

**CITY OF NORWALK  
ZONING COMMITTEE  
DECEMBER 11, 2008**

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

**STAFF:** Mike Wrinn; Mike Greene; Frank Strauch; Brenda Hrtanek

**OTHERS:** Atty. Liz Suchy; Dean Martin; Henry Ditman; Atty. Frank Zullo; Bill Collins

Mr. Keyes opened the meeting at 8:55 pm.

**I. PROPOSED CHANGES TO THE BUILDING MAP**

- a) **#3-08M – Zoning Commission – Gregory Boulevard - Proposed Change to the Building Zone Map from Neighborhood Business to C Residence - Preliminary review**

Mr. Greene showed the site on a map and discussed the zone issues.

Ms. Lightfield addressed problems caused by strip zoning.

**II. PROPOSED AMENDMENTS TO THE BUILDING REGULATIONS**

- a) **#8-08R – Zoning Commission - Proposed amendments to revise medical office parking requirements – Review of public hearing**

Mr. Greene stated that there was no additional information about the item from Corporation Counsel.

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

Mr. Greene discussed the advantages of the two-story minimum requirement, including de-facto affordable housing, an improvement in density, and more efficient land use.

Mr. Collins commented on the public concept of downtown, stating that he supported the Commission's position. He also stated that the proposal would be good for housing, as well.

- c) **#11-08R – Broadreach Capital Partners CT Properties LLC (formerly Dolce) – Proposed amendments to Section 118-600 Research & Development Zone to permit "special events" as part of an executive and management educational facility on Weed Av/Little Fox Lane**

Mr. Greene discussed the preservation of the pond and hillside area.

Atty. Zullo clarified the level of development on the property.

- d) **Discussion of signs**

Ms. Lightfield addressed the idea of streamlining sign regulations. She emphasized the difference between way-finding signs and merely commercial signs.

There was a brief discussion of moveable copy signs.

Mr. Bentley raised the topic of improved numbering on signs.

There was a discussion of the Dark Skies Initiative.

**e) Comments of Commissioners**

Ms. Lightfield requested that a review of parking requirements in the urban core be a topic at the next meeting.

Mr. Greene showed the progress of the 95/7 project, pointing out which areas were designated as retail, office, hotel, and parking.

The meeting was adjourned at 9:20 pm.

