

CITY OF NORWALK  
ZONING COMMITTEE  
May 14, 2105

**PRESENT:** Emily Wilson, Chair; Jill Jacobson; Adam Blank; Nora King; Linda Kruk; Nate Sumpter

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

Emily Wilson called the meeting to order at 9:34 p.m.

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

**a) #3-15R – CP Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District – Preliminary review**

Dori Wilson began the presentation by explaining how other development parks in Norwalk have their own set of sign regulations; the Waypointe Design District Development Park will eventually have sign regulations as well. Since they are now starting to have tenants, they would like to amend the existing sign regulations to address signs on facades facing plazas and through block arcades to allow additional wall and projecting signs on these facades. This is the first look at the proposed regulations which the applicant will explain in greater detail at the June committee meeting. The Committee agreed to schedule a public hearing in June.

**b) #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones – Further review**

Mr. Greene began the presentation by explaining that the proposed amendments would be on the Zoning Commission agenda for a public hearing in June. There would be a 1 year time limit on the banners. Since the regulations currently state that a banner could be hung up temporarily for 30 days, the awards banner will be hung up for the Commissioners to see but they will take it down if the proposed amendment is not passed.

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

Mr. Greene began the presentation by stating that the staff had reviewed many non-residential uses in residential zones. Dori Wilson continued indicating the staff had review 10-15 special permit uses approved over the last 15 years or so. She presented a map which showed the uses which were scattered throughout the city. Many of them setback or parking issues and some had variances. There was a discussion about drafting the language so that it was very generous to allow pre-existing non-conformities to be rebuilt.

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

Mr. Greene said that they could draft a regulation to permit farm stands in AA and AAA zones; this will limit them to lots of ½ acre or more. The commissioners could review the regulation again once it has been in place for a year. The stands would be permitted with a seasonal zoning permit and require renewal each year so the Commission can see whether this concept is working successfully.

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

Dori Wilson said that Linda Kruk had submitted comments summarizing why she thought the regulations should be modified. Ms. Kruk explained that she thought it would be best if the regulations stated that the accessory apartment was proportionate to the size of the residence, rather than a set square footage of the residence. There was a discussion of the size of 1 bedroom apartments that had been approved over the last several years. Ms. King said that, as an appraiser, she has seen how too lenient accessory apartment regulations have worked in other towns. She expressed concerns that the regulations should not be too lenient. There was a lengthy discussion about how stringent the regulations should be. Ms. Kruk said that she would email the commissioners regulations from other towns that did use a percentage of a residence. The committee agreed to continue the discussion at the June meeting.

The meeting was adjourned at 10:04 p.m.

Respectfully submitted by,

Diana Palmentiero