

**CITY OF NORWALK
ZONING COMMITTEE
FEBRUARY 11, 2010**

PRESENT: Jackie Lightfield; Bob Keyes; Michael Mushak; Adam Blank; Michael O'Reilly; Bob Hard; Andrea Light

STAFF: Mike Greene; Dori Wilson; Adam Carsen

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

a) #1-10R – Zoning Commission – Proposed amendments to the Building Zone Regulations to revise Section 118-1100 Flood Hazard Zone to comply with new FEMA regulations and related technical amendments – Preliminary review

Ms. Wilson discussed the National Flood Insurance Program and the need to make adjustments to it. She said that the item was planned for an April public hearing. Ms. Wilson added that the new flood maps would take effect on June 18. She said that participation in the program would be beneficial to those in flood zones and to the whole community.

b) #2-10R – Zoning Commission – Proposed amendments to non-conforming sign regulations – Preliminary review

Ms. Wilson said that the item involved a small amendment to sign regulations. She gave background about a court decision in favor of Best Buy against the ZBA.

c) Fee-in-lieu of parking amendments – Informal discussion

Ms. Wilson showed the area on a map and discussed changes in use and parking provisions.

Ms. Lightfield gave background concerning fee-in-lieu parking.

Ms. Light said that retail business was supported by fee-in-lieu parking, adding that without it, the South Norwalk area would be likely to become entirely comprised of restaurants and bars.

Ms. Wilson pointed out the unintended consequence of exempting residential areas from providing parking.

There was a discussion of multi-family residences and the enforcement of illegal units.

Ms. Wilson added that South Norwalk consisted of many different zones.

d) High Street – Proposed change to Neighborhood Business zone - Informal discussion

Ms. Wilson explained that the zone change would render non-conforming uses conforming again.

Mr. Mushak asked about the impact of renovations.

Ms. Light pointed out the importance of consistency.

e) Sign Regulations – General discussion

Ms. Wilson pointed out Mr. Greene's summary of the special meeting held to discuss the sign regulations.

The Committee agreed to discuss the sign regulations again at a future date.

f) Comments of Commissioners

There were none tonight.

- ** MS. LIGHT MADE A MOTION TO ADJOURN.
- ** MR. KEYES SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

