

Mayor's Task Force on Zoning
Minutes

Meeting date: July 8, 2015
Call to order 6:00 pm
Norwalk City Hall, Room 101

Attendees: Adam Blank, Joe Zaremby, Rick Redniss, Jim Murphy, Leigh Grant, Julie Burton, Felix Serrano, John Kydes, Steve Cecil, Emily Innes, Tim Sheehan

IT – you can now subscribe to receive any new applications. Hope to expand to Building Dept. Concern the public won't know the difference between types of applications.

TOD – Staff has not yet commented as Mike Greene is away. EI: Have provided for shared parking and removed requirement for lease. Discussion of fee in lieu of parking, annual filing (concern too much work for staff), discounts.

recommendations by Cecil:

allowable as-of-right rather than special permit

historic buildings on NR will be protected: minimum parking requirements removed, considered conforming

incompatible uses in residence C and D removed

parking: fee in lieu has been removed, parking management plan required as transition to walkable district, can't put parking below grade due to flood plain, may need more parking structures in future.

Discussion of enforcement mechanism for parking fees.

EI: in TOD core, 12 units are allowed

JM: economy of scale important

EI: replacement of affordable housing required

TS: affordable housing should be 10% plus what is being taken out

RR: concern about loopholes

mixed neighborhoods desirable

RR: need to assemble parcels to build 5 story-buildings

AB: address issue of N. and S. Main

EI: Henry St. divides Main St. On S. Main number of buildings in good repair. Step down the height to 3 1/2 to go with 2 1/2 story-buildings extant. 65' is height limit in flood plain where buildings must be raised.

TS: have met with business owners in waterfront area. Challenge to develop. State is looking at takings for RR bridge

JM: would like to be involved in waterfront discussions

Topics for Task Force

- 1.) gentrification: LG, JZ
- 2.) waterfront: JM, RR, JB
- 3.) sidewalk: JK
- 4.) pre-application process: JM
- 5.) parking studies: AB
- 6.) minimize fortress-like development
- 7.) TOD policies to increase density near RR station: JK, FS
- 8.) circulator, trolley, water taxi: FS
- 9.) environmental concerns between conservation and zoning: LG, JB
- 10.) development plan for Main Ave.: AB

- 11.) development plan for West Ave.
- 12.) development plan for CT Ave.
- 13.) waterfront TOD: JM, RR
- 14.) additional sign notification
- 15.) Village Districts: LG, JB

Adjourned