

**CITY OF NORWALK
ZONING COMMITTEE
DECEMBER 10, 2009**

PRESENT: Jackie Lightfield, Chair; Michael Mushak; Robert Hard; Larry Bentley; Andrea Light; Adam Blank

STAFF: Mike Greene; Mike Wrinn; Brenda Hrtanek

OTHERS: Atty. Ryan; Dean Martin

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

- a) **#11-09R/#10-09SP – 345-349 MLK, LLC – 345-349 Dr. Martin Luther King Jr. Dr – Proposed amendments to Section 118-711 to permit student transportation vehicle terminals in a Restricted Industrial zone by special permit and special permit for student transportation vehicle facility – Preliminary review**

Mr. Greene showed the area on a map, stating that a public hearing was not needed until February.

Atty. Ryan explained that the buses involved were the smaller sizes buses that would be carrying special needs children. He addressed the impact on the Restricted Industrial zone.

Mr. Dean Martin explained that the plan had initially involved the parking area in the southernmost part of the property, but that the plan had been revised to reduce confusion. He discussed traffic circulation through the property.

Ms. Lightfield stated that the applicant should have submitted a new plan for the Committee to review.

Atty. Ryan said that the confusion involved the lot configuration.

Mr. Mushak asked about a nearby home that appeared to be dangerously close to the cliff. The applicant said that this was an optical illusion.

Mr. Wrinn pointed out that the Building Department had looked at the home in question.

- b) **#7-09SP - Norden Place, LLC - 8 Norden Place - 240 multifamily units, 4 single family residences and related recreation facilities – Modification to approved plan to add CL&P switchgear – Determination if minor change**

Mr. Greene said that the applicant had wanted to landscape the area, but discovered that it was too expensive and also that the area in question was on a wetland. Mr. Greene confirmed that although the CLP box was on the property, it had nothing to do with the applicant. The Commission would still need to modify the approved plan.

The Committee stated that they preferred the boxes be located by the flagpole. The proposal by CL&P was not approved.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & PROPOSED CHANGES TO THE BUILDING ZONE MAP

- a) **#10-09R/#1-09M - Zoning Commission – 59 – 87 Cedar Street/100 Fairfield Avenue - Proposed amendments to establish a new Golden Hill Village District and proposed changes to the Building Zone Map from Neighborhood Business to Golden Hill**

Village District – Further review

Mr. Greene stated that the public hearing would take place in January.

b) Comments of Commissioners

Mr. Mushak stated that the Nivea plant was closing and that the Commission should be mindful of the 19-acre property.

The meeting was adjourned at 9:32 pm.

Respectfully submitted by Charlene Smith

