

**CITY OF NORWALK
ZONING COMMISSION
March 18, 2015**

PRESENT: Joseph Santo, Chair; Emily Wilson; Nora King; Adam Blank; Nate Sumpter; Linda Kruk (arrived at 7:39 p.m.)

STAFF: Mike Wrinn; Frank Strauch; Jim Bova

OTHERS: Atty. John Bove

I. CALL TO ORDER

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

II. ROLL CALL

Mr. Wrinn called the roll. Before the public hearings, Mr. Santo discussed the rules for the public hearings.

III. PUBLIC HEARINGS

a. #1-15SP – Alliance Energy, LLC – 224 Connecticut Ave – Replacement gas station

Mr. Santo said that this application had been cancelled.

b. #11-14SP/#23-14CAM – B. Craighead – 8 Lewis Street – Convert former halfway house to 5 residential units

Before the public hearing was opened, Emily Wilson recused herself and left the room. Mr. Santo opened the public hearing. Atty. Bove began the presentation on behalf of the applicant. He turned in the certified, return receipt cards evidencing notice of the public hearing that were sent to the abutting neighbors. He then gave a brief history of the property as well as what would be done. He showed the commissioners photos of the wall and the existing building. There will be no expansion of the current building. The existing landscaping would be kept intact and the ingress and egress ramps would remain. None of the commissioners had any questions nor did any members of the public. Mr. Santo closed the public hearing.

IV. REPORT OF PLAN REVIEW COMMITTEE, ADAM BLANK, ACTING AS CHAIR

Since Ms. Jacobson was not in attendance, Mr. Santo appointed Mr. Blank as acting chair to the Plan Review Committee.

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

i. #11-14SP/#23-14CAM – B. Craighead – 8 Lewis Street – Convert former halfway house to 5 residential units

**** MR. BLANK MOVED: BE IT RESOLVED** that application #11-14SP/23-14CAM, submitted by B. Craighead for the conversion of an existing building into 5 residential units at #8 Lewis Street as shown on various plans of Zimmerman Architects, dated 11/16/14 and a survey by Wayne J. Arcamone, dated September 30, 2014, as amended, be **APPROVED** with the following conditions:

1. That any change to the plan will require Zoning Commission approval; and,
2. That any graffiti on the site, now or in the future, be removed immediately; and
3. That a long term parking agreement be reviewed and approved by Corporation Counsel and placed in the Land Records; and
4. That the new all proposed at the recreation area be constructed of natural stone, as proposed by the applicants; and

BE IT FURTHER RESOLVED that the application complies with the applicable Coastal Area Management resource and use policies; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be March 27, 2015.

Mr. O'Reilly seconded.

Joe Santo, Nora King, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

Ms. Wilson returned to the room.

- b. #14-10SP/#19-10CAM – Elderhouse – 7 Lewis St – Request for release of maintenance surety – Report & recommended action**

**** MR. BLANK MOVED: BE IT RESOLVED** that the request to release the maintenance surety held on #14-10SP/#19-10CAM – Elderhouse – 7 Lewis St – Request for release of maintenance surety be **APPROVED** as the required improvements have been properly installed and maintained; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be March 27, 2015.

Emily Wilson seconded.

Joe Santo, Nora King, Emily Wilson, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

- c. #1-14SPR/#10-14SPR – The Berkeley Holding, LLC/520 West Ave, LLC – 500-520 West Av (West Block) – Request to modify approved plans for 177,302 sf mixed use development (The Berkeley) with 129 units to use TOD parking requirements to reduce residential parking required from 225 sp to 192 sp – Report & recommended action**

**** MR. BLANK MOVED: BE IT RESOLVED** that the request to modify the approved plan for site plan **#1-14SPR** - The Berkeley Holding, LLC & 520 West Ave, LLC – 500 West Avenue/18 Lynes Place (West Block) – New 6 story, 177,302 sf mixed use development with 4,932 sf restaurant, 6,943 sf medical office and 129 residential dwelling units within a Design District Development Park as shown on a set of plans entitled "Zoning Site Plan depicting 500 West Avenue Norwalk CT." by Redniss and Mead Engineers dated July 23, 2014 as revised to October 8, 2014 and various related plans by Gooding Architecture and Didona Associates Landscape Architects, LLC, to revise parking required to use TOD parking requirement for 66 one bedroom units to reduce residential parking required from 225 spaces to 192 spaces be **APPROVED**, subject to the following conditions:

1. That all other conditions of the original approval remain in effect; and
2. That all CEAC signoffs shall be submitted prior to the start of construction; and

BE IT FURTHER RESOLVED that the effective date of this action be March 27, 2015.

Emily Wilson seconded.

Joe Santo, Nora King, Emily Wilson, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

d. #2-14SPR/#2-14CAM - Norwalk West VI, LLC. – 26-36 Orchard St/2 Quincy St – Request to modify approved plans for 69 unit development to use TOD parking requirements to reduce residential parking required from 123 sp to 107 spaces – Report & recommended action

**** MR. BLANK MOVED: BE IT RESOLVED** that the request to modify the approved plan for site plan **#2-14SPR** and coastal site plan application **#2-14CAM** - Norwalk West VI LLC – 26-36 Orchard St/2 Quincy St – New 6 story, 69 unit multifamily bldg in a Design District Development Park with 87 parking spaces (7 parcels) & related modifications within a Design District Development Park as shown on a set of plans entitled "Zoning Site Plan depicting 26-36 Orchard Street & 2 Quincy Street Norwalk, CT" prepared for Norwalk West VI LLC by Redniss and Mead Engineers; Gooding Architecture, LLP and Didona Landscape and dated February 19, 2014 as revised to April 28, 2014, to revise parking required to use TOD parking requirement for 31 one bedroom units to reduce residential parking required from 123 spaces to 107 spaces be **APPROVED**, subject to the following conditions:

1. That all other conditions of the original approval remain in effect; and
2. That all CEAC signoffs shall be submitted prior to the start of construction; and

BE IT FURTHER RESOLVED that the effective date of this action be March 27, 2015.

