

**CITY OF NORWALK - ZONING BOARD OF APPEALS - REGULAR MEETING
MARCH 16, 2023 MINUTES**

ATTENDANCE: Andy Conroy, Chairman; Lee Levey; Marilyn Altman; Danielle Sanchick; Steve Ferguson
Tom Farkas (7:50); Ben Hanpeter

OTHER: Brenda Texeira; Chris Yancich; Rebecca Sharp; Scott Herman; John Rountree; Megan
Svenson

CALL TO ORDER

Chairman Conroy called the meeting to order at 7:33 P.M. There was a quorum present.

ROLL CALL

A Roll Call of those present was performed.

PUBLIC HEARINGS

A. (CONTINUED FROM 1/19/23 & 2/16/23) 23-0119-04

**LEONARDO & NATALINA FINO – VARIANCE OF MAXIMUM NUMBER OF STORIES AND TO ALLOW
PARKING IN THE FRONT SETBACK AT AN EXISTING SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT
34 BURRITT AVE.**

Chairman Conroy informed the Board that the applicants desired to delay this item till April.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

**** MR. LEVEY MOVED TO POSTPONE ITEM 23-0119-04 LEONARDO & NATALINA FINO – VARIANCE OF
MAXIMUM NUMBER OF STORIES AND TO ALLOW PARKING IN THE FRONT SETBACK AT AN EXISTING
SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT 34 BURRITT AVE. UNTIL APRIL.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

B. (CONTINUED FROM 2/16/23) 23-0216-01

**RJR NORTHEAST LLC - PROPOSED MOTOR VEHICLE REPAIRER LICENSE APPLICATION. PROPERTY
LOCATED AT 44 VAN ZANT ST.**

Mr. Levey provided a brief overview of the history of the property for those present. Chairman Conroy said that they were only focused on approving/denying the location. He noted that there were several other vehicle repair locations on the street and the applicant was moving into a location that had been previously occupied by one. There is more than sufficient parking. Mr. Levey said he had no objections to the location.

No one wished to speak in favor of this item.

No one wished to speak in opposition to this item.

C. 23-0316-01

BANK OF AMERICA – VARIANCE OF FRONT YARD SETBACK FOR ELECTRIC VEHICLE CHARGING EQUIPMENT. PROPERTY LOCATED AT 222 MAIN ST.

Mr. Levey noted that the staff had found that the charging dispensers were exempt from setbacks, but the supporting power equipment must meet the required setbacks. He read out the staff findings for those present.

Mr. Farkas arrived at 7:50 P.M.

Ms. Sharp came forward to discuss this item. She provided information on the project owner and the equipment owner, Electrify America, for those present. She confirmed that they were insured. This project will install four chargers in the parking lot. She provided an overview of how the equipment functioned for those present. Due to the lot configuration, they were not able to get it all out of the setback. They have looked at the possibility of installing a wood fence around the equipment pad. The charging stations will be compatible with the vast majority of vehicles on the road today. They are willing to update them in the future to ensure compatibility.

Mr. Farkas asked if they would be working with Bank of America at other locations or if this was a one-time deal.

Ms. Sharp said that they were currently working with Bank of America at 20 other sites in the process of permit approval or construction. She listed other companies that they were working with as well.

Mr. Levey asked what the possibility of one of the charging stations being vandalized was. Ms. Sharp said that they were secured and outlined the security measures for him. She provided further information on how the equipment operated as well. Mr. Levey asked if there was a fee for using the stations. Ms. Sharp said that the users would be charged for time.

D. 23-0316-02

CHARLES AND MICHELLE GREEN – VARIANCE OF HEIGHT, STORIES AND LOT COVERAGE FOR RAISING AN EXISTING SINGLE-FAMILY DWELLING TO MAKE FLOOD COMPLIANT. PROPERTY LOCATED AT 70 ROTON AVE.

There was a request for a continuance of this item.

