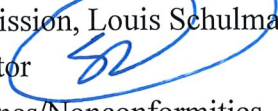




**PLANNING & ZONING COMMISSION**  
125 East Avenue  
Norwalk, Connecticut 06851

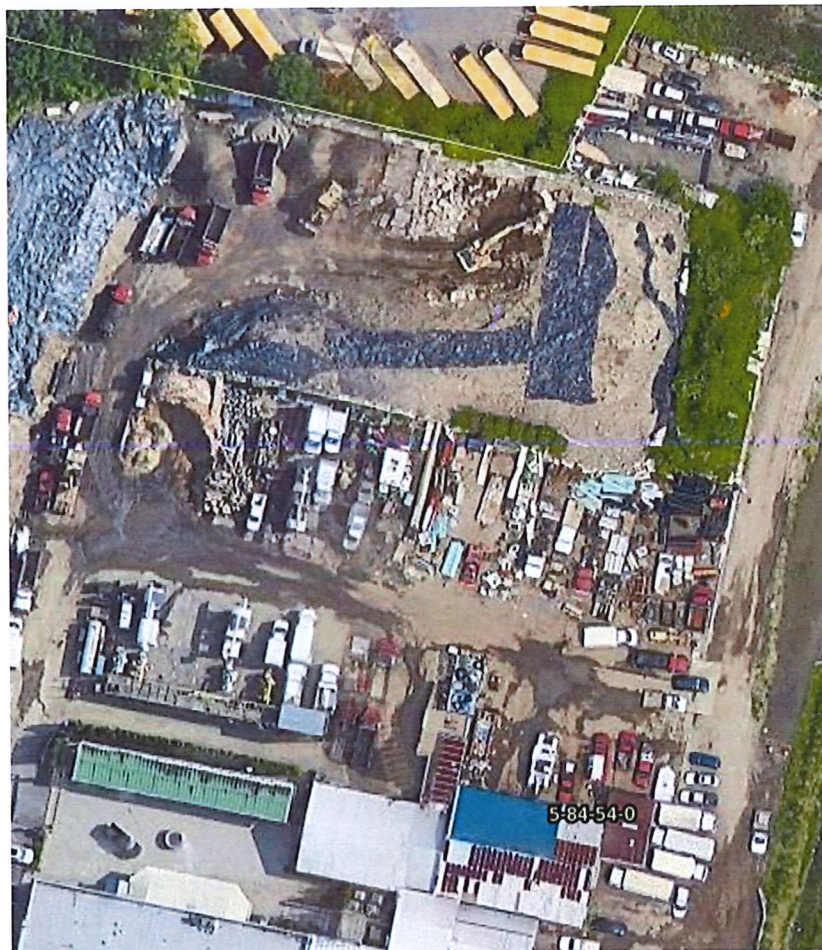
April 6, 2022

**MEMORANDUM**

**TO:** Planning & Zoning Commission, Louis Schulman, Chair  
**FROM:** Steve Kleppin, P&Z Director   
**RE:** #2022-09 R/M – Industrial Zones/Nonconformities

At our last meeting we discussed the consequences and number of potential earth processing contractor yards that will become nonconforming as a result of the proposed changes to the industrial zones. I have spent a lot of time thinking about the impacts to the properties and how they function and would be affected in the future. As part of that review, I have had several conversations with Bryan Terzian, who owns properties that will be affected by these changes.

I understand and appreciate the concerns about making a property or use nonconforming, but in this instance, I do not see how the proposal negatively impacts existing operations.



As indicated in the photo above, nearly the entire site is utilized for equipment or materials storage. I am in supportive of adding language that would allow these yards to utilize their existing properties to their full extent, without being considered expanding a nonconforming use; provided that, if they are abutting a residentially zoned property, increased buffers are provided.

If language was included that addressed that issue, the one aspect where existing businesses would be handcuffed is in expanding onto a neighboring parcel that was not currently an earth processing contractor's yard. Under that scenario they could still park commercial vehicles on-site, just not expand earth processing onto that site. I think that is a fair compromise for those existing businesses.

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**END**