

**CITY OF NORWALK
ZONING COMMITTEE
FEBRUARY 12, 2009**

PRESENT: Jackie Lightfield, Chair; Bob Hard; Adam Blank; Larry Bentley; Andrea Light; James White
STAFF: Mike Greene; Adam Carsen; John Hayducky
OTHERS: Atty. Liz Suchy; Ray Sullivan; Ron Kellogg; Brian Hardin; Alan Smardin; Matthew Pock; Don Straight; Mike Moore; Larry Bourque

I. PROPOSED AMENDMENTS TO THE BUILDING REGULATIONS & SPECIAL PERMITS

- a) Redevelopment Agency—Authorization to apply for Incentive Housing Zone Technical Assistance Grant

Ms. Lightfield explained that the goal was an increase in residential density by 25%, of which 20% would be affordable to those making \$94,000 a year or less.

Mr. Moore described a transit-oriented development. Ms. Light asked if this were a study grant. Mr. Moore said yes.

Mr. Greene stated that increasing density near train stations would be a good place to start.

- b) #11-08R/#18-08SP – Broadreach Capital Partners CT Properties, LLC (Dolce Norwalk Ctr) – 32 Weed Av/Little Fox La - Proposed amendments to Section 118-600 R& D to permit "special events" as part of an executive & management educational facility and special permit to allow special events at existing facility - Final review prior to public hearing

Mr. Hard said that the project was an excellent idea for the City.

Mr. Greene showed the site line from the parking lot on a map.

Ms. Lightfield said that there were letters from a neighborhood association and from the Mayor's office supporting the project.

- c) #2-09R/#1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) – 43-47 South Main St - Proposed amendments to Washington Street Design District and related parking amendments for 121 room hotel with 8,900 sq ft office and 72 space indoor valet parking in an automated garage - Preliminary review

Mr. Greene described the project as a prominent, eight-story building. He passed out boards to show the building from all angles. He discussed parking at the site.

Ms. Lightfield commented that if the parking was off-site, it did not matter whether it was outside or inside. Mr. Greene said that there were different allowances.

Mr. Hard asked why the lounge was closed to the public. Mr. Greene said that it simply did not offer food service. Mr. Bentley said that the opposition would be very strong, if the lounge competed with area restaurants.

The discussion returned to parking concerns. Mr. Greene said that the applicant did not believe that they needed as much parking as originally anticipated.

Mr. Blank addressed parking requirements.

Here was a brief discussion of architectural detail on the upper part of the building.

Atty. Suchy said that the applicant was working with the DPW and with Planning and Zoning with regard to design changes, crosswalk issues and landscaping work. Ms. Light requested that the applicant push for the inclusion of crosswalks.

Ms. Lightfield asked if the widening of sidewalks was being considered. Atty. Suchy said yes.

- d) #10-08R – Zoning Commission - Proposed amendments to various business zones to establish minimum building height requirements – Further review

Mr. Greene discussed the item, indicating Rainbow Plaza as an example.

- e) #1-09R - Zoning Commission – Proposed amendments to Articles 10, 30, 50 and 140 to add new definitions for medical office, portable storage and restaurant and related technical amendments - Preliminary review

Mr. Greene said that information would be sent to Commissioners concerning the item.

- f) Comments of Commissioners

There was a discussion of compliance with property taxes. Mr. Greene reiterated that it was a requirement with all building permits. He addressed the issue of extensions with relation to property taxes.

Ms. Lightfield proposed an extra fee be issued to applicants who request modifications of site plans after construction has begun.

Mr. Bentley asked about when Commissioners could expect final agendas, as opposed to tentative agendas.

Mr. Greene presented a letter from Margaret Suib concerning the label “workforce housing.” There was a brief discussion.

The meeting was adjourned at 9:27 pm.

Respectfully submitted by Charlene Smith