

**CITY OF NORWALK
ZONING COMMITTEE
September 8, 2011**

PRESENT: David McCarthy, Chair; Nathan Sumpter; Joseph Santo; Emily Wilson; Jill Jacobson; Mike Mushak; Adam Blank

STAFF: Michael Greene; Michael Wrinn; Adam Carsen

OTHERS: Atty Eric Bernheim

David McCarthy called the meeting to order at 9:47 p.m.

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

a) #1-11M/#6-11SPR - SoNo Metro LLC – 11-15 Chestnut St – Proposed change to Building Zone Map from Ind #1& D Res to SoNo Station Design Dist & site plan for mixed use development with 11,000 sq ft office and 17 multifamily units (11 studios & 6 one bedroom) – Final review prior to public hearing

Mr. Greene began the presentation. The commissioners did not have questions for him.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

a) 4-11R – D. Friedman – Proposed amendment to the East Avenue Village District to permit offices of Business Service establishments as a principal use – Further review

Mr. Greene began the presentation. There were some concerns among the commissioners about how to enforce it. Some thought that the definition should be narrowed to allow only for taxis and limos. Since this was a private application, Mr. Bernheim addressed the commissioners. He reiterated to them that neither taxis nor limos were ever stored at the location. This item would be on the Zoning Commission's agenda in October.

b) #5-11R/#4-11SPR – Norwalk West, LLC - Proposed amendments to allow 1 story buildings in interior courtyards& modify outdoor dining criteria in CBDD and request to modify approved plan to add 1 story buildings to interior courtyard & modify recreation area – Final review prior to public hearing

Mr. Greene presented the application and told the commissioners it would be on the agenda in two weeks.

c) #3-11R – Zoning Commission – Proposed amendments to require that windows and doors are closed when live music is playing – Final review prior to public hearing

Mr. Greene began the presentation. The application is ready to go to hearing. Mr. Mushak was on Washington St. and heard noise from a disco. The proposed amendment would clarify that live music includes a D. J..

d) #6-11R – Zoning Commission – Revise the definition for contractor’s storage yards – Further review

Mr. Greene told the commissioners that this was ready to go to hearing. There were no questions or comments from the commissioners.

e) Modify application forms to require PowerPoint presentations at public hrg. for larger developments

Mr. Greene stated that some commissioners liked the Power Point presentation during the 95/7 presentation in July. He wanted to have applicants of larger projects make their presentations in this manner. Mr. Blank suggested the department buy a tool called an ELMO which is similar to an overhead projector to help people make presentations.

f) Comments of Commissioners

Since he would be on vacation, Mr. Santo asked Mr. McCarthy to run the Zoning Commission meeting on September 21, 2011.

Mr. Mushak requested that the staff prepare a chart to start putting together storm water manual. Mr. Greene stated that they would receive a chart at their next meeting.

Mr. Mushak also asked whether anyone read the traffic reports submitted by applicants. Mr. McCarthy suggested that applicants submit them in a PDF format so that they could be viewed on-line.

There was some discussion about the Norwalk Town Center.

The meeting was adjourned at 10:15 p.m.

Respectfully submitted by,

Diana Palmentiero