

CITY OF NORWALK  
ZONING COMMITTEE  
February 12, 2015

**PRESENT:** Jill Jacobson, Chair; Emily Wilson; Nora King; Linda Kruk

**STAFF:** Michael Greene; Frank Strauch; Adam Carsen

**OTHERS:** Atty Al Vasko

Emily Wilson called the meeting to order at 8:02 p.m.

**I. PROPOSED CHANGE TO THE BUILDING ZONE MAP & SPECIAL PERMIT/COASTAL SITE PLAN**

**a) #3-14M – 25 Butler, LLC –25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1 parcel) – Final review prior to public hearing**

Mr. Greene said that the applicant could move a building. The Historical Commission approved it as well as the Planning Commission approving the zone change.

**II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMIT**

**a) #11-14R/#9-14SP – Norwalk Project, LLC – 50 Keeler Ave - Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone and special permit for a 40,000 sq. ft. addition to existing Westy storage facility – Final review prior to public hearing**

Mr. Greene began the presentation by noting that this application would be on the Zoning Commission agenda in the following week so that the Westy's storage facility could add an addition to the facility. Atty. Vasko said they had obtained their wetland permits. The Planning Commission had recommended approval.

**b) #9-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10% – Final review prior to public hearing and c) #10-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site – Final review prior to public hearing**

Mr. Greene said that both items were ready for the public hearing which was scheduled for the following week. The Planning Commission had recommended approval of both. Ms. King wanted the items to be handled together at the public hearing. Mr. Greene reminded her that they could not be voted on together. The

hearings could be heard back to back.

**d) Discussion of special permits**

Mr. Greene began the presentation. He said that the staff had gone through Stamford's regulations and they had put together a summary of the differences of the special permits. Ms. Wilson said she had had a brief conversation with Mr. Blank about Stamford's special permits. Mr. Greene said that they could have a discussion at the next meeting and from that the staff could prepare a regulation for review. It did not seem appropriate to hold a discussion when several of the commissioners were not in attendance at this meeting.

Mr. Greene told the commissioners that on March 18 there would be an Executive Session meeting at 6:30 regarding updates from the Department of Justice.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted by,

Diana Palmentiero