

**CITY OF NORWALK
ZONING COMMITTEE
January 12, 2017**

PRESENT: Nate Sumpter, Chair; Rod Johnson; Louis Schulman; Richard Rowena; Galen Wells

STAFF: Steve Kleppin; Mike Wrinn

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

a) #8-16R/#12-16SP – V. Penna Sr. – 284 New Canaan Ave – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to Article 30 to amend special permit criteria for such uses when located in AAA Residence zones and special permit to reuse former Armory Building for a public utility storage facility owned by an independent entity – Review of public hearing

Mr. Wrinn reminded the commissioners that the public hearing had been closed in December. He also asked them to guide the staff as to what the next steps would be for this application. He discussed the guidelines and conditions that had been proposed. There was a discussion as to hours of operation as well as emergency hours of operation which is the nature of their business. There was a discussion of the parking of vehicles inside the building as well as OSHA regulations. Mr. Wrinn reminded the commissioners that this application would be discussed at the Zoning Commission meeting later in the month.

b) #9-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from Coastal Jurisdiction Line for properties in the Coastal Zone – Final review prior to public hearing

Mr. Kleppin began the presentation. There was a discussion of how many properties would be affected by the amendment. It would be on the Zoning Commission agenda later in the month.

c) #10-16R - Zoning Commission – Proposed amendments to Articles 111 and 140 regarding fees for various applications and adoption of new fee schedule – Preliminary review

Mr. Kleppin began the presentation by explaining that he had been preparing a new fee schedule. He explained how they fees would be removed from the regulation and a separate schedule would be used. This application would be on the Zoning Commission agenda in March.

d) #11-16R - Zoning Commission – Proposed amendments to Article 140 regarding technical review of various applications – Preliminary review

Mr. Kleppin began the presentation explained what the proposed amendment would do. This application would be on the Zoning Commission agenda in March.

e) Draft amendments and map changes associated with South Norwalk Transit Oriented Development (TOD) Redevelopment Plan – Status report

Mr. Kleppin said he was hopeful that the commissioners would see the plans in February. There was a question about the process with the Redevelopment Agency as well as the last Redevelopment Agency presentation to the commissioners.

The meeting was adjourned at 8:14 p.m.

Respectfully submitted by,

Diana Palmentiero