

**CITY OF NORWALK
ZONING COMMITTEE
July 14, 2011**

PRESENT: David McCarthy, acting as Chair; James White, Michael O'Reilly; Joseph Santo; Adam Blank; Emily Wilson; Jill Jacobson; Mike Mushak

STAFF: Michael Greene; Mike Wrinn; Frank Strauch

OTHERS: Bruce Beinfield, Eric Rains

David McCarthy called the meeting to order at 9:51 p.m.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP & SITE PLAN REVIEW

a) #1-11M/#6-11SPR - SoNo Metro LLC – 7-13 Chestnut St – Proposed change to Building Zone Map from Ind #1 & D Residence to SoNo Station Design District & site plan for mixed use development with 11,000 sq ft office and 17 multifamily units (11 studios & 6 one bedroom) – Preliminary review

Mr. Greene presented the application. The committee had informally looked at this project a couple of months ago. They need a zone change in order to continue the project. Mr. Beinfield continued the presentation. He discussed how they would like to extend the Sono Design District out so as to construct a mixed use building with offices and apartments. The apartments would be marketed to young, single people.

Mr. Blank asked whether the owners of the other properties knew about the proposed zone change. Mr. Beinfield said that it did seem that many of the neighbors would be happy with the zone change. One of the partners in the project owns one of the houses that abut the property.

Eric Rains, the landscape architect, continued the presentation. He discussed the amenities that would be on the property, such as a pergola, fire pit, etc. as well as the type of trees, fencing and pavers that would be used.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

a) #2-11R – Zoning Commission – Proposed amendments to establish screening requirements for dumpsters – Final review prior to public hearing

Mr. Greene presented the amendment. He told the commissioners that the Planning Commission did recommend approval. It would be on the agenda in the following week.

b) #3-11R – Zoning Commission – Proposed amendments to require that windows and doors are closed when live music is playing – Further review

Mr. Greene presented the amendment and told the commissioners it would be on the agenda in September. Mr. Blank wanted to have a clarification that this was not a new amendment but rather, it was clarifying the definition of “live music.” It would then apply retroactively.

c) #X-11R – Zoning Commission – Contractor’s yard definition – Informal discussion

Mr. Wrinn discussed with the commissioners how there was a court case in which a judge disallowed Norwalk’s definition of “contractor’s yard” which included landscapers. Now they would no longer be allowed to be granted permits under this definition. Norwalk’s General Counsel determined that the definition did not include maintenance which would have allowed landscapers. The commissioners were given a draft of a revised definition to review. The item would be on the agenda in September.

d) Comments of Commissioners

Mr. Santo announced to the other commissioners that Nathan Sumpter would be the new member of the Zoning Commission and on the Zoning Committee. He had been a member of the Zoning Board of Appeals.

The meeting was adjourned at 10:12 p.m.

Respectfully submitted by,

Diana Palmentiero