

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

PRESENT: Bob Keyes, Chair; James White; Larry Bentley; John Tobin; Andrea Light;
Michael Mushak; Adam Blank; Jackie Lightfield

STAFF: Mike Greene; Mike Wrinn; Dori Wilson

OTHERS: Anne Dayton; Atty. Lynne Adams; Steve McAllister; David Tilly; Atty. David
Waters; Atty. Liz Suchy; Bruce Beinfield; Erik Raines; Chris D'Angelis

I. PROPOSED AMENDMENTS TO THE BUILDING REGULATIONS & SPECIAL PERMITS

- a) #2-09R/#1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) – 43-47 South Main St - Proposed amendments to Washington Street Design District to increase height & stories for hotels, permit valet parking and related parking amendments and special permit for 121 room hotel with 7,764 sq ft office and 70 space indoor valet parking in an automated garage - Further review

Ms. Wilson said that the item had been scheduled for public hearing on April 15. She said that the department had just received information about parking and that an extension of the hearing was possible if necessary.

Atty. Liz Suchy showed renderings of the property and explained that the application consisted of a hotel, office space and valet parking.

Mr. Bruce Beinfield showed the view looking south from the eight-story building. He described how the proposed building would blend into the city-scape. He confirmed that the valet parking would not be open to the public. He indicated the office space and its valet parking area on the renderings. He added that the layout of the structure would minimize noise disturbance from the railroad.

Ms. Lightfield asked what was in the penthouse area. Mr. Beinfield said that it was for the HVAC system.

Mr. White asked how large the elevators would be. Mr. Beinfield said they would be 21 feet by 10 feet.

Mr. Erik Raines, a landscape architect, explained that the street would remain continuous and that granite curbing would be used. He described the details of the proposed landscaping for the exterior terrace.

Mr. Chris D'Angelis described the site lines involved in exiting the parking garage. He said that the applicant proposed to remove five parking spaces on the street to compensate for the deficient site line. He said that two crosswalks would be put in. Mr. D'Angelis added that no issues remained concerning drainage.

Ms. Lightfield asked about the possibility of extending the sidewalk out further, if parking spaces were to be removed. Mr. Greene said that the idea could be discussed with DPW.

Ms. Lightfield pointed out that the applicant's renderings were helpful and said that such renderings should be a part of all major proposals.

Atty. Suchy stated that the applicant was planning another meeting with area merchants.

The Committee agreed to send the item to public hearing on April 15.

- b) #10-08R – Zoning Commission – Proposed amendments to establish a minimum 2 story building height in selected zones and related technical amendments – Final review prior to public hearing

Ms. Wilson stated that the packets contained a letter from Atty. David Waters, indicating a modification to the amendment.

Mr. Blank pointed out that the language in the amendment should state “ancillary parts.”

- c) #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 - Further review

Ms. Wilson said that the packets contained a ZBA amendment concerning the 15-day approval period.

Mr. Blank suggested that the wording be adjusted to clarify when the day-counting would commence.

- d) #3-09R - Zoning Commission – Proposed amendments to Articles 111 and 140 regarding fees for unauthorized modifications to approved plans - Preliminary review

Ms. Wilson discussed the fees briefly.

- e) Comments of Commissioners

Mr. White described a particularly objectionable example of a changeable copy sign in New Haven.

The meeting was adjourned at 9:30 pm.

Respectfully submitted by Charlene Smith.

