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REPORT OF THE REFERRALS COMMITTEE

August 4, 2008

The Referrals Committee did not meet in July due to the fact that only one application was received for review. The Committee conducted the review of the application via email and telephone communication and recommends the following actions.

Referral No. 08-49 – Text Amendment, Zoning Regulations, Norwalk

Referrer: Norwalk Zoning Commission
Applicant: Q Properties, LLC

Received: July 15, 2008
Hearing: August 20, 2008
Contact: Dori Wilson
Authority: 8-3b

Proposal: Amendment to *Article 70, Section 118-711 Restricted Industrial Zone* of the Norwalk Building Zone Regulations.

Description: The amendment adds “Commercial Recreation Establishments” to the list of uses permitted by Special Permit in the Restricted Industrial zone classification.

Staff Comments & Recommendation: Uses allowed as-of-right in the Restricted Industrial zone include:

- Manufacturing, processing or assembly of goods
- Research and development facilities
- Public utility supply or storage facilities, including storage of motor vehicles on parcels owned by the City of Norwalk
- Offices, including colleges or universities
- Artist workspace

The following uses are permitted by Special Permit in accordance with the provisions of *Article 140, Section 118-1450 Special Permits*:

- Warehouses and wholesale distribution facilities
- Oil or petroleum storage facilities
- Helicopter landing sites

Adding “Commercial Recreation Establishments” to this list does not appear to pose a threat to the health, safety or welfare of the community. The changes sought by these amendments do not pose adverse inter-municipal impacts.

* SWRPA comments are advisory in nature and are meant to augment the referring community’s own analysis of the application and in no way serve as a substitute. Whereas SWRPA comments evaluate conformity with the Regional Plan of Conservation & Development and may include additional observations, final recommendations of ‘recommends Approval’ or ‘does not recommend Approval’ are based exclusively on SWRPA’s determination of whether or not inter-municipal impacts are anticipated.