

**CITY OF NORWALK
LAND USE COMMITTEE
JUNE 8, 2010**

PRESENT: Joel Zaremby, Chair; Torgny Astrom; Walter McLaughlin; Michael Chieffalo; Fran DiMeglio; Don Nelson

STAFF: Frank Strauch

OTHERS: Alan Lo

I. REFERRALS Review & recommendation

a. Land Use and Building Management – Special Capital Appropriation \$100,000 – Roosevelt Center HVAC and window replacement project

Mr. Strauch explained that the bids were higher than the best estimates.

Mr. Alan Lo said that the bids were less than \$500,000. He confirmed that there was a surplus. He explained that the project had originally been a five-year projection project. He discussed the block grant and the bid summary. Mr. Lo added that he had discussed the item with Tom Hamilton of the Finance Department. Mr. Lo described the scope review and explained that the project involved building an energy management system. He discussed the project's timeline, as well as the lease contract and the contingency money. He explained that windows would be addressed first and then the air-conditioning system. He described the relationship between the single-pane and double-pane windows and the air-conditioning system.

b. Zoning Commission referral -.#4-10R – Zoning Commission – Proposed amendments to Article 30 to permit clubhouses in residence zones

Mr. Strauch discussed Harborview and the issue of private neighborhood clubhouses. He confirmed that the item did not need to be acted on this month.

The Committee discussed the definition of a clubhouse.

Mr. Astrom asked what had prompted Zoning to address the issue. Mr. Strauch said that the concern had been with Harborview. He said that if any of the clubhouses were to burn down, they could not be replaced under the current regulations, because they were not an allowed use.

Ms. DiMeglio discussed various organizations and asked about their ability to build clubhouses in residential neighborhoods.

Mr. Nelson pointed out that the organizations would still need to follow regulations and apply for a permit.

Mr. Strauch asked for the Committee's concerns about height, size, or other issues.

Mr. Nelson stated that usage and ownership were primary concerns.

Mr. McLaughlin asked if applicants could return for a variance. Mr. Strauch said yes. Mr. Chieffalo pointed out that part of the goal was to minimize variance requests.

Ms. DiMeglio asked if staff had a listing of all the neighborhood zones supporting the proposal. Mr. Strauch said no.

Mr. Astrom asked how many non-conforming uses were in the City. Mr. Strauch said that there were only a few, but reiterated that if they were to burn down, there would be no chance to rebuild them. He read aloud the use regulations as outlined by Harborview.

Mr. Astrom pointed out that homeowners should be informed about buying a home in a neighborhood where one house functions as an association building.

Mr. Chieffalo emphasized that the use, rather than the structure itself, was of primary concern.

c. DEP/USACE Referral – 157 Rowayton Avenue – Establish public access on and install roof over existing deck; and retain a float and install new floats for marine commercial use

Mr. Strauch said that the site was the Rowayton Market. He said that a zoning violation had been found, involving the upper and lower decks. He said that the lower deck was approved for marine/commercial storage only and that the upper deck was for fishermen arriving with their boats. He said that a retail kayaking operation was taking place. He said that retail use would require more parking, as well as approvals from Planning And Zoning and the DEP.