

**CITY OF NORWALK
ZONING COMMITTEE
May 9, 2013**

PRESENT: Adam Blank, Chair; Jill Jacobson; Harry Rilling; Joseph Santo; Michael O'Reilly

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

Adam Blank called the meeting to order at 8:36 p.m.

I. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS & SITE PLAN/SP PERMIT

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. – Review of public hearing

Before the commissioners could review the public hearing in this matter, Mr. Santo stated that only Ms. Jacobson and Mr. Santo, himself, could participate in the discussion because they were at the public hearing. He asked that several of the other commissioners review the tapes of the hearing so that they could participate in the next discussion.

b) #2-13R – Zoning Commission – Proposed amendments to Flood Hazard Zone regulations to adopt new FEMA Flood maps to become effective July 8, 2013 and October 16, 2013 – Final review prior to public hearing

Ms. Wilson began the presentation. She said that they were set to run the legal notice for the public hearing but then they received another map change from FEMA. Mr. Wrinn said that all should be in order and ready for the public hearing in the following week.

c) Referral from Mayor: Analysis of Impediments to Affirmatively Further Fair Housing – Review of proposed Commission response

Ms. Wilson began the presentation. She said that the mayor had sent a letter in March to the chairpersons of various departments and commissions, asking them how they are meeting their Fair Housing obligations. If anyone has comments on the draft, she asked that they send their comments to the Zoning Department staff. In the meantime, a letter would be drafted for Emily Wilson's signature to the Mayor with the

Commission's comments. She said that since the Commission's recent efforts to obtain public comments on the workforce housing regulations was one indication that they were meeting their obligations. Mr. Blank thought the Mayor's letter was prompted by the Zoning Commission's letter to review the work force housing regulations. Ms. Wilson said that this was a coincidence. The commissioners authorized Emily Wilson to sign a letter to the Mayor.

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At this point in the meeting, Mr. Blank recused himself and left. Ms. Wilson said that the applicant had given the commissioners another extension so they had until June 19, 2013 to make a decision in this matter. They would have a full discussion at the next committee meeting. She went over the issues that the commissioners should consider in their review.

Mr. Santo asked that the applicant lease spaces elsewhere, such as at the Maritime Garage, in case the valet parking does not work. It could be back-up for the applicant. Mr. Rilling said that the commissioners should not be concerned with that because it should be self-regulating. Ms. Wilson reminded him that the commissioners had to be concerned with traffic backing into the street. They decided to wait until the next meeting when other commissioners were available to discuss it.

The meeting was adjourned at 8:46 p.m.

Respectfully submitted by,

Diana Palmentiero