

**CITY OF NORWALK  
ZONING COMMITTEE  
April 9, 2015**

**PRESENT:** Jill Jacobson, Chair; Emily Wilson; Joseph Santo; Adam Blank; Linda Kruk; Mike O'Reilly; Nat Sumpter; Jim White; Nora King

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

Emily Wilson called the meeting to order at 8:45 p.m.

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

**a) #2-15R - Zoning Commission – Proposed amendments to Section 118-700 to add “medical office” as a permitted use in the Industrial #1 zone**

Mr. Greene began the presentation by explaining why this amendment was before the commissioners. When the regulation was written the definition of “medical office” was not defined in the regulations and when it was added the Commission added a list of zones where the use would be permitted. The Industrial #1 was inadvertently left out. The proposed amendment would fix this oversight. It would be on the Zoning Commission agenda in May.

**b) #X-15R – Zoning Commission – Review of draft amendments regarding special permits**

Emily Wilson began the presentation by explaining how the amendments were drafted. They had checked out Stamford’s regulations to see what could work for Norwalk. There was a discussion about residential setbacks as well as setbacks at schools. The commissioners decided to review the drafts at home and be ready to discuss it at the next meeting.

**c) Discussion of farm stands – Review of regulations in other towns**

There was a short discussion. Mr. Blank did not want to allow farm stands that sell honey.

**d) Discussion of accessory apartments – Review of regulations in other towns**

Ms. Kruk began the presentation by handing out copies of regulations from other towns since she had done her own research. She explained why she believed why owners should be allowed to have larger accessory apartments. Some commissioners thought this would not work in AAA neighborhoods. Ms. Kruk thought that the size of the accessory apartment should not be limited to 700 sq. ft. Some towns based it on the square footage of the house.

There was a discussion about the regulations in Trumbull as well as discussion about the state's affordable housing regulations.

**e) Discussion of school banners**

This item was in response to a request by the Jefferson School that had been designated as a Blue Ribbon school. They wanted the banner to hang on the school for a longer period than the one month which is now permitted. The regulations would have to be changed in order to allow a larger banner for a period of one year. It would be on the Zoning Commission agenda in June.

The meeting was adjourned at 9:09 p.m.

Respectfully submitted by,

Diana Palmentiero