

**CITY OF NORWALK  
ZONING COMMITTEE  
June 13, 2013**

Adam Blank called the meeting to order at 8:46 p.m.

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

**STAFF:** Mike Wrinn; Dori Wilson; Adam Carsen

**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 space garage on 2 levels with valet, tandem, compact & stacked parking – Review of public hearing NOTE: must act at June 19th Commission meeting; 5 affirmative votes needed to over-ride denial by Planning Commission**

Mr. Blank recused himself from the discussion and left the room. Emily Wilson appointed Mr. White to the Zoning Committee. Mr. Sumpter continued the meeting. Dori Wilson explained how the commissioners would need five affirmative votes to pass the amendment over the denial of the Planning Commission. All the commissioners at this meeting had either attended the public hearing in April or listened to the tapes of the meeting.

Mr. Santo asked that a portion of the applicant's traffic management plan be changed. Currently, it stated that parking for the workforce housing units would be free. Mr. Santo thought it should be changed to state that the cost would be reduced by the same percentage that the rents were reduced. Mr. Sumpter disagreed because he thought that they should not change what a developer had already agreed to. Mr. Santo believed the cost of the free parking would be passed on to those who were paying market rates for their units. Mr. Santo thought that the developer had been coerced into agreeing to free parking for workforce housing units. Mr. Sumpter did not want Mr. Santo to think that he was being bribed. No one said that they did. Mr. Santo wanted a compromise for the people that would be living in the units who would be paying fair market rents.

Mr. Mushak asked for an explanation of the Planning Commission's denial. Dori Wilson said they were concerned that there had not been research from a comparable city about the stacked, tandem and valet parking. There was a further discussion amongst the commissioners about the fact that the Zoning Commission had received more research after the Planning Commission's denial. The original date of the public

hearing was in February so the Planning Commission had to act on the application when they did in January. Emily Wilson suggested that the traffic management plan include an agreement for off-site parking for a period of either one year or eighteen months, in case it was necessary. Dori Wilson said that the commissioners could not condition for it. The applicant would have to offer to do it. The commissioners did think it would be a good idea to get a traffic and parking analysis one year after completion of the project. The commissioners realized that there were not too many projects that this amendment could affect.

**b) City Code §95-19 – Department of Public Works – Renaming of a portion of Colonial Place to Morgan Place**

Mr. Blank returned to the meeting. Mr. Wrinn explained where the location of the street was, behind the Norwalk Motor Inn. All of the homes on Colonial are numbered; however, there are no other numbers to be used. The request has been made to re-name a portion of the street so that the homes could be numbered. The Zoning Commission has been asked to give comments on it. There was a concern about naming it Morgan Place because there were other streets in Norwalk using the name “Morgan.”

**c) SoNo T.O.D. Revisions to residential density and parking requirements – Preliminary discussion**

Emily Wilson said that she would prefer to put this matter on hold until they had worked on the new regulations for workforce housing. The commissioners thought that it was a good idea. She also thought that they should contact again those agencies, people, etc. that they had sent letters to previously. Dori Wilson said that the Zoning Department had not seen any comments in the last month. The commissioners discussed the schedule for the meetings and how soon they could be acting on new regulations.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by,

Diana Palmentiero