**** MR. LEVEY MOVED TO CONTINUE ITEM 23-0316-02 CHARLES AND MICHELLE GREEN – VARIANCE OF HEIGHT, STORIES AND LOT COVERAGE FOR RAISING AN EXISTING SINGLE-FAMILY DWELLING TO MAKE FLOOD COMPLIANT. PROPERTY LOCATED AT 70 ROTON AVE. TO NEXT MONTH.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

E. 23-0316-03

SCOTT HERMAN – VARIANCE OF FRONT SETBACK AND TO ALLOW PARKING WITHIN THE FRONT SETBACK AND REDUCTION OF PARKING SPACE DIMENSION FOR PROPOSED NEW SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT 289 EAST AVE.

It was announced that Mr. Farkas would be voting on this item.

Mr. Herman and Mr. Rountree came forward to discuss this item. Mr. Herman provided an overview of the property. He desires to build a house for himself. Mr. Rountree provided images of the property and proposed house for those present. He provided the site plan for them. The whole house is appx. 1,700 square feet. There are 3 bedrooms and 2 ½ bathrooms. It will meet all regulations aside from the setback which is what they are requesting a variance for. All the mechanicals will be above the flood elevation by a foot. They meet the criteria for 2 ½ stories. Staff confirmed that the only variance required was the setback variance. All the abutting properties have been notified.

Ms. Svenson, a neighbor, came forward. She said they had reviewed the plans, as a neighbor, and most of their concerns had been put to rest. She pointed out that the area floods a lot. She did not want any structure placed that would be higher than their current sea wall/patio so there wouldn't be flooding into their home. She said that the sea wall was disintegrating and needed to be repaired.

Mr. Rountree said that there would be storm water management on-site. He will get a structural engineer involved to deal with the sea wall.

BOARD ACTION ON: A-E

A. 23-0119-04

This item was continued to next month.

B. 23-0216-01

**** MR. LEVEY MOVED TO APPROVE ITEM 23-0216-01 RJR NORTHEAST LLC - PROPOSED MOTOR VEHICLE REPAIRER LICENSE APPLICATION. PROPERTY LOCATED AT 44 VAN ZANT ST.**

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

**** THE MOTION PASSED UNANIMOUSLY.**

C. 23-0316-01

**** MR. LEVEY MOVED TO APPROVE ITEM 23-0316-01 BANK OF AMERICA – VARIANCE OF FRONT YARD SETBACK FOR ELECTRIC VEHICLE CHARGING EQUIPMENT. PROPERTY LOCATED AT 222 MAIN ST.**

**** MS. SANCHICK SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

D. 23-0316-02

This item was continued to next month.

E. 23-0316-03

Mr. Farkas voted on this item and Mr. Ferguson did not.

**** MR. LEVEY MOVED TO APPROVE ITEM 23-0316-03 SCOTT HERMAN – VARIANCE OF FRONT SETBACK AND TO ALLOW PARKING WITHIN THE FRONT SETBACK AND REDUCTION OF PARKING SPACE DIMENSION FOR PROPOSED NEW SINGLE-FAMILY DWELLING. PROPERTY LOCATED AT 289 EAST AVE.
** MR. FARKAS SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

V. ADMINISTRATIVE ACTIONS

A. ACTION ON HEARING MINUTES – JANUARY 19, 2023 & FEBRUARY 16, 2023

Mr. Farkas voted on this item and Mr. Ferguson did not.

**** CHAIRMAN CONROY MOVED THE MINUTES OF JANUARY 19, 2023 AS SUBMITTED.
** MR. LEVEY SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

**** CHAIRMAN CONROY MOVED THE MINUTES OF FEBRUARY 16, 2023 AS SUBMITTED.
** MS. ALTMAN SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

B. STATUS OF TRAINING – BOARD MEMBERS SERVING AS OF JANUARY 1, 2023 MUST COMPLETE INITIAL LAND USE TRAINING BY JANUARY 1, 2024

Chairman Conroy asked to confirm who had attended the Saturday training. Mr. Levey, Ms. Altman, Mr. Farkas, and Ms. Sanchick confirmed that they had attended.

ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN.
** MS. SANCHICK SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 8:29 P.M.

Respectfully Submitted;
Ian A. Soltes
Telesco Secretarial Services