

**CITY OF NORWALK
ZONING COMMITTEE**
September 8, 2016

PRESENT: Adam Blank; Nate Sumpster; Doug Stern; Mike Witherspoon; Galen Wright-Wells; Mike O'Reilly; Rod Johnson

STAFF: Mike Wrinn; Dori Wilson

OTHERS: Atty. Bill Hennessy; Doug Adams; Paul Madden; Atty. Jackie Kaufman

When the meeting began, Mr. Blank appointed Doug Stern as the acting Chair of the Zoning Committee.

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SITE PLAN REVIEWS

a) #21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/North Water St/Crescent St – North Parcel: 8 story, ±762,000 square foot mixed use retail shopping center with ±506,705 sf retail, ±31,350 sf restaurant/cafe with 2,484 pkg. sp & South Parcel: 8 story, ±302,000 square foot mixed use retail shopping center with ±154,817 sf retail, ±13,017 sf restaurant/cafe and public improvements and a ±13 story, 152 room hotel (±105,427 sf) with 539 parking spaces in a shared garage – Explain revisions required by OSTA and separate request to modify approved plans with architectural/façade changes/add retail space

Ms. Wilson began the presentation by discussing the current approval conditions as well as paperwork that she handed out. There was also a discussion about comments from the Cecil Group about some of the design modifications. Mr. Blank asked that the applicant's team do a brief presentation about the issues because there would then be comments from the Redevelopment Agency. He didn't want to go through it twice.

Atty. Hennessy continued the presentation by noting that the applicant hoped to obtain approvals of the modifications quickly so that they could obtain their zoning permits and break ground on the project this calendar year. He gave an overview of the presentation that would be presented by Paul Madden and Doug Adams.

Mr. Adams continued the presentation by discussing the changes requested by OSTA. They were expecting to receive their permit any day which the Zoning Department would need before issuing their zoning permit. He then explained to the commissioners what the applicant had been doing since they received their approvals in June. They began construction plans for everything that was in the building.

Paul Madden continued the presentation by discussing many of the changes that were in the revision summary. One specifically was the change to the stairs outside the building to relocate them inside the building and the removal of the glass skylight above the North Water Street atrium. There was a bit of a comparison between the SoNo Collection and the Westchester as well as other malls. There was also a discussion about the changes to reduce the size of the sculpture garden and to add additional retail space to this floor.

b) #6-16R/#6-16SPR/#7-16SPR/#20-16CAM/#21-16CAM - Norwalk Land Development LLC - 1 Putnam Av (North parcel) & 63 West Ave (South parcel) – Proposed amendments to Article 121 regarding Mixed use retail shopping center signs in Reed

Putnam Design District Subarea A and site plan review of The SoNo Collection Exterior Signage Manual and proposed signs for The SoNo Collection property (2 parcels) – Further review

Ms. Wilson began the presentation with a brief overview of the proposed sign amendments and the proposed Exterior Signage Manual application. She said that the public hearing could be held in October.

Atty. Kaufman continued the presentation by discussing the changes that they had made to the sign manual based on comments from Redevelopment, Zoning Commissioners and staff. Mr. Blank suggested that the slide show that they had prepared be postponed to the October meeting. Mr. Adams discussed the proposed EVS (changeable copy) signs. Mr. Blank asked that there be longer delays between each sign (10-15 seconds) as they cycling through the various signs. There was concern about the effect of the changeable copy on drivers on I-95 and that it was distracting. The other concern was that if changeable copy signs were allowed for the mall, then other businesses would want to have them as well and what affect this would have on the character of the City.

c) #7-16R – NW MFP Norwalk Town Center II, LLC (Waypointe) – Proposed amendments to Section 118-504 to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and related technical amendments – Preliminary review

Ms. Wilson began the presentation by orienting the commissioners as to the location of the Design District Development Park (DDDP) properties on an aerial map.

Craig Flaherty continued the presentation by discussing why the regulations needed to be amended. There were discussions about the commercial properties in the project. This item will be scheduled for public hearing pending review of the proposed amendments by Corporation Counsel.

d) Overview of medical marijuana regulations in adjoining municipalities

Because of the lateness of the hour, the commissioners decided to table this item.

The meeting was adjourned at 10:58 pm .

Respectfully submitted by,

Diana Palmentiero