

**CITY OF NORWALK
LAND USE COMMITTEE
November 9, 2010**

Frances DiMeglio called the meeting to order at 7:41 p.m.

PRESENT: Frances DiMeglio, Chair; Walter McLaughlin; Anthony Aitoro; Torgny Astrom; Joel Zaremby; Victor Cavallo; Don Nelson

STAFF: Mike Greene, Frank Strauch

I. REFERRALS: Review and recommendation

- a) **Redevelopment Agency – Mill Hill Master Plan – Comments by the Commission** – Mr. Strauch discussed the letter in support of the Mill Hill Master Plan. Mr. Cavallo asked why the committee should do this. Mr. Astrom stated that the Redevelopment Agency requested a letter of support from the Commission. The letter also made it clear that the Historical Society should seek funds from other sources, not just the Capital Budget. This item would be moved to the full commission.
- b) **Zoning Commission referral - #11-10R – Zoning Commission – Proposed amendments to Village District sign regulations for East Avenue and Golden Hill** – Mr. Greene presented the proposed village district sign regulations. This item was referred from the Zoning Commission for comments, which would go to hearing in December. Mr. Zaremby wanted to know if they could have different types of signs. The actual sign would be reviewed under village district regulations by an architect to make sure the signs were consistent in size and consistent in letter size. Ms. DiMeglio asked if they would have lighting. Mr. Greene said they could be but didn't have to. Non-conforming signs would be grandfathered in. In the East Avenue Village District, the Zoning Commission changed the front setback for a ground sign to 15 ft.
- c) **Zoning Commission referral - #12-10R Wave Hill Bread – Proposed amendments to add boutique manufacturing as a permitted use in Neighborhood Business zones** – Mr. Greene gave a background on boutique manufacturing since it is now being considered for a use in other areas of the City zoned Neighborhood Business and is compatible in those areas. This would move to the full Commission.

- d) **Zoning Commission referral - #13-10R – Zoning Commission - Amend Flood Hazard zone regulations regarding definition of substantial improvement**– Mr.Greene said the Zoning Commission had to amend their regulations back in June on flood zones as required by the federal government. There was a misunderstanding as to when the clock starts before cumulative change(s) to a structure are considered a “substantial improvement” in a flood zone. A substantial improvement made on a house in the flood zone must be brought up to the current flood regulations standards. “Substantial” is considered 50% of the market value, not including the value of the land.

The Zoning Commission used 10 years for starting the clock on improvements to a structure in a flood zone. Any changes prior to 10 years is not taken into consideration. Now the Commission wishes to change the clock back to where it was prior to this June. The proposed change would consider all improvements to a structure dating back to 1978. Any improvement prior to 1978 would not be cumulative in determining “substantial improvement.

This would be moved to the full commission.

- e) **Zoning Commission referral - #14-10R- 345 Ely LLC/SoNo Court Assoc – 345 Ely Ave/Gray Rock Road - Proposed amendment to Section 118-711 to permit motor vehicle assembly and detailing by special permit in Restricted Industrial zones** – This item was taken off the agenda.
- f) **DEP / USACE – 55 Rowayton Avenue – Construct new dock, ramp, and float** – Mr. Strauch stated that this is a single family home. They want to put a new dock on their property. There are no issues. This would be moved to the full commission.

The meeting was adjourned at 8:01 p.m.

Respectfully submitted by,

Diana Palmentiero