

**CITY OF NORWALK  
ZONING COMMISSION  
November 16, 2016**

**PRESENT:** Adam Blank, Chair; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Doug Stern; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman

**STAFF:** Steve Kleppin; Mike Wrinn; Dori Wilson

**OTHERS:** Atty. Liz Suchy; Brandon Handfield; Bennett Brooks; Bill Andriopoulos; Atty. Frank Zullo; Michael Stein; David Sullivan; Michael Dougherty; Larry Cafero; Matt Nittoly; Kimberly Grimm

**I. CALL TO ORDER**

Mr. Blank called the meeting to order.

**II. ROLL CALL**

Mr. Kleppin called the roll.

**III. PUBLIC HEARINGS**

**a. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – New multifamily development with 40 units**

Atty. Suchy began the presentation with a brief introduction of the application.

Brandon Handfield continued the presentation, with a background of the property. He then discussed the sewer and drainage systems as well as the utilities and how they would reach the property.

Daniel Straight, the landscape architect, continued the presentation by explaining how they would screen the site from the railroad. He also discussed the trees that would be planted. There would be maple trees for fall colors as well as day lilies and other trees. He discussed both recreation areas, one of which would include a garden plot for residents to use. He then showed them the elevation for the 2<sup>nd</sup> recreation area. There was a discussion the screening especially since there is not a lot of room for trees on the property.

Joe Balskis, the traffic engineer, continued the presentation by discussing the traffic that would be coming and going on the site. He said that T.O.D. sites generally generate low traffic volumes.

Bennett Brooks, the sound engineer, discussed the analysis of the sound wall and how it would protect the residents. The wall would protect the residents from the sound of the trains by absorbing the sound. He described the wall. He also noted that some trains are quieter than others. He showed an elevation of how the train would look next to the wall as well as a picture of an actual wall. The walls can be cleaned of graffiti. The wall would not be seen from the train because it would be behind trees and bushes. It is on the property line and it is the length of the building. He said it would increase the quality of life for the residents. The commissioners saw pictures of buildings that were on the railroad tracks. There was a discussion of how to soften the look of the wall as well as whether it was safe. There were concerns about the necessity of the wall.

Bill Andriopoulos, the architect on the property, continued the presentation with a discussion of the parking access, the ground floor access as well as the handicap parking spaces. He then discussed the floors, the units on each as well as the workforce housing units and handicap accessible units. He described the amenities. He then showed the commissioners the materials board and described them. He also mentioned that there were additional ways that they were mitigating sound from the train. He showed them the elevations of the building. There would be solar panels on the building. He showed the renderings

of the outdoor recreational area which was to create a social space for the building. There was a discussion of the pedestrian access to the property.

The hearing was opened to public speakers. No one spoke in support or against the application. Atty. Suchy explained the Special Permit regulations. Mr. Blank closed the public hearing.

**b. #11-16SP – Side by Side Charter School – 85 & 97 South Main Street – New 2 story school bldg.**

Before the public hearing was opened, Mr. Stern recused himself and left the room. Mr. Blank opened the public hearing.

Atty. Zullo introduced the project team and handed in the certified, return receipts, evidencing notice of the public hearing. He then gave a background of the current Side by Side Charter School. The current school is inadequate in that it does not have rooms for technology or art. The new building would be 2 floors so that it would have these rooms. The applicant would construct the new building and then demolish the old one. He described the number of parking spaces which were more than enough for the use which remains the same. The new building would be less non-conforming than the current building. The applicant would also be reducing the run-off from the property. He then noted how this school saved the Board of Education money it does not pay for the students in this school from their budget.

Michael Stein, the architect on the project, continued the presentation by showing the current building on a site plan. The building has been used for almost 18 years but was not expected to last that long. He also noted that the parking lot is currently chaotic and would be improved with this application. He described the construction process which would allow the students to remain in the current building while the new one was built. He then showed the commissioners the floor plans which included a basement and 2 floors. He also showed them the elevations of the building and the materials board.

David Sullivan, the traffic engineer, continued the presentation by showing the commissioners the proposed traffic flow. He discussed how the plan was developed as well as the current traffic flow. He discussed the traffic counts and accidents in the area.

Michael Dougherty, the engineer on the project, continued the presentation with a discussion of the impervious coverage, which he said would decrease. He also discussed a mistake in his previous report and handed the commissioners a revised one. There was a discussion of the sidewalks because the current ones were in disrepair. He described the buffering and shrubs in the parking lot.

