

**CITY OF NORWALK
ZONING COMMITTEE
October 13, 2016**

PRESENT: Nate Sumpter, acting as Chair; Joe Passero; Mike Witherspoon; Adam Blank; Richard Roina; Galen Wright Wells; Rod Johnson

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

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

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

a) #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 – Final review prior to public hearing (if applicant understands that ZC will make further modifications to the amendment)

Ms. Wilson began the presentation by discussing the changes from last month and noting that the application was ready for a public hearing this month.

Jackie Kaufman continued the presentation by discussing some of the changes to the proposed amendment. It has been referred to the Planning Commission and the Coastal Area Management office.

b) #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 – Request to modify approved plans with architectural/façade changes/add retail space and review of final OSTA approvals

Ms. Wilson began the presentation with an overview for the newer commissioners. She discussed the OSTA approval which the Zoning Department had received earlier in the week. They are still waiting for modifications requested by the Redevelopment Agency.

Atty Bill Hennessey continued the presentation. Atty Hennessey said that the Redevelopment Agency was waiting for a report from their outside consultant and would act on this when it had been received. They decided to have a short presentation because some of the commissioners were new.

Doug Adams continued the presentation by explaining their meetings with Redevelopment. He then discussed the façade materials as well as the fact that much of the plans had returned to the original approved plans.

Paul Madden continued the presentation when asked about why materials had changed. It worked similar to the originally approved materials and had been changed due to economic conditions.

There was then a discussion of the parking lot façade as well as a discussion of their meetings with the Cecil Group. There was also a discussion of how to break up the size of the garage. However, it is not something that you can really do because it is large. There was a discussion of the materials to be used for the garage, especially the exterior.

c) #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 Electronic Video Screen Signs and Exterior sign manual for Mixed use retail shopping centers in Reed Putnam Design District Subarea A and site plan review of The SoNo Collection Comprehensive Exterior Signage Manual and graphic examples dated revised October 7, 2016 for The SoNo Collection properties (2 parcels) – Final review prior to public hearing (if applicant understands that ZC will make further modifications to the amendment)

Ms. Wilson began the overview about the sign manual. The CAM office did not issue with the application. She discussed the changes with the commissioners.

Doug Adams continued the presentation with a brief overview of the sign regulation amendments. There was a discussion about what would be put on the changeable copy signs. There was also a discussion about a study that the applicant provided. Ms. Wilson had provided some further information but Mr. Schulman requested more. Mr. Adam discussed another study that he had found which stated that these boards were no more distracting than other things, like another building or a cow in a field, on the side of the highway. There was a discussion of possible conditions for the resolution which would be voted on at the Zoning Commission later in the month. There was also a discussion as to which City department should review signage for local attractions. Mr. Blank suggested that the language should say that the City of Norwalk would review it, not a specific department.

d) Overview of medical marijuana regulations in adjoining municipalities

Ms. Wilson began the presentation by handing out research that she had prepared. There was a discussion of which cities and towns in Connecticut have regulations and/or already have dispensaries or producers. They would also ask Chief Kulhawik what his thoughts were on this matter. There was a discussion as to having a dispensary near Norwalk Hospital. The commissioners wanted research from the other states that allow medical marijuana.

The meeting was adjourned at 9:45 p.m.

Respectfully submitted by,

Diana Palmentiero