

**City of Norwalk
Zoning Board of Appeals
June 15, 2023**

ATTENDANCE: Andrew Conroy, Chair; Marilyn Altman, Thomas Farkas, Benjamin Hanpeter, Lee Levey, Danielle Sanchick, Keith Lyon

STAFF: Tammy Maldonado

OTHERS: : Attorney Liz Suchy, Ryan Sasloe, Senior Environmental Engineer WPCA
Ralph Kolb, Chief Operations Public Works Vanessa Valadares, Kelly Eggers Biderman, Nelya Bauer, Architect Bill Earls

I. CALL TO ORDER:

Mr. Conroy called the meeting to order at 7:33.

II. ROLL CALL:

Mr. Conroy confirmed a quorum was present

III. PUBLIC HEARINGS:

A. WITHDRAWN - 23-0615-01 Allan & Teresa Cunningham – Variance of lot width for each lot of proposed two lot subdivision. Property located at 108 Witch Ln.

B. 23-0615-02 50 Day Street LLC et al - Grant of temporary and conditional zoning approval for not more than two (2) years for the use of “Havoc Robot League” (combat robotics tournaments). Property located at 165 Water St.

The Board members seated for this hearing were Mr. Conroy, Mr. Levey, Mr. Lyon, Ms. Altman and Ms. Sanchick.

The applicant sought an allowance to continue to occupy the building. The premise was recently inspected by the Fire Marshall and informed the zoning/building departments that a tenant was occupying the space without permits. Attorney Liz Suchy, from Carmody Torrance Sandak Hennessey, LLP, spoke on behalf of the owners of the building. She requested a temporary non-renewable two-year special exception to allow the robotic competitions to continue to exist at this location. There were no violations, notices, or complaints thus far. She noted the robotic industry and robotic sport provides a fun and accessible opportunity for youngsters. Events takes place approximately 7 times a year. Since there are only 93 parking spaces, the owner has secured additional parking spaces from neighboring site, and the owner owns additional nearby properties. Off duty police offers have been hired to help with traffic and parking. She noted that the local hotels and businesses benefit from the events. Ms. Maldonado & Attorney Liz Suchy read six letters of support from parents and local businesses. Mr. Conroy asked if there was anyone who would like to speak against the application and no response or raised hands.

C. 23-0615-03 Mark & Pam Hollis Variance of height for proposed new flood compliant single family dwelling. Property located at 10 Harbor View Ave.

The Board members seated for this hearing were Mr. Levey, Mr. Lyon, Ms. Altman, Ms. Sanchick and Mr. Farkas.

Architect Bill Earl spoke on behalf of the owner requesting 4.1 feet additional height to the roof peak and 2.4 feet additional height to the roof midpoint. It is an existing legal non-conforming lot. Ms. Maldonado noted that the applicant made notifications to the neighbors, and published in the Norwalk Hour. Mr. Conroy asked for comments from the public in favor of or objections, and there were none.

D. 23-0615-04 Eversource – Variance of the required two story minimum for replacement pump station. Property located at 473 Connecticut Ave.

(Background information) There was a variance granted in 2021, however, building permits were not obtained which, rescinds the 2021 variance. There is a proposal to replace and relocate the pump station as a one story structure to a preferred location on the parcel.

The Board members seated for this hearing were Mr. Lyon, Ms. Altman, Ms. Sanchick, Mr. Farkas and Mr. Hanpeter.

Vanessa Valadares, Chief of Operations for Public Works and Ralph Kolb, Senior Environmental Engineer for WPCA (Water Pollution Control Authority) spoke on behalf of the City of Norwalk. Ms. Valadares noted that a variance was already passed and approved for the same project; unfortunately, were unable to start the project yet, as they are in negotiations with Eversource for an easement. The negotiations are close to being finalized, and they are ready to move forward. The existing pump station will be demolished. Ms. Valadares noted this is critical to approve, as the pump station is for the biggest sewer line in the city. The original plans were viewed. It was noted that the high tension wires and flood zone were concerns on the property. The board recommended to screen the pump station. Ms. Valadares indicated that she would try to provide screening. Mr. Conroy asked for comments from the public in favor of or objections, and there were none.

IV. BOARD ACTION ON: A-D

A. 23-0615-01 Allan & Teresa Cunningham 108 Witch Ln.

(WITHDRAWN)

B. 23-0615-02 50 Day Street LLC et al 165 Water Street.

****MR. LEVEY MOVED TO APPROVE APPLICATION AS SUBMITTED, SUBJECT TO CONDITION TO LIMIT LARGE TOURNAMENTS TO NO MORE THAN 7 TIMES A YEAR FOR THE NEXT 2 YEARS, AND TO PERMIT ROBOTIC CLINICS PERIODICALLY AS NEEDED.**

**** MS. ALTMAN SECONDED THE MOTION**

**** MOTION PASSED UNANIMOUSLY**

C. 23-0615-03 Mark & Pam Hollis 10 Harbor View Ave

**** MR. LEVEY MOVED TO APPROVE APPLICATION**

**** MR. LYON SECONDED THE MOTION**
**** MOTION PASSED UNANIMOUSLY**

D. 23-0615-04 Eversource 473 Connecticut Avenue

****MS. ALTMAN MOVED TO APPROVE APPLICATION WITH CONDITION OF
GOOD FAITH EFFORTS TO BEAUTIFY AND SCREEN**
****MS. SANCHICK SECONDED THE MOTION**
****MOTION PASSED UNANIMOUSLY**

V. ADMINISTRATIVE ACTIONS

A. ACTION ON MEETING MINUTES

May 25, 2023 Meeting Minutes

****MR. LEVEY MOVED TO APPROVE MINUTES**
****MR. CONROY SECONDED THE MOTION**
****MOTION PASSED UNANIMOUSLY**

April 20, 2023- Meeting Minutes

****MR. LEVEY MOVED TO APPROVE MINUTES**
****MR. CONROY SECONDED THE MOTION**
****MOTION PASSED UNANIMOUSLY**

B. Status of Training

Ms. Maldonado requested copies of the training certificates.

Ms. Maldonado reported Statutory changes beginning July 1, 2023, there will be no more motor vehicle applications going in front of the Zoning Board of Appeals acting as an agency of the state.

VI. ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN MEETING**
**** MR. CONROY SECONDED THE MOTION**
**** MOTION PASSED UNANIMOUSLY**

The meeting was adjourned at 9:30 pm.

Respectfully Submitted,
Michele Watson
Telesco Secretarial Services.