

**CITY OF NORWALK  
ZONING COMMISSION  
October 20, 2021**

**PRESENT:** Louis Schulman, Chair; Michael Witherspoon; Richard Roina; Marcela Sapone; Galen Wells; Nick Kantor

**STAFF:** Steve Kleppin; Bryan Baker

**OTHERS:** Bruce Bruchac; Atty Liz Suchy; Atty David Waters;

**I. CALL TO ORDER**

Mr. Schulman called the meeting to order at 6:04 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

**II. ROLL CALL**

Mr. Kleppin called the roll.

**III. REVIEW AND ACTION ON NEW APPLICATIONS**

**a. #2021-35 CAM – Bruce and Karen Bruchac – 51 Seaview Avenue – Conversion of existing single-family residence to a two-family residence – Report & recommended action**

Mr. Schulman opened the public hearing. Mr. Bruchac began the presentation by noting that when they originally purchased the house in 1979 it was a 2 family residence. It had been converted to a single family in the 1990s but they would like to convert it back to a 2 family residence. He discussed the drainage, electrical and no impact on water resources. Mr. Schulman explained that the application was at the Zoning Commission because of the location in the coastal area management area. However, since it is at elevation 21, it would be more than was required.

**\* MR. WITHERSPOON MOVED: BE IT RESOLVED** that application #2021 -35 CAM, convert existing single-family residence to a two-family residence for the property 51 Seaview Avenue and as shown on zoning location survey dated 7/13/2021 prepared by Walter H. Skidd Land Surveyor, LLC Fairfield, CT and architectural plans dated 4/18/2021 revised through 8/31/2021 prepared by Curtis A. Streuli Architect, Norwalk, CT, be **APPROVED** subject to the following conditions:

1. That all department sign-offs/approvals will be obtained prior to issuance of any Zoning Permit; and

Zoning Commission

October 20, 2021  
Page 1 of 6

2. That any and all conditions listed from Norwalk WPCA dated 10/13/2021 are applicable to this approval; and
3. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
4. That this approval is subject to 118-1460 C. of the Norwalk Building Zone Regulations
5. Any changes to the approved plans must be reviewed by staff before implementation; 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 October 27th, 2021.

**Mr. Roina seconded.**

**Louis Schulman; Michael Witherspoon; Richard Roina; Marcela Sapone; Galen Wells; Nick Kantor approved.**

**No one opposed.**

**No one abstained.**

#### **IV. REVIEW AND ACTION ON PENDING APPLICATIONS**

**a. #08-20SP – Norwalk Housing Authority (Colonial Village) – 0 Suncrest Road & 164 West Cedar Street – Extension of time request for previously approved multifamily development with 69 dwelling units in 18 new buildings (200 units in 19 existing buildings to remain; 269 units total) – Report & recommended action**

Mr. Schulman opened the application. Atty Suchy began the presentation to request an extension of time from an application that was approved last year. She explained all that happened in the past year on this application. They are evaluating solar panel projects. However, there are several projects that will not be completed in time so they are requesting an extension at this time.

Mr. Schulman asked Atty Suchy to keep them apprised of the placement of the solar panels.

*\*Whereas the Zoning Commission approved the special permit effective November 13, 2020;*

**\* MR. WITHERSPOON MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Zoning Commission that the one-year extension of time request for application #8-20SP – Norwalk Housing Authority (Colonial Village) – Suncrest Rd & 164 W. Cedar St - New multifamily

Zoning Commission

October 20, 2021

Page 2 of 6

development with 69 dwelling units in 18 new buildings (200 units in 19 existing buildings to remain; 269 units total) be **APPROVED** subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be November 13, 2022; and

**BE IT FURTHER RESOLVED** that the effective date of this action is October 29, 2021.

**Mr. Roina seconded.**

**Louis Schulman; Michael Witherspoon; Richard Roina; Marcela Sapone; Galen Wells; Nick Kantor approved.**

**No one opposed.**

**No one abstained.**

**b. #2021-33 M/R/SP – Merritt Station Norwalk, LLC – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue (North 7) – Zone map amendment to change zones from AAA Residence and Business #2 to Executive Office, zoning regulation text amendment to create a definition for “Executive Office Development Park” and to permit the new use in the Executive Office zone by special permit in conjunction with a special permit application for an Executive Office Development Park containing 1,303 dwelling units and 27,865sf of retail within seven buildings ranging from five (5) to fifteen (15) stories – Continued review**

Mr. Schulman opened the discussion about the status of the application. Atty Waters said the applicant had been working with staff for text that would allow for the Master Plan. He showed them the draft language. He discussed the definition of a “development park.” There were discussions about the uses in the area. The second item was about affordable housing but that now that issue was moot since the regulations had been revised. A special permit would be needed for a Development Park under a Master Plan. The staff had requested language about residential not being more than 75% use which Atty Waters did not think was necessary. Mr. Schulman noted that this language could be used for other development parks but Atty Waters did not think it was likely. There was a discussion about how much review the Zoning Commission would have on projects under the Master Plan.

