

**Draft**  
**CITY OF NORWALK**  
**LAND USE COMMITTEE**  
**September 20, 2016**

**PRESENT:** Steven Ferguson, George Tsiranides; Walter McLaughlin; Fran DiMeglio; David Davidson; Nora King (arrived late)

**STAFF:** Dori Wilson

**OTHERS:**

**I. REFERRALS: Review and recommendation**

**a) Zoning Commission referral - #6-16R - Norwalk Land Development LLC - Proposed amendments to Article 121 regarding Mixed use retail shopping center signs in Reed Putnam Design District Subarea A – Action not needed until October 18, 2016 meeting**

Ms. Wilson began the presentation by discussing the sign manual and zoning regulation amendments. She then noted that she had received further revisions to the application earlier in the afternoon of the Land Use Committee meeting. There were 2 packages of material that she discussed. She began with the changeable copy signs and the electronic video signs (“EVS”). There was a discussion of the Federal Highway Commission study that the applicant submitted. Mr. Davidson believed it was invalid in the context of this application. There was then a discussion about the two large signs facing I-95. There were concerns that drivers would be distracted especially since there were already problems with traffic and accidents in this area. Ms. Wilson noted that the number of EVS would be less in the revisions. She then handed out the revisions that were received that afternoon. The commissioners spent a few minutes reviewing them. In the revisions, the delay for the changeable copy was every 10 seconds. There was a discussion of roofline signs, art murals. There was also a discussion as to whether some of the signs were appropriate for the mall and Norwalk, in general. Ms. King went over the ones she liked and the ones she did not. There was a discussion of the way finding signs to SoNo and tenant expression zones. The commissioners felt they needed clarification of the examples on some of the signs. The sign plan has been reviewed by the major anchor stores. There was another discussion about the Federal Highway study which Mr. Davidson did not believe was a valid study for this application. Ms. Wilson said she would check with the state’s Department of Transportation (“DOT”) to see if they had additional studies since the DOT allows these signs. The state will have to approve an application for these signs as well. Ms. DiMeglio then went over the list of all signage proposed to see which ones the commissioners had issues with. The most changeable copy is on billboards in Connecticut. There was a discussion about how to draft the amendments. Ms. Wilson noted that there would still be more changes to the amendments to the Zoning regulations. The applicant had requested that some of

the modifications be part of the sign manual; however, the Zoning staff thought it more appropriate in the regulations.

**b) Zoning Commission referral - #7-16R – NW MFP Norwalk Town Center II, LLC – 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 - For distribution only; action at October meeting**

Ms. Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She then spent a few minutes explaining why the applicant was proposing these amendments. The parcels could become an administrative issue for them. She then passed out a chart from the applicant explaining ownership of the many parcels. She explained the concerns of the Zoning Commission. She explained that this applicant would make it easier for each parcel to stand alone. There was a discussion as to whether the parcels would still be used together as had originally been planned. There was a discussion about when the public hearing would be. There was a discussion about why this change should be made. Ms. Wilson said that the staff was still working on this with Corporation Counsel.

The meeting was adjourned at 9:24 p.m.

Respectfully submitted by,

Diana Palmentiero