

Draft  
**CITY OF NORWALK  
LAND USE COMMITTEE  
December 13, 2016**

**PRESENT:** Steve Ferguson, Chair; Frances DiMeglio; Walter McLaughlin;  
David Davidson; George Tsiranides; William Dunne; Nora King

**STAFF:** Steven Kleppin; Mike Wrinn

**OTHERS:** Atty Liz Suchy

**I. REFERRALS: Review and recommendation**

**a) Zoning Commission referral - #1-16M – F. DiMeglio - 56 County St/Strawberry Hill Ave - Proposed Change to the Building Zone Map from A Residence in part & B Residence in part to entirely B Residence**

Mr. Wrinn discussed the zone change on this property. There was a discussion as to whether this was spot zoning.

**b) Zoning Commission referral - #8-16R – V. Penna Sr. – 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**

At this point in the meeting, Ms. DiMeglio returned to the room.

Mr. Kleppin began the presentation by discussing the armory, what it would be used for and that it had not been used in a long time. There was also a discussion of how the plan had come up because Mr. Penna was being asked to vacate his property in order for the Walk Bridge construction project to begin. The state had suggested that this property would work for Mr. Penna's business. There was a further discussion about the use by the Pennas. The zone change would limit the use of the property to utility contractors. There was also a discussion of other businesses that Mr. Penna runs. Mr. Wrinn noted that there are no zoning violations against his business and believed that Mr. Penna actually helped clean up the area that it is in. There was a discussion of what business he runs on his current site. There was then a discussion about the applicant's meeting with New Canaan. The commissioners also discussed the New Canaan area which surrounded the site. Although there were trees, the applicant planned to add more. There was a discussion of the notification of the neighbors through the Silvermine and West Norwalk Associations. There was then a discussion of the noise that would come from the property during an emergency. There was a concern about the hours of operation. There was a discussion as to whether this use

was spot zoning as well as the letter sent from Atty Dwight Merriam. During the discussion, there was a question as to whether the zone change would affect Mathews Park. Also, the state of Connecticut would be selling the property to Mr. Penna.

**c) Zoning Commission referral - #9-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone – For distribution only; action at January meeting**

Mr. Wrinn began the presentation by stating there were no setbacks from the tidal wetlands and that there was nothing in the zoning regulations about this. Ms. King gave a background of the regulation, from her time on the Zoning Commission, which she said that Adam Blank, the chair of the Zoning Commission, worked on by forming a task force. She thought it was a good start. There was a discussion on some of the language in the amendment. Since Mr. Wrinn did not have a photo of the area, he drew the commissioners a picture of what a yard could look like with the vegetative buffer with the coastal jurisdiction line. The vegetation would be a natural buffer, not grass. The Conservation Commission would help homeowners with making this choice. This amendment was not retro-active but homeowners would be subject to the amendment if they were making changes to their properties.

The meeting was adjourned at 8:29 p.m.

Respectfully submitted by,

Diana Palmentiero