There was a discussion about residential density, building height and F.A.R., recreation space and total acreage. Atty Waters explained about the open space. He noted that the applicant had agreed to green development techniques. There was a discussion about solar ready. Atty Waters noted that all the buildings would have to comply with the F.A.R., parking regulations, etc. There was also a discussion about open space which is a public area. It was requested that the language should state that the Zoning Commission should have approval

Zoning Commission

October 20, 2021

Page 3 of 6

over the projects. There would be a governing document for the parcels. Atty Waters noted that this had worked well in Stamford.

Atty Waters discussed the standards for site plan review. Mr. Kleppin noted that they would like to agree on the Master Plan language. They would add the uses that are similar to the Executive Office zone. There was a discussion of the concept that was used on the Merritt 7 buildings. Each had been approved separately, according to Atty Waters. There was a further discussion about the parking garage.

Atty Waters then discussed amendments. He showed them a chart with proposed changes in the executive office zone.

There was then a discussion about the potential for funding from the federal government. Mr. Kleppin said this would be a 3 phased infrastructure project especially if there were funds available. Atty Waters said they would work on the design manual with staff.

**c. #2021-20 R/M – Zoning Commission – Building Zone Regulation Text Amendment to create the East Norwalk Village TOD Zone (EVTZ) and to allow dwelling units and artist live/workspaces within the Industrial #1 Zone within designated areas on the map entitled “Designated I1 Properties for Residential Units in East Norwalk” by special permit in conjunction with a Building Zone Map Amendment to create the EVTZ – Continued review**

Mr. Schulman opened the item. Mr. Kleppin then continued the presentation as well as summarizing the previous hearing in September. He explained what the staff were still working on. He then went over changes to the proposed draft. He discussed the point system in detail. There was also a discussion if someone did not comply with the point system. Mr. Kleppin said it would go through the enforcement process.

There was a discussion on whether this would be voted on soon. Mr. Schulman also asked the same question about the North 7 project but Mr. Kleppin said that it would probably be voted on by the combined Planning/Zoning Commission. Mr. Schulman also asked whether commissioners from each commission should attend the meetings of the others, as residents of the city. It would help each other get a sense of what the other commission does.

Mr. Kleppin discussed the proposed signage that would be allowed in the zone. There was a discussion about the color of the parking signs in the city.

## **V. DISCUSSION OF OTHER ITEMS**

### **a. Industrial Zones Study presentation**

Mr. Kleppin began the presentation by showing the commissioners a slide presentation. He said that it had been shown to public agencies, and contractors that his department had contact with. He explained the key takeaways. He explained the four simplified industrial classifications. There was also a discussion about businesses that may not fit in these zones once they are re-zoned. He described the mixed use industrial/commercial test fits. He then went over recommendations. He showed them several of the proposed rezoning maps. Mr. Kleppin summarized the slideshow that he had spoken about. He noted that they are taking public comments but that this study would be approved in March 2022.

### **b. Status report on zoning regulations rewrite and South Norwalk TOD study**

Zoning Regulations rewrite - Mr. Kleppin said that the consultants were working on taking the old regulations and making them into new regulations. There would be a meeting with the combined Planning and Zoning Commission, after the new year.

South Norwalk TOD study - The consultants are making headway but they have not scheduled a new meeting date.

## **VI. APPROVAL OF MINUTES: October 7, 2021**

**\*\* MR. WITHERSPOON MOVED to approve the October 7, 2021 meeting minutes.**

**Ms. Wells seconded.**

**Louis Schulman; Michael Witherspoon; Richard Roina; Galen Wells; Nick Kantor approved.**

**No one opposed.**

**Marcela Sapone abstained.**

## **VII. COMMENTS OF DIRECTOR**

Mr. Kleppin had no further comments.

## **VIII. COMMENTS OF COMMISSIONERS**

Mr. Schulman said that between the election and January 1, 2022, once the new Mayor has been elected, the commissioners should notify him or her if they would like to continue to serve on the combined Planning & Zoning Commission.

**IX. ADJOURNMENT**

**Mr. Kantor made a Motion to Adjourn.**

**Mr. Witherspoon seconded.**

**Louis Schulman; Michael Witherspoon; Richard Roina; Marcela Sapone; Galen Wells; Nick Kantor approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 8:46 p.m.

Respectfully submitted,

Diana Palmentiero