

CITY OF NORWALK
ZONING COMMITTEE
March 12, 2015

PRESENT: Emily Wilson, Chair; Jill Jacobson; Joe Santo; Nora King; Adam Blank;
James White; Mike O'Reilly; Nathan Sumpter; Linda Kruk

STAFF: Michael Greene; Dori Wilson; Frank Strauch

OTHERS: Atty. Frank Zullo;

Emily Wilson called the meeting to order at 8:44 p.m.

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

a) #1-15R/#2-15SP – 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 as revised to allow mixed use developments and special permit for 40,000 sq. ft. addition to existing Westy storage facility – Preliminary review

Dori Wilson began the presentation by reminding the commissioners that this application had been on the Zoning Commission agenda last month, but was withdrawn, modified and resubmitted by the applicant. Since the Zoning Department staff had questions on the modifications, the applicant had redrafted the amendment to address these concerns. A list of properties that would potentially be affected by this amendment was distributed. The new application requires that the new referrals were required so this item could not be on the Zoning Commission agenda for public hearing until April.

b) Discussion of special permits

Dori Wilson began the presentation with providing the commissioners a chart summarizing Stamford's special permits. Mr. Blank and Emily Wilson said that after reviewing Stamford's regulations, there were items from Stamford that could be added to Norwalk's regulations.

c) Discussion of farm stands

Emily Wilson began the presentation by explaining that she would like to see farm stands permitted in Norwalk. She thought it was great from a local and economic standpoint. She thought it would work for Fodor's Farm as well as any neighborhood gardener who grew an abundance of food and would like to share it. She suggested it be a seasonal permit which a person would have to renew every year. Ms. Kruk said that she had heard of some people leaving the abundance on a table for others to take. The commissioners asked the staff to see what the regulations were in other towns. There were concerns about parking and traffic.

d) Discussion of accessory apartments

Dori Wilson began the presentation by explaining the current regulation for accessory apartments. She said that the Deputy Zoning Inspector had prepared a list of illegal units which included 20-30 single family residences. Ms. Kruk explained how she came to understand this issue and explained that the size of the accessory apartment allowed by the current regulations was small. There was a discussion about how this could help the senior population stay in their home. The original accessory apartment regulation was adopted in 1982 when houses were smaller and the permitted 700 sq. ft. for an accessory apartment seemed generous.

Mr. Santo gave a brief history of the regulation since he was on the Common Council at the time the Zoning Commission passed it. There was a discussion about how much space should be allowed. There was a concern about the need for additional parking. Mr. Greene gave a brief synopsis of how the regulation has worked thus far. There was a discussion about illegal units, garage apartments and that an increase in the square footage would help to make an accessory apartment that was ADA compliant.

The meeting was adjourned at 9:19 p.m.

Respectfully submitted by,

Diana Palmentiero