

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

PRESENT: Emily Wilson, Chair; Linda Kruk; Adam Blank; Nate Sumpter

STAFF: Mike Wrinn; Frank Strauch; Adam Carsen

OTHERS: Atty. Liz Suchy; Paxton Kinol

Emily Wilson called the meeting to order at 8:28 p.m.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP

a) #1-15M – 25 Butler, LLC – 38 Orchard St/6 Quincy St – Proposed change to the Building Zone Map from D Residence to Central Business Design District Subarea B (Revised to 2 lots) – Final review prior to public hearing

Mr. Wrinn began the presentation and explained that there would be a public hearing at the July Zoning Commission.

Atty. Suchy continued the presentation by explaining a couple of lots would no longer be a part of the zone change. They had received letters from the owners explaining that they did not want to be part of the zone change. It would now be for 2 lots only. They had only received an objection from Redevelopment Agency that day, although the application had been started 8 weeks ago.

Paxton Kinol continued the presentation by explaining that the Redevelopment Agency had known about this zone change since December when they offered to file the application for the applicant. In January, however, they decided not to file it. He did not understand why they were objecting to it so late.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

a) #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones – Final review prior to public hearing

Mr. Wrinn said that there was letters in the commissioners' packets in support of farm stands and farms, especially Bucciarelli Farm. Ms. Wilson said she would not be able to be at the public hearing to vote in support of this zone change.

b) #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones – Final review prior to public hearing

Mr. Wrinn reminded the commissioners that this amendment was clarifying the current regulation.

c) #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 – Final

review prior to public hearing

Mr. Wrinn noted that the public hearing would be at their next Zoning Commission meeting. He explained the modifications.

d) #X-15R – Zoning Commission – Proposed amendments to Article 42 accessory apartments – Further review

Ms. Kruk explained that this was still not ready so there would be no discussion at this time.

e) Discussion of workforce housing

This item was tabled until more commissioners could be part of the discussion. Mr. Sumpter explained that there should be a process for people that would like to apply for this housing especially since there was more inventory. Mr. Blank said there had been a discussion, at a workforce housing task force meeting, about people that lived in properties that had been torn down. Unfortunately they could not receive preferential treatment to the new units that were being built. They would have to go through the process like everyone else. There was a discussion about the current process of how people were picked for these units and where the units were located.

f) 95-19 City Code – Naming of Streets – Review and approval to name a new street off of Aiken Street as “Caryns Way”

Mr. Strauch began the presentation by noting that this application had been sent to the commissioners with their packets. The developer wanted to name a street. The application had to be approved by the Planning Commission and Zoning Commission before it could be sent to the Public Works Committee of the Common Council. The proposed name was “Caryns Way.” There was a discussion about whether it would be a private or public road. Mr. Strauch said that it would be given to the city. Ms. Kruk had questions because her street was a private street and would like it to be given to the city. There was a discussion about the development that is there. There was a discussion about the name and where it came from.

The meeting was adjourned at 8:47 p.m.

Respectfully submitted by,

Diana Palmentiero