

**CITY OF NORWALK
ZONING COMMITTEE
June 12, 2014**

PRESENT: Emily Wilson, Chair; Joseph Santo; Mike Mushak; Jim White;
Nathan Sumpter; Jill Jacobson

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

Emily Wilson called the meeting to order at 9:06 p.m.

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

a) #1-14R – Planning Commission - Proposed amendments to regulate the location and screening of mechanical equipment and HVAC units on rooftops in multifamily and business zones – Final review prior to public hearing

Dori Wilson said that all approvals had been received. It was ready for a public hearing which would be held in July or August.

b) #2-14R – Zoning Commission – Discussion of possible amendments to revise minimum lot size for indoor contractor parking facility from 12,500 sf to 10,000 sf, to allow as principal use in Bus #1 & Bus #2 zones subject to submittal of Environmental impact statement (EIS) and related technical amendments – Further review prior to July hearing

Dori Wilson said that referrals had been sent out and that they were waiting for them to come in. Mr. Mushak said that all the changes that Dori Wilson had made were good. He also said that this would not affect Martin Luther King Blvd. since the city did not have an effective means of enforcement and that Ms. King had concerns about allowing the use in a Restricted Industrial zone. Mr. Mushak thanked the commissioners for working on this and reminded them that this was his last meeting. He would not be able to vote on it because his term would expire as of July. He thought that it would be a good thing and showed the commissioners an article from Linda McMahon, "Small Businesses Are the Engines of Our Economy." Mr. Sumpter said that it was a pleasure serving with Mr. Mushak.

c) #3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood elevation plus one foot and related technical amendments - Further review prior to July hearing

Dori Wilson said that the Planning Commission had approved the proposed amendment. However, she apologized for not sending out the referrals to the other departments so that this application could not go to a public hearing until July.

There was a discussion on the amount of public hearings in July. Mr. Mushak said that the indoor contractor parking facility could go to public hearing in August or September, if necessary.

d) #X-14R - Discussion of draft amendments to reduce retail and restaurant parking requirements in Rowayton Avenue Village District

Mr. Santo said that Ms. King had spoken with him. They decided to table this item until she could be in attendance at the meeting. Mr. Mushak said that Ms. King is working with the community on this issue.

e) Discussion of possible zoning regulation changes regarding traffic studies and peer review requirements for traffic studies – Further review

There was a discussion about when a traffic study is required. They also discussed peer review as it affects traffic studies. Dori Wilson said that they did speak with representatives in Darien and Westport which used peer review. It was something that was requested by the commissioners, very infrequently. She reminded them that many times the applicant will modify the traffic study to respond to Commission concerns. A peer review would be an extra step in the process. Mr. Mushak did not think that peer review would be asked for that often. He did think that it should have been used in a recent application and could be a deterrent to any applicant that may not want to complete a quality traffic report. The staff would find language for a possible peer review amendment.

The meeting was adjourned at 9:26 p.m.

Respectfully submitted by,

Diana Palmentiero