

**CITY OF NORWALK  
ZONING COMMITTEE  
June 9, 2016**

**PRESENT:** Emily Wilson, Chair; Adam Blank; Nate Sumpter; Jill Jacobson;  
Michael Witherspoon; Linda Kruk

**STAFF:** Dori Wilson; Frank Strauch

**OTHERS:** Guy Mazzolla

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE  
REGULATIONS/SPECIAL PERMITS**

**a) #4-16R/#6-16SP - 10 Lubrano Pl, LLC, AMEC Holdings LLC et al - 7-15 Olean St/10-12 Lubrano Pl/26 Hemlock Pl/0 San Vincenzo Pl/24 Belle Ave/57 Chestnut St - Proposed amendment to Industrial #1 zone to allow storage and maintenance of trucks, equipment, containers, refuse collection and recycling receptacles associated with an approved transfer station at an approved transfer station in Norwalk or at another location a minimum of 2 acres in size by special permit and special permit for storage and maintenance of trucks, equipment, containers, refuse collection & recycling receptacles – Final review prior to public hearing**

Dori Wilson distributed the revised engineering plans to the commissioners. She discussed the updated traffic report. She oriented the commissioners as to the location of the property on an aerial map. The Zoning Department had received plans, as part of the application, at the end of the day today so there was insufficient time to review them prior to the meeting. She then told the commissioners that the applicant attended a meeting with the neighborhood that had been held on Monday, June 6.

Guy Mazzolla, the applicant, continued the presentation by discussing AMEC's participation in the neighborhood meeting. He noted that the neighbors had significant concerns. The applicant was trying to accommodate the neighbors without ruining the operation. He described ways that they would be mitigating the noise emanating from the site. He noted the hours of the operation would start between 6 a.m. – 7 a.m. Trucks that went out that early would park in a different area, away from the neighbors. Back up alarms on the trucks would be changed as well.

There was then a discussion of emailing documents to commissioners as well as the preparation of the resolutions. Dori Wilson reminded them that since the Planning Commission had voted against the application, the Zoning Commission needed 5 or more votes in order to approve the amendments.

**b) #X-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone – Further discussion**

The Committee decided to defer discussion of this amendment to the July meeting.

Ms. Kruk made a statement because this would be her last Plan Review/Zoning Committee meeting. She was concerned about the notification system that they had passed in the previous month. The Zoning Commission should notify the neighbors as everyone else had to do. She then said that she did not think it was right that a developer could be forced to build a sidewalk, because the city did not do it. She said that anyone that came before the Commission should be helped to become successful. She said that she had enjoyed it.

The meeting was adjourned at 7:34 p.m.

Respectfully submitted by,

Diana Palmentiero