

**CITY OF NORWALK  
ZONING COMMITTEE  
April 10, 2014**

**PRESENT:** Emily Wilson, Chair; Nora King; Jill Jacobson; Joseph Santo; Michael Mushak; Mike O'Reilly; Linda Kruk; Nathan Sumpter; James White

**STAFF:** Michael Wrinn; Dori Wilson; Frank Strauch

**OTHERS:** Paxton Kinol

Emily Wilson called the meeting to order at 9:16 p.m.

**I. PROPOSED CHANGES TO THE BUILDING ZONE MAP, SITE PLAN & COASTAL SITE PLAN REVIEWS**

**a) #1-14M/#2-14SPR/#2-14CAM – Norwalk West VI, LLC. – 26-36, 33 Orchard St/2 Quincy St – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (8 parcels) & 6 story, 62 unit multifamily bldg in a Design District Development Park with 89 pkg. sp (7 parcels) & related modifications to DDDP – Further review**

Dori Wilson began the presentation by orienting the commissioners as to the location of the property and explaining the proposed modifications.

Paxton Kinol continued the presentation by clarifying the modifications that were being proposed. He also discussed the residential and commercial tenants that are already leasing space in the buildings. Mr. Santo asked about Joe the shoemaker. His business, as well as the Bikram Yoga studio, would be in the building as the last two businesses to lease space. There was then a discussion of the sidewalks and street trees that were being completed by the developer. There was also a discussion of when the application would be on the Zoning Commission agenda as well as a discussion about all the commissioners visiting the building since it is nearing completion.

**II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS**

**a) #8-13R – Planning Commission - Proposed amendments to regulate the location and screening of mechanical equipment and HVAC units on rooftops in multifamily and business zones – Review of revised draft amendment**

Dori Wilson began the presentation by discussing the amendments that had been revised with the commissioners' comments. They decided the public hearing would be on the Zoning Commission agenda in June.

**b) #X-14R - Indoor contractor parking facility: Review and discussion of draft amendments**

Mr. Wrinn began the presentation by explaining that the amendments had been revised so that proposed regulations would only affect Martin Luther King Drive.

Mr. Santo asked Mr. Mushak to recuse himself because Mr. Mushak had a contracting business and could benefit from this proposed regulation. Mr. Mushak said that he had spoken with the city's Corporation Counsel and would not recuse himself. Mr. Sumpter questioned whether there were any other contractors on the commission because he was a contractor as well.

There was a discussion regarding the changes to the regulations adopted last year. Ms. King had some suggestions for further changes to the regulations which included violations if the regulations were not followed.

Mr. Santo asked why Woodward Avenue was exempted. Dori Wilson distributed aerial maps as she explained that it abutted coastal wetlands and was located in a flood zone.

Mr. Mushak discussed there is a state law which could help the Zoning staff fine anyone that is in violation of regulations. Mr. Wrinn said that an ordinance would have to be passed in order to do this. Mr. Mushak then said that he thought this item should be table until these other issues were resolved.

Mr. Mushak requested that the Committee consider a change from 12,500 sq. ft. to 10,000 sq. ft. for indoor contractor parking uses as well as allowing the use as a principal use in both Business #1 and #2 zones. There was discussion about environmental impact statements. Mr. Mushak asked questions of a member of the audience about the difference between environmental consultants and engineers. After much discussion, the Committee discussed a summary of what the revised regulation would state. There would have to be a public hearing on this matter in either June or July.

### **c) Rowayton Avenue Village District: Discussion of possible amendments**

Dori Wilson began the discussion by passing out a copy of Ms. King's email to the commissioners. Ms. King said that she had met with Mr. Santo in Rowayton and worked with Zoning Department staff to formulate some possible amendments which could help small businesses in the district. She said their biggest problem was with parking. She had worked with Dori Wilson to work out a model that could reduce parking requirements. There was a discussion amongst the commissioners for clarifications of Ms. King's email. Mr. Wrinn described the current system of determining parking. Mr. Mushak discussed the parking master plan, from December 2012, that recommended that commercial parking requirements be reduced, among other ideas. Emily Wilson asked the Zoning Department staff to find out what the parking availability was in Rowayton.

Emily Wilson made a motion to adjourn the meeting.

Mr. Mushak continued to speak. He had asked Mr. Santo to add an item to the agenda but it had not been done. He said that it was not in Robert's Rules of Order that

the chairperson could not control the agenda. Mr. Santo said that it was in the by-laws. Mr. Mushak said that three commissioners and the mayor wanted something to be on the agenda. He also said that alternate members should not participate in meetings. Mr. White disagreed by saying that although he does not vote, he could still participate.

Ms. Kruk said she had to leave and left at 10:15 p.m. Emily Wilson and Mr. Santo left at 10:17 p.m.

The meeting was adjourned at 10:17 p.m.

Respectfully submitted by,

Diana Palmentiero