Atty. Zullo then closed the applicant's presentation. He reminded the commissioners that the traffic would remain at level A. There was then a further discussion of the sidewalks with Mr. Stein which he said was a cost that they had not expected from the city. The hearing was opened to public speakers.

Larry Cafero, 6 Weed Avenue, spoke in support of the application as a member of the Board of Directors for Side By Side Charter School. He described how he had worked on the legislation which allowed for charter schools in the state of Connecticut. He described the history of the school. He also explained how the new school would help the students. The church would no longer be needed for storage. He explained that everyone is pleased with the project.

Matt Nittoly, the Executive Director of the school, spoke in support of the application. He explained about the funding of the school and that they do more with less. He described the school population and that this school was the highest performing charter school in the state. When they originally found the site, there was a realization that they would have to leave the site as they grew. They are pleased that they can remain. He also discussed the NEON school briefly and their responsibilities when they were on the property.

Kimberly Grimm, a parent representative on the school's board, spoke in support of the application. She has been with the school since it opened. She described the interior of the current building. All of the spaces in the new building will have a double use. She noted that all other schools in Norwalk already have what this application is requesting.

Sally Davids, the founder and a teacher at the school, described the day to day struggle to manage space. Students and teachers work in the halls, on the floor and in common spaces. Private conversations with students can only be held on a porch outside.

Julianne Water, a parent of children at Side By Side, spoke in support of the school. She has seen the chaos in the parking lot and was happy to hear that it would be fixed. She would like the art teacher to have her own classroom. She has been happy with the school.

Geraldine Ward, 10 Henry Street, asked questions about the new building in relation to her house. The commissioners allowed Michael Stein to address her directly by showing her the site plan and explaining that her view would be improved. She also had concerns about maintenance, especially since NEON had not done a very good job. Atty. Zullo explained that there would be a new lease between the church and the school which would take care of the maintenance.

Since there were some concerns about the sidewalks in the area, Mr. Blank suggested getting together with other developers in the area to work on fixing them together. He then closed the public hearing.

#### **IV. REPORT OF PLAN REVIEW COMMITTEE**

##### **a. Action on Items III. a. and b.**

##### **i. #11-16SP – Side by Side Charter School – 85 & 97 South Main Street – New 2 story school bldg.**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that application #11-16SP – Side by Side Charter School – 85 & 97 South Main Street – New 2 story school bldg, and as shown on A-2 Survey dated 8/24/2016 and revised to 10/25/2016 by Wayne Arcamone, Norwalk, CT, CT. LIC. 15773 and on the engineering plans by Milone and MacBroom (Cheshire, CT), dated 9/19/2016 and revised to 11/7/2016 and the architectural plans by Stein Troost Architecture, LLC, Norwalk, CT dated 10/27/2016 be **APPROVED** with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required erosion and sediment controls; and
3. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and
4. That all soil and erosion controls be in place and verified by an inspection by Staff prior to the start of any work on the site; and
5. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and
6. That all signage, existing and proposed, comply with the zoning regulations; and
7. That any changes to the plan be reviewed and approved prior to those changes being implemented; and
8. That a final certified “as-built” will be required to verify the completed project is built in accordance with the Zoning Regulations (height, setback, etc.); and
9. That any graffiti on the site, now or in the future, be removed immediately; and
10. That all HVAC units shall be located in conformance with the applicable zoning setbacks; and
11. That any sidewalks in poor condition be replaced and that there be a full 5’ clearance from any obstruction; and
12. That 3 additional street trees be added to the southern lot along the south main frontage and that the lot be maintained. Applicant should work with the Zoning Department staff.

**BE IT FURTHER RESOLVED** that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118-360, “D” residential and 118-1450 Special Permit; and

**BE IT FURTHER RESOLVED** that a Certificate of Special Permit **AND** map be placed on the Norwalk Land Records; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**ii. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – New multifamily development with 40 units**

At this point, Mr. Stern returned to the room. Mr. Kleppin suggested some language about the concerns about the precedent for future walls. There was a lengthy discussion about approving the application for the building but not the sound wall. Some commissioners were concerned about additional walls which would then run through South Norwalk. Mr. Wrinn suggested shortening the length of the wall. There were some thoughts about someone hiding behind the wall. There was also a discussion about “kinking” the wall back and using some landscaping to hide it. Another suggestion was to add vines on both sides without actually moving the wall. Mr. Blank made suggestions about maintenance, graffiti, and kinking the wall, as well as landscaping both sides of it.