Emily Wilson seconded.

Joe Santo, Nora King, Emily Wilson, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

e. #X-15SPR – Marcus Partners Management – 101 Merritt 7 - Request to modify approved development park sign plan for Merritt 7 Corporate Park to add new cornice sign to Building 101 for Datto – Report & recommended action

**** MR. BLANK MOVED: BE IT RESOLVED** that the approved Development Park signage plan for Merritt 7 Corporate Park be modified to add two corporate logo signs for Datto to be mounted to the cornice of Building 101 Merritt 7 on the north and on the south elevations of the building as shown on the development park sign plan entitled "Datto – 101 Merritt 7 – Proposed Building Signage" by Acme Sign and dated February 24, 2015, 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 signage plan; and
- 2) That any modifications to the approved plan be submitted for review and approval by the Commission; and

BE IT FURTHER RESOLVED that the effective date of this action be March 27, 2015.

Emily Wilson seconded.

Joe Santo, Nora King, Adam Blank, Emily Wilson, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

f. #4-15CAM – Peter Cummings Inc. – 5 Nylked Terrace – New single family residence – Report & recommended action

**** MR. BLANK MOVED: BE IT RESOLVED** that application #4-15CAM, construction of additions to a single-family residence for the Property, 5 Nylked Terrace, and as shown on the A-2 Survey titled: "Zoning Location & Topographic Survey, 5 Nylked Terrace Prepared for Rob Powell & Susan Powell, Norwalk, Connecticut, Scale: 1"=10', Date: 6/9/2014" by William Seymour & Associates, P.C. Land Surveyors, Jeffrey McDougal, Land Surveyor – Connecticut Registration No. 70090 and on the engineering drawings dated 2/16/2015 and Revised to 2/23/2015 by LBM Engineering, LLC, Colchester, CT and on the architectural drawings of 2/17/2015 by Peter Cummings, Inc., Fairfield, CT be **APPROVED** subject to the following conditions:

1. That all CEAC Sign-offs be submitted to the Zoning Department; and
2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; 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 March 27, 2015.

Ms. King said that she wanted it noted that there should be a public hearing on this application.

Emily Wilson seconded.

Joe Santo, Emily Wilson, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

Nora King abstained.

g. #9-11SPR/#22-11CAM – North Water, LLC - 20 N. Water St – Request to modify approved plans for 133,035 sf mixed use development to reduce retail from 7,700 sf to 6,002 sf & increase restaurant from 7,200 sf to 8,898 sf; to add third restaurant & use TOD parking to reduce residential parking required from 174 sp to 141 sp – Report & recommended action

**** MR. BLANK MOVED: BE IT RESOLVED** that the request to modify the approved plan for site plan #9-11SPR and coastal site plan #22-11CAM; North Water, LLC – 20 N. Water/Washington St – 133,035 sq. ft. mixed use development as shown on a set of plans entitled "Norwalk Company, North Water Street, Norwalk, CT." by Beinfield Architecture, PC; Rotondo Engineering, LLC; Eric Rains Landscape Architecture, LLC dated Nov 17, 2011 as revised to April 8, 2013 to revise parking requirements to use new TOD parking for 16 studio

and 68 one bedroom units to reduce residential parking from 174 spaces to 141 spaces and to add a 1,698 sf restaurant tenant as shown on a set of plans entitled "Norwalk Company, North Water Street: First Floor Plan Parking Count" and "IronWorks Tenant Spaces" dated March 3, 2015, be **APPROVED**, subject to the following conditions:

1. That all other conditions of the original approval remain in effect; and

BE IT FURTHER RESOLVED that the effective date of this action be March 27, 2015.

Emily Wilson seconded.

Joe Santo, Nora King, Emily Wilson, Adam Blank, Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

V. APPROVAL OF MINUTES: February 18, 2015

Mr. Blank moved to approve the minutes.

Emily Wilson seconded.

Joe Santo, Emily Wilson, Adam Blank, and Nate Sumpter, and Mike O'Reilly voted in favor.

No one opposed.

Ms. King abstained

VI. COMMENTS OF ASSISTANT DIRECTOR

Mr. Wrinn reminded the commissioners of the Executive Session that they would be attending on Wednesday, March 25.

VII. COMMENTS OF COMMISSIONERS

Mr. Blank spoke about a Zoning Task force as well as a study done by the Redevelopment Agency. There was also a discussion about the Mall Task force.

VIII. ADJOURNMENT

Emily Wilson made a Motion to Adjourn.

Adam Blank seconded.

Joe Santo, Emily Wilson, Adam Blank, Mike O'Reilly and Nate Sumpter, voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 7:39 p.m.

Respectfully submitted,

Diana Palmentiero