2. That all soil and erosion controls be in place and verified by an inspection by Staff prior to the start of any work on the site; and
3. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and
4. That all signage, existing and proposed, comply with the zoning regulations; and
5. That any graffiti on the site, now or in the future, be removed immediately; and
6. That any changes to the plan be reviewed and approved prior to those changes being implemented; and

BE IT FURTHER RESOLVED THAT reason for this approval is that the proposed project complies with the Norwalk Building Zone Regulations, Section 118-505, Marine Commercial 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 October 24, 2008.

**** MS. LIGHT SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- b. #3-05SPR – Merritt River Partners, LLC – Glover Ave – 82,700 sq. ft. office building – Request for 1 year extension of approval time – Report & recommendation

**** MR. WHITE MOVED: RESOLVED** that the request for a one year extension of time for site plan application #3-05SPR - Merritt River Partners, LLC for 82,700 square foot office building and related site improvements on Glover Avenue (south lot) as shown on a certain set of plans by Perkins Eastman Architects, dated September 2, 2005, by Redniss & Mead, dated September 1, 2005, and related site plans and drawings as revised to October 19, 2005, 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 October 28, 2009; and

BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2008.

**** MS. LIGHT SECONDED.**

**** MOTION PASSED UNANIMOUSLY.**

- c. #8-07SPR – Norwalk Center, LLC - 10 Norden Place – 154,691 sq. ft. office building – Request for 1 year extension of approval time – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that the request for a one year extension of time for #8-07SPR - Norwalk Center, LLC - 10 Norden Place - New 4 story 154,691 sq. ft. office building in an existing industrial development park as shown on a various plans by Perkins Eastman Architects, P.C., Tighe & Bond and LandTech Consultants Inc, and dated as revised to October 24, 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 November 24, 2009; and**
- BE IT FURTHER RESOLVED that the effective date of this action be October 24, 2008.**

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

- d. #16-05SP – Krenicki – 27 Creeping Hemlock Rd – Request for release of surety to maintenance surety – Report & recommendation

**** MR. WHITE MOVED: RESOLVED that the request to release the maintenance surety held on Special Permit #16-05 Krenicki—27 Creeping Hemlock Drive—Convert basement to special needs school be APPROVED as the required improvements, have been properly installed; and**

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 24, 2008.

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

Mr. White stated that the Commission had agreed to hold a Special Meeting regarding the Bothwell/Woodward Avenue Application.

V. APPROVAL OF MINUTES: September 17 and 25, 2008

**** MS. LIGHT MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 17, 2008.**
**** MS. LIGHTFIELD SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

**** MR. WHITE MOVED TO APPROVE THE MINUTES FROM SEPTEMBER 25, 2008.**
**** MR. KEYES SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

VI. REPORT OF NOMINATING COMMITTEE: Election of Officers

**** MS. LIGHTFIELD MADE A MOTION TO MAINTAIN ALL CURRENT OFFICIALS IN THEIR POSITIONS.**
**** MS. SPENCER SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

VII. COMMENTS OF DIRECTOR

Mr. Greene stated that a Special Meeting would be held on October 28, 2008.

VIII. COMMENTS OF COMMISSIONERS

There were none tonight.

IX. ADJOURNMENT

The meeting was adjourned at 7:55 pm.

Respectfully submitted by Charlene Smith