

**CITY OF NORWALK
ZONING COMMISSION
June 15, 2011**

PRESENT: Joseph Santo, Chair; Emily Wilson; Robert Keyes; David McCarthy; James White; Adam Blank; Robert Hard; Michael Mushak (arrived after the roll call)

STAFF: Michael Greene; Adam Carsen

OTHERS: Lynne Ward

I. CALL TO ORDER

Joseph Santo called the meeting to order at 7:31 p.m.

II. ROLL CALL

Mr. Greene took the roll call.

III. PUBLIC HEARINGS

a. #3-11SP – L.A. Fitness – 761 Main Avenue (iPark) - 12,000 sq. ft. addition to L.A. Fitness

Mr. Santo opened the public hearing. Mr. Greene noted that there had been no comment from the Town of Wilton and the applicant had received a variance from the Zoning Board of Appeals. Ms. Ward began the presentation by noting that her traffic engineer was stuck in traffic at Exit 17 on I-95. She hoped that he would be able to attend the meeting. She also turned in the green cards. She noted that they were also seeking a variance from Wilton which is related to the setback from the Metro-North Railroad. She gave a background and description of the iPark complex. L.A. Fitness is currently 48,000 sq. ft. and they are seeking a special permit for an additional 12,000 sq. ft. addition for spinning classes, locker rooms and other types of cardio areas. Approximately 5,000 sq. ft. of the entire club will be in Wilton. Most of the area upon which the expansion will be built is currently paved area so that they would not be using any green space. The construction will take place while iPark is occupied and the club is being used. Sediment and erosion controls will be used. She described the architecture and what else is around the buildings. Although the traffic engineer did not appear, the traffic report was in the record.

Mr. Blank asked that a condition be added to the resolution that the applicant should make best efforts to coordinate with the State of Connecticut for the clearing of any brush that obstructs the view leaving iPark, heading northbound on Route 7.

There were no comments for or against the application. Mr. Santo closed the public hearing.

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

a. Action on Item III a.

i. #3-11SP – L.A. Fitness – 761 Main Avenue (iPark) - 12,000 sq. ft. addition to L.A. Fitness

****MR. WHITE MOVED: BE IT RESOLVED that application #3-11SP – L.A. Fitness – 761 Main Avenue (iPark) - 12,000 sq. ft. addition to L.A. Fitness, and as shown on the site plans and landscape plans titled “Proposed Addition / Facility to LA Fitness, located in i.park 7, 761 Main Avenue, Norwalk, Connecticut, Scale 1”=100’, Dated April 13, 2011 and Revised to May 24, 2011” by Pustola & Associates, Naugatuck, CT and architectural plans dated December 17, 2010 by Pustola & Associates, Naugatuck, CT be APPROVED with the following conditions:**

- 1. That all required CEAC signoffs are submitted; and**
- 2. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and**
- 3. 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**
- 4. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and**
- 5. That all signage, existing and proposed, comply with the zoning regulations; and**
- 6. That any graffiti on the site, now or in the future, be removed immediately; and**
- 7. That all HVAC units shall be located in conformance with the applicable zoning setbacks;**
- 8. That the applicant should make best efforts to coordinate with the State of Connecticut for the clearing of any brush that obstructs the view leaving iPark, heading northbound on Route 7; and**

BE IT FURTHER RESOLVED that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118-522 Business #2 zone, 118-1450 Special Permit; 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 June 24, 2011.

**** MR. MCCARTHY SECONDED.**

**** MOTION PASSED (7-0) (MR. BLANK VOTED AS AN ALTERNATE.)**

The only discussion was that Mr. Blank’s suggested condition be added to the resolution.

b. #5-11MV – Glenn’s Garage – 2 - 4 Fitch Street – Replacement auto service – Report & recommendation

**** MR. WHITE MOVED: BE IT RESOLVED that application #5-11 MV submitted by Glenn’s Garage for a replacement auto service center at 2-4 Fitch Street be APPROVED with the following conditions:**

- 1. That any loading or unloading of vehicles from wreckers or flatbed carriers shall**

- strictly conducted on the subject premises, and not on the street; and
2. That all repairs shall be performed strictly within the building; and
 3. That all vehicle parking shall be on the property and not on the street; and
 4. That the storage of tow trucks, wreckers and junk vehicles is prohibited; and
 5. That the hours of operation are Monday through Saturday from 7:00 AM to 5:00 PM, and closed on Sundays; and
 6. That all waste fluids and oils be stored inside the building awaiting proper recycling; and
 7. That no pennants or temporary signs be displayed; and
 8. That all signage shall comply with the sign regulations; and
 9. That the landscaping along the front be improved with a 5' planted island; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 24, 2011.

**** MR. MCCARTHY SECONDED.**

**** MOTION PASSED (7-0) (MR. HARD VOTED AS AN ALTERNATE.)**

c. #14-11CAM – Calderon – 83 Wall Street – Expansion of existing restaurant use – Report & recommendation

**** MR. WHITE MOVED: BE IT RESOLVED** that Coastal Area Management #14-11CAM – Calderon – 83 Wall Street – Expansion of existing restaurant and as shown on the drawings submitted by the applicant and received by the Planning and Zoning Department, dated 5/31/2011 be **APPROVED** subject to the following conditions:

1. That no live music or DJ entertainment take place in the facility without approval from the Zoning Commission first; and

BE IT FURTHER RESOLVED that under Section 118-1220 (L) (1), Parking in Norwalk Center, the additional 11 spaces generated by the increased use, will not be required to be provided, as the property is located in the “Exempt From Municipal Parking Permit Fees” area of the downtown; and under this proposal; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 24, 2011.

**** MR. MCCARTHY SECONDED.**

**** MOTION PASSED (7-0) (MR. BLANK VOTED AS AN ALTERNATE.)**

V. APPROVAL OF MINUTES: May 18, 2011

**** MR. MCCARTHY MADE A MOTION TO APPROVE THE MINUTES.**

**** MR. KEYES SECONDED THE MOTION**

**** MOTION PASSED (7-0) (MR. HARD VOTED AS AN ALTERNATE.)**

VI. COMMENTS OF DIRECTOR

There were no comments from the Director.

VII. COMMENTS OF COMMISSIONERS

Mr. Mushak stated that the full moon in June is a special event because the horseshoe crabs mate. He said that they could all see it tonight at Calf Pasture Beach.

Mr. Hard said that he and his wife saw some wildflowers at the base of a Civil War monument in Norwalk. They were quite moving. After doing some research, Mr. Hard's wife found out that they were provided by Mr. Mushak.

X. ADJOURNMENT

**** MR. MCCARTHY MADE A MOTION TO ADJOURN.
** MR. KEYES SECONDED THE MOTION.
** MOTION PASSED (7-0) (MR. BLANK VOTED AS AN ALTERNATE.)**

The meeting was adjourned at 7:44 p.m.

Respectfully submitted,

Diana Palmentiero