

Draft
CITY OF NORWALK
LAND USE COMMITTEE – Special Meeting
July 14, 2015

PRESENT: Frances DiMeglio, Chair; Torgny Astrom; Joel Zaremby; Victor Cavallo; Bill Dunne; Steven Ferguson (arrived after the meeting began)

STAFF: Frank Strauch; Dori Wilson

Ms. DiMeglio called the meeting to order at 7:35 p.m.

I. REFERRALS: Review and recommendation

a) 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 explaining the naming process as well as orienting the commissioners as to the location of the property on the site plan. He explained that it must be approved by the Planning Commissions, Zoning Commission and then go to the Public Works Committee of the Common Council for approval. After it passed there, it would be sent to the Common Council. Mr. Strauch said that the name had been vetted by Paul Sotnick, in the Department of Public Works (“DPW”) to confirm that there were no other streets with that name. There would be a safety issue if that happened. He said that the Zoning Department did not ask about how the name was picked by the applicant.

There was a lengthy discussion by the commissioners as to the process of picking the name. Mr. Strauch noted that for him, safety was a high priority in picking a name.

b) Zoning Commission - #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)

Ms. Wilson began the presentation by explaining how the zone changed from 4 lots to 2 lots in June. She also oriented the commissioners as to the location of the property on a map. She explained why it went from 4 lots to 2 lots. She also explained that the applicant could change a zone even if they did not own the property. However, those property owners had the right to not be a part of it, which is what happened in this case.

There was a discussion about the resale value of the property with the zone change.

c) Zoning Commission - #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones

Ms. Wilson began the presentation by defining “farm stands.” She explained what was allowed already, including limitations on bee hives. There was a discussion as to why the Zoning Commission was proposing these amendments.

Ms. Wilson explained that at this time, the Zoning Commission would like to limit to the larger residential zones of AAA and AA. She also explained that farm stands would have to obtain a zoning permit yearly. If there were problems or complaints then they may not receive it again the following year. The commissioners were concerned about parking issues, whether the produce was grown on the property. Again, they questioned why the Zoning Commission was proposing these amendments at this time.

d) Zoning Commission - #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones

Before Ms. Wilson began the presentation, Mr. Cavallo recused himself and left the room. She explained that the proposed amendments came from discussions with the Department of Justice (“DOJ”) and Corporation Counsel. She also explained the change from “churches” to “places of worship” as well as additional zones where they will be allowed and expanded uses.

There was a discussion about whether individuals can change a zone. Ms. Wilson said it could be done but the requested change would have to be vetted by both the Planning and Zoning Commissions.

Mr. Strauch noted that both the DOJ and Corporation Counsel had reviewed the proposed amendments and agreed that they were necessary.

e) Zoning Commission - #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

Mr. Cavallo returned to the room before this presentation began. Ms. Wilson began the presentation by noting that there was a prepared summary of the proposed amendment in their packets. She noted that they were modeled after regulations in other towns, like Stamford. The Zoning Commission proposed language to clarify what conditions could be added to special permits. She showed the commissioners a map which showed the location of special permit applications in residence zones. She discussed the other proposed amendments as well.

The meeting was adjourned at 8:30 p.m.

Respectfully submitted by,

Diana Palmentiero

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