

**CITY OF NORWALK
ZONING COMMITTEE
February 10, 2011**

PRESENT: Mike Mushak, acting as Chair; Emily Wilson; Jill Jacobson; James White; Joseph Santo; Adam Blank

STAFF: Michael Greene; Adam Carsen

OTHERS: Ron Kellogg; Wayne D'Avanzo; Chief McCarthy; Atty. Liz Suchy; David Sykes; Greg Steins; Dean Martin; Mike Galante

Mr. Mushak called the meeting to order at 9:28 p.m.

Mr. Santo appointed Adam Blank and Jill Jacobson alternate members of the Zoning Committee for this meeting.

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & SPECIAL PERMIT/CAM

a) #15-10R – Zoning Commission – Proposed amendments to permit ground signs on small lots in Neighborhood Business zones – Final review prior to hearing

Mr. Greene advised that the hearing is scheduled for next week. The Planning Commission recommended approval.

b) #16-10R – Zoning Commission – Proposed amendments to Article 121 to delete changeable copy sign (automatic) regulations – Final review prior to hearing

Mr. Greene advised that the Planning Commission did not recommend approval. The Planning Commission asked for more stringent regulations as they exist and to eliminate the signs within residential zones. If the Zoning Commission still wanted to adopt the amendments they would need a 2/3 vote. Mr. Mushak advised the commissioners that he researched the issue and that cities such as Danbury and Stamford had eliminated the signs.

c) #17-10R – Zoning Commission – Proposed amendments to Articles 10 & 30 to require special permit for athletic field lighting and audio systems – Final review prior to hearing

Mr. Greene advised that the hearing is scheduled for next week. The Planning Commission recommended approval. The Harbor Commission had nothing in their Master Plan that addressed.

d) Discussion of signs in urban settings

Mr. Mushak passed out copies of a combination awning sign with a wall sign to start the discussion. Mr. Greene said he would provide them with copies of the regulations about awning signs for the next meeting.

e) Chestnut Street TOD – Informal discussion

Mr. Greene said there is some interest in changing the zoning where an old factory is near the South Norwalk train station in order to develop housing and office space. The zone is currently an industrial zone. Mr. Blank asked what the height of the building(s) would be.

f) Comments of Commissioners

Mr. Blank discussed how he thought green cards should be sent out to neighbors in connection with items on committee meeting agendas where the public hearing may be waived.

g) Comments of Staff

There were no comments.

The meeting was adjourned at 9:57p.m.

Respectfully submitted by,

Diana Palmentiero