

**CITY OF NORWALK  
ZONING COMMITTEE  
June 11, 2015**

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

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

**OTHERS:** Atty. Suchy; Paxton Kinol

Emily Wilson called the meeting to order at 9:03 p.m.

**I. PROPOSED CHANGES TO THE BUILDING ZONE MAP**

**a) #1-15M – 25 Butler, LLC – 43 Harbor Ave/38 Orchard St/4 & 6 Quincy St - Proposed change to the Building Zone Map from D Residence to Central Business Design District Subarea B (4 lots) – Preliminary review**

Dori Wilson began the presentation with a brief review of what is currently under construction. She oriented the commissioners as to the location of the properties on the site plan. There was a discussion as to the merits of changing the zone without a Special Permit or site plan application.

Atty. Suchy continued the presentation by explaining how revising the zones would help them. The developer, Mr. Kinol, explained that they would probably not have site plans for another 2 years. Many of the commissioners thought 2 years was a long time to wait for an application. They agreed that the applicant should revise the zone change application to only include the 2 lots that are needed to continue the project. There was a discussion about 43 Harbor and how many units could be built on it. The commissioners decided this item would be on the July Zoning Commission agenda.

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

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

Dori Wilson began the presentation by handing out packets to the commissioners. She explained that the applicant would like these sign amendments to be on the June Zoning Commission agenda because there were restaurants opening in July.

**b) #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones – Schedule for public hearing**

Dori Wilson began the presentation by explaining that the proposed amendments to allow seasonal farm stands in AA and AAA zones had been referred to the new regional planning office the Western Connecticut Council of Governments (WCCOG), CAM and the Planning Commission.

**c) #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones – Schedule for public hearing**

Dori Wilson began the presentation by explaining that the proposed amendments would include “places of worship” in the text. Mr. Greene explained by showing the commissioners on a map where these amendments would effect. He also noted that the Department of Justice recommended these zones include “places of worship” as a permitted use.

**d) #7-15R - Zoning Commission – Proposed amendments to Section 118-1450 to revise criteria for Special Permits, to add a new subsection D. Special Standards for Non-residential uses in residence zones and related technical amendments – Schedule for public hearing**

Dori Wilson began the presentation by showing a map of non-residential uses in residential zones. She explained that the proposed amendments had been referred to the Western Connecticut Council of Governments (WCCOG), CAM and the Planning Commission. There was a lengthy discussion about allowing expansions for existing, non-conforming special permit uses. It was agreed to schedule this item for the Zoning Commission agenda in July.

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

Dori Wilson began the presentation but Ms. Kruk said that she had sent out to the commissioners regulations from other towns. At this time, she suggested that proposed amendments be drafted. There was concern from some commissioners that this would be expanding multi-family zones where only 1 family homes were allowed.

**f) Discussion of application fees**

Mr. Greene told the commissioners that the Board of Estimates asked the Zoning Commission to consider raising fees to increase revenue to the city. He also gave them a chart which showed the fees in neighboring towns. It had to be done before Mr. Greene went before the Board of Estimates again in March, 2016.

**g) Discussion of workforce housing**

The commissioners decided to table this item so they could review the information including a chart that Dori Wilson had prepared.

**h) Comments of Zoning Commission Chair.**

Mr. Santo said that he would not be at the Zoning Commission meeting the following week. He noted that 4 commissioners may no longer be on the commission, including Mike O’Reilly, Jim White, Nora King and himself. He took a moment to say good-bye. He shared some pieces of advice including the fact that the commissioners worked for the entire City, not just their districts. He remembered when the Planning and Zoning Commissions split, back in the late 1980s because of disagreements over accessory apartments. He had concerns about the regulations adding 2<sup>nd</sup> floors and the lighting on football fields.

The meeting was adjourned at 9:52 p.m.

Respectfully submitted by,

Diana Palmentiero