

**CITY OF NORWALK
ZONING COMMITTEE
APRIL 2, 2009**

PRESENT: Bob Keyes, Chair; James White; Robert Hard; Andrea Light; Jackie Lightfield; Michael Mushak; John Tobin

STAFF: Mike Greene; Mike Wrinn; Frank Strauch

OTHERS: Elizabeth Suchy, John L. Lindell (F.D. Rich Company)

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 s.f. office and 70 space indoor valet parking in an automated garage – Final review prior to public hearing.

Michael Greene began by discussing managing the valet parking at SoNo Hotel. The Parking Authority would administer the required parking permits and monitor for five years. At the end of five years it might be proven there is no parking problem. Committee discussed parking arrangements, type of curbing and sidewalk and materials used for curbs as well as sidewalks. Jackie Lightfield discussed banishing on-street parking in its entirety and possibly utilizing recessed curbing where parking is eliminated and not just asphalt but concrete and brick treatment. Committee mentioned they didn't want to lose focus of pedestrian amenities. John Lindell, representative of FD Rich stated that there were plenty of options regarding pavers, colors, styles, and sizes and offered to bring in examples of same. Atty. Suchy will have applicant submit sketch of paving pattern that could be utilized. Committee and moved to full Commission in two weeks.

b. #1-09R – Zoning Commission – Proposed amendments to Articles 10, 30, 50 and 140 to add new definitions for medical office, portable storage and restaurant, clarify appeal period procedures and related technical amendments – Final review prior to public hearing.

There were no questions for staff.

c. #3-09R – Zoning Commission – Proposed amendments to Articles III and 140 regarding fees for unauthorized modifications to approved plans – Final review prior to public hearing.

There were no questions for staff.

d. Comments of Commissioners

Andrea Light moved to adjourn this meeting at 8:45 p.m. and it was seconded by Robert Hard.

Meeting adjourned at 8:45 PM

Respectfully submitted by Pamela Ballard