

**CITY OF NORWALK
ZONING COMMISSION
April 20, 2011**

PRESENT: James White, Chair; Robert Hayes; Jill Jacobson; David McCarthy; Michael Mushak; Joe Santo; Emily Wilson; Robert Hard (7:31); Michael O'Reilly (7:32).

STAFF: Michael Wrinn; Frank Strauch

OTHERS: Ron Kellogg, Mike Gentile

I. CALL TO ORDER

Mr. Santo called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mr. Wrinn took the roll call.

III. PUBLIC HEARING

a. #2-11SP / #8-11 CAM – Patriotic American Club – 34 Main Street – 500 SF Social Club on 1st floor

Mr. Santo opened the public hearing.

Mr. Ron Kellogg spoke on behalf of the Polish American Club for their proposed new location at 34 Main Street. Mr. Kellogg handed in the green cards and passed out photographs. Mr. Kellogg gave a brief overview of the history of the club. The parking is satisfied by the abutting property owner and they have ample parking. The club has a membership of 45 members however, 15 to 20 people attend meetings; there is no live music or entertainment; hours of operation are Monday thru Thursday from 4 p.m. to 1 a.m.; Friday and Saturday 4 p.m. to 2 a.m. and Sunday from 4 p.m. to 1 a.m. Their engineering report has been handed in, traffic assessment and all of the required signoffs are in place.

A commissioner asked if there would be cooking on site and Mr. Kellogg said there would be no cooking.

There were no other questions from the Commissioners.

Mr. Santo closed the public hearing.

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

a. Action on Item III a.

#2-11SP / #8-11 CAM – Patriotic American Club – 34 Main Street – 500 SF Social Club on 1st floor

****MR. WHITE MOVED: BE IT RESOLVED** that application # 2-11 SP/8-11CAM submitted by the Patriotic American Club for a 500 SF gross social club at 34 Main

Street, be **approved** with the following conditions:

1. That no live entertainment or live music is allowed; and
2. That any graffiti on the site, now or in the future, be removed immediately; and

BE IT FURTHER RESOLVED that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118-504, Central Business Design District, 118-1450, Special Permit, 118-1110, Coastal Zone; and

BE IT FURTHER RESOLVED that the proposal complies with the applicable coastal area management use policies; and

BE IT FURTHER RESOLVED that the 12 parking spaces are covered under Section 118-1220 L, 1, which states that no parking spaces are required for a change in use within an existing structure; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 29, 2011.

**** MR. MCCARTHY SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

i. #3-10SP – Maplewood at Strawberry Hill – 73 Strawberry Hill Avenue – 84 Unit congregate housing facility – Request for 1 year extension of approval time.

****MR. WHITE MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #3-10SP – Maplewood at Strawberry Hill – 73 Strawberry Hill Ave – 84 unit congregate housing facility be **approved** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period;

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 29, 2011.

**** MR. MCCARTHY SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

ii. #1-10SP – Gus Pappajohn – 44-46 Stuart Avenue – 16 unit multifamily development – Request for 1 year extension of approval time.

****MR. WHITE MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #1-10SP – Gus Pappajohn – 44-46 Stuart Ave – 16 unit multifamily development - Request for 1 year extension of approval time be **approved** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period;

BE IT FURTHER RESOLVED that the effective date of this approval shall be April 29,

2011.

**** MR. MCCARTHY SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. APPROVAL OF MINUTES: March 16, 2011

**** MR. MCCARTHY MADE A MOTION TO APPROVE THE MINUTES.
** MR. WHITE SECONDED.
** MOTION PASSED UNANIMOUSLY.**

VI. COMMENTS OF DIRECTOR

There were none tonight.

VII. COMMENTS OF COMMISSIONERS

There were none tonight.

VIII. ADJOURNMENT

**** MR. SANTO MADE A MOTION TO ADJOURN.
** MR. MCCARTHY SECONDED.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 7:35 p.m.

Respectfully submitted

Lola Sweeney