

CITY OF NORWALK
ZONING COMMITTEE
April 11, 2013

PRESENT: Adam Blank, Chair; Jim White; Emily Wilson; Joseph Santo; Nathan Sumpter; Mike Mushak; Mike O'Reilly; Jill Jacobson

STAFF: Michael Greene; Frank Strauch; Adam Carsen

OTHERS: Atty Liz Suchy

Adam Blank called the meeting to order at 8:30 p.m.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP & SPECIAL PERMIT

a) #1-13M/#2-13SP - G. & M. Vona - 15 Arch St/Lynes Pl - Proposed map change from AAA & D Residence to entirely D Residence and proposed 12 unit multifamily development - Final review prior to public hearing

Mr. Greene began the presentation by stating that the applicant was ready to go to public hearing. Mr. Mushak asked if the drainage issues were resolved. Mr. Greene said that the applicants said that they have plans and a backup plans. Mr. Mushak asked about pervious paving for the sidewalks. Mr. Strauch had been at the meeting with the Department of Public Works who said that everything was in place. Mr. Mushak then asked about regulations for pervious paving which Mr. Strauch said he was working on.

II. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS & SITE PLAN REVIEWS

a) #16-12R/#1-13SPR/#1-13CAM - TR Sono Partners, LLC - 99 Washington St - Proposed amendment to allow valet, tandem or stacked parking for multifamily developments of more than 50 units in the Washington Street Design District & request to modify approved site plan for 52 unit multifamily development to add 14 units for a total of 66 units, to convert parking garage from 90 spaces on 3 levels to a 154 spaces on 2 levels with valet, tandem, compact & stacked parking and eliminate 24 offsite parking spaces at 43-47 S. Main St. - Final review prior to public hearing

Mr. Greene began the presentation by stating that the applicant was ready to go to public hearing. Atty Suchy asked if any of the commissioners had questions because she did not have anything to add. Mr. Sumpter asked about the parking management plan and the workforce housing component. Atty Suchy said that the applicant would meet the Zoning requirements. They had also come up with a condition, if the Zoning Commission approved the amendment, to allow for one free parking space for the workforce housing units. Mr. Sumpter asked what the cost would be to the workforce housing units for another space. She did not know that at this time. Mr. Santo asked if the cost would be passed onto the other rentals. The applicant said that it would not be.

Mr. Santo did not think there should be free parking. He believed that the applicant was coerced by some commissioners. They were only agreeing to the condition in order to get the approval of the commissioners. Mr. Sumpter said that the applicant had agreed to it and he did not believe they were being coerced. The other commissioners did not think this was a necessary line of questioning in order for the applicant to prepare for the public hearing.

b) #2-13R - Zoning Commission - Proposed amendments to Flood Hazard Zone regulations to adopt new FEMA Flood maps to become effective July 8, 2013 - Further review

Mr. Greene began the presentation. The proposed amendment was to keep the city's regulations in compliance with the FEMA regulations and had to be adopted before July 8, 2013. He also discussed one change, the date of adoption, which the commissioners may want to change in the new regulations. Zoning Department staff would send the proposed amendment to the Planning Commission.

c) Workforce Housing regulations - Distribution of responses received

Mr. Greene began the presentation. He said that they had included responses the department had received in their packets. Mr. Sumpter asked whether there would be a hearing for the public to raise questions. There was a question about the logistics of the hearings. Ms. Wilson suggested having a meeting for the groups that they had solicited responses from and then hold a workshop for the public. Mr. Greene reminded them that the public hearing is not a formal hearing and they would still be able to receive responses.

a) #16-12R/#1-13SPR/#1-13CAM - TR Sono Partners, LLC - 99 Washington St - Proposed amendment to allow valet, tandem or stacked parking for multifamily developments of more than 50 units in the Washington Street Design District & request to modify approved site plan for 52 unit multifamily development to add 14 units for a total of 66 units, to convert parking garage from 90 spaces on 3 levels to a 154 spaces on 2 levels with valet, tandem, compact & stacked parking and eliminate 24 offsite parking spaces at 43-47 S. Main St. - Final review prior to public hearing

Mr. Sumpter continued his line of questioning because he had not finished it. He asked Atty Suchy whether they would have a parking attendant on duty 24/7. She said that was true. Mr. Greene said if there were any other questions, they would be passed onto the applicant before the public hearing.

Mr. Mushak asked whether there was a list of requirements for special permits for the contractor's offices, contractor's yards and contractor's parking facilities. He believed there had been a concern by the public including Atty Frank Zullo, some of the requirements should be "as of right." Some of the requirements had been voted on as a special permit at the public hearing. Members of the public had contacted Mr. Mushak after the public hearing because they were upset that they did not know this was going to happen. He thought that it was worded in such a way that it had to be read carefully. He wanted to know what the requirements were. Mr. Greene said that there was a list of criteria in the regulations and special permit instruction sheet that is in

the Zoning Department office as well as online. After Mr. Mushak said that the list was not in the regulations, Mr. Greene said that it was in the regulations. Mr. Greene then left the room since he had answered Mr. Mushak's questions. He also told Mr. Mushak that this item was not on the agenda and should not have been discussed. Mr. Mushak then said that Mr. Greene had not returned his e-mail. Mr. Santo began to explain about the contractor's yards but Ms. Wilson reminded them that they should not be discussing items that are not on the agenda. Mr. Blank reminded Mr. Mushak that this could be discussed at the Zoning Commission meeting under "Comments of Commissioners." Mr. Mushak noted that the list of special permit requirements stated that items could be waived by the commission under certain circumstances. He said that they have not been waiving any items, as stated. The other commissioners said that the commission has waived traffic reports in the past. Mr. Greene returned to the room. There was a further discussion about the waiving of A2 surveys. Mr. Greene thought that the meeting was an illegal FOI.

Mr. Mushak then said that what was illegal was for Mr. Greene to approve a parking lot for AMEC to drain into the street. Mr. Santo adjourned the meeting.

The meeting was adjourned at 8:23 p.m.

Respectfully submitted by,

Diana Palmentiero