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that application #10-16SP, submitted by Metropolitan Realty Associates, LLC for the construction of a new 40 residential unit building at #1 Bates Court with 4 workforce housing units, as shown on various plans by Gary B. Coursey & Associates, Architects, Inc. Atlanta, Georgia and Yantic River Consultants, LLC, Lebanon, CT as amended be **APPROVED** with the following conditions:

1. That any change to the plan will require Zoning Commission approval; and
2. That any graffiti on the site, now or in the future, be removed immediately; and
3. That the workforce housing agreement be filed on the Norwalk Land Records after review and approval by the Corporation Counsel’s office; and
4. That all required CEAC signoffs are submitted; and
5. That all required soil and sedimentation controls be installed prior to the start of construction and maintained until the project is completed and stabilized; and
6. That all landscaping and site improvements are required to be maintained in good condition, as approved, for the life of the project; and
7. West of the trash receptacle be kinked in to allow for landscaping, to the extent possible on the side of the fence facing the Metro-North tracks.
8. On the east side of the fence, a landscaping plan be submitted to staff for the Metro-North side of the sound barrier, to the extent possible.

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Johnson seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**b. #3-14SP/#11-14CAM – Maritime Village I, LLC – 19 Day St – 57 unit mixed use development (2 new bldgs.) & 9,790 sf office (existing bldg) – Request for 1 yr ext of approval time – Rpt & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that the request for a one year extension of approval time for special permit application #3-14SP and coastal site plan review application #11-14CAM – Maritime Village I, LLC – 19 Day/Raymond St – New 5 story, 56 ft. mixed use development with 57 units (21 studio, 19 one-bedroom, 16 two-bedroom and 1 three-bedroom) including 6 workforce units (2 studio, 2 one-bedroom and 2 two-bedroom) with 9,790 sf office in Bldg A and with bike storage on ground floor and 1 residential unit above in Bldg C as shown on a set of plans entitled "Maritime Village LLC 19 Day Street

South Norwalk, CT 06854" by Beinfield Architecture and Rose Tiso & Co. LLC Engineers and other related plans dated as revised to July 20, 2016, be approved, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be October 24, 2017 and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**c. #3-15SP – Black Gold Enterprises – 479 Main Av – Gas station - Request for 1 year extension of approval time – Report & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #3-15SP – Black Gold Enterprises – 479 Main Av – Gas station - Request for 1 year extension of approval time be **APPROVED** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period;

**BE IT FURTHER RESOLVED** that the new deadline to obtain zoning and building permits will be November 25, 2017.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 25, 2016.

**Mr. Johnson seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**d. #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev - Request for 1 yr ext of approval time – Report & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the approval time on #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year extension of approval time be **APPROVED** for an extension of a period of 365 days with the following condition:

1. That property taxes be kept current for the duration of the extension period; and

**BE IT FURTHER RESOLVED** that the new deadline to obtain zoning and building permits will be November 25, 2017.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 25, 2016.

**Mr. Johnson seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**e. #17-13SP – 1 Glover Ave – Commercial PRD - Request for release of surety – Rpt & recommended action f. #7-09SP – Avalon East Norwalk - 8 Norden PI – 240 unit MF develop - Request for release of main surety – Report & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that the conditions of approval for special permit application #17-13SP; Merritt River Partners, LLC for 132 unit Commercial Planned Residential Development and related site improvements as shown on a certain set of plans by EDI International Architects, Environmental Land Solutions and Civil One Engineers, dated January 28, 2014 and related site plans and drawings, as modified to allow a certificate of zoning compliance (CZC) to be issued and to grant the applicant an additional six months to construct the required improvements, be **APPROVED**, subject to the following conditions:

1. That all the required improvements continue to be maintained in good condition; and

**BE IT FURTHER RESOLVED** that 15% of the required surety be retained as a maintenance surety to ensure that the site improvements are maintained for an additional year; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Johnson seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**f. #7-09SP – Avalon East Norwalk – 8 Norden Pl. – 240 unit MF develop – Request for release of main surety – Report and recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that the request for a release in the surety held for special permit #7-09SP - Avalon Norden Place LLC - 8 Norden Pl – 240 unit multifamily development in an existing industrial development park as shown on a various plans by Perkins Eastman Architects, P.C., Tighe & Bond and LandTech Consultants Inc, and dated December 2, 2012 as revised to September 25, 2014, be approved, subject to the following conditions:

1. That all the required improvements continue to be maintained in good condition; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**g. #28-16CAM – Richard Wood – 9 Cudlipp St – Addition to single family resid. – Rpt & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that application #28-16CAM, construction of a new single-family residence for the property 9 Cudlipp Street as shown on the zoning location survey dated 8/23/2016 by Wayne Arcamone, Norwalk, CT, CT. LIC. 15773 and on the engineering drawings dated 8/2/2016 by Fairfield County Engineering LLC, Norwalk, CT, and on the architectural drawings dated 7/31/2016 and revised to 10/3/2016 by Wood Architects, Darien, CT, be **APPROVED** subject to the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard**

**Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**h. #30-16CAM – Landtech – 7 Gregory Court – New single family residence – Report & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that application #30-16CAM, construction of a new single-family residence for the property 7 Gregory Court and as shown on the engineering drawings dated 9/19/2016 and revised to 10/20/2016 by LandTech Engineering LLC, Westport, CT, and on the architectural drawings dated 9/20/2016 and revised to 10/18/2016 by StellarsLathrop Architects, Architect, Westport, CT, be **APPROVED** subject to the following conditions:

1. That all CEAC sign-offs be submitted; and
2. That the floor to ceiling clearance in the garage be 8' in height and shown on the architectural drawings; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**i. #14-15SP – 150/166/170 Glover LLC – 150 Glover Av – Grist Mill Village Bldg A - 230 unit Commercial PRD – Request to modify Bldg A to enlarge footprint, modify exterior façade, add 5 units (inc. 1 wkfrce unit); add parking & recreation area and related changes – Report & recommended action**

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that the request to modify the approved plans for special permit application #14-15SP - 150/166/170 Glover, LLC – **150 Glover Avenue Building A**– 230 unit Commercial Planned Residential Development and related site improvements as shown on a certain set of plans entitled “Grist Mill Village Building A: Special Permit Approval” by Svigals + Partners Architects, Environmental Land Solutions, LLC and Tighe and Bond Engineers, dated December 9, 2015 as revised to October 27, 2016 and related site plans and drawings dated November 1, 2016, to increase size of the building and the number of units to 235 be **APPROVED**, subject to the following conditions:

1. That all other conditions of the original approval remain in effect; and
2. That all CEAC signoffs shall be submitted prior to the start of construction; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Schulman seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**V. REPORT OF ZONING COMMITTEE**

**a. #6-16R - Norwalk Land Development LLC - 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 – Report & recommended action**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled “**#6-16R – Norwalk Land Development LLC – 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 dated October 3, 2016 **as modified to November 16, 2016 be approved;**

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development to “Strengthen the revitalization of the West Avenue, Wall Street, and Reed Putnam areas by encouraging mixed-use development (i.e. offices, stores, services, restaurants and theaters together with housing, parks and cultural facilities). (A.3.1.2, p. 12.); and
- 2) To implement the Plan of Conservation and Development to “To encourage retail activity in the West Avenue/Wall Street and Reed Putnam areas and place emphasis on pedestrian-oriented environment (A.4.1.1, p. 12); and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Schulman seconded.**

There was no discussion from the commissioners.

There was a roll call by Mr. Wrinn for the vote.

**Adam Blank; Nathan Sumpter; Mike Witherspoon; Joe Passero; Louis Schulman approved**  
**Doug Stern; Rod Johnson opposed.**  
**No one abstained.**

**b. #6-16SPR/#20-16CAM - Norwalk Land Development LLC - 1 Putnam Ave (North parcel) - Proposed The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 and graphic examples dated revised October 7, 2016 for The SoNo Collection properties – Report & recommended action**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that site plan review application **#6-16SPR** and coastal site plan application **#20-16CAM**; Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/North Water St/Crescent St: **North Parcel** to add new signs including new Electronic Video Screen (EVS) signs along with various wall, projecting and ground signs as shown in the “Comprehensive Exterior Signage Manual for Norwalk Land Development, LLC” dated July 21, 2016 and revised to October 4, 2016 along with a booklet of “Exterior Signage Presentation Graphics” dated August 30, 2016 and revised October 7, 2016” and related exhibits for proposed signs associated with special permit application #21-15SP and coastal site plan application #26-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Avenue/North Water St/Crescent St – North Parcel: 8 story, ±759,800 square foot mixed use retail shopping center development, be **APPROVED**, subject to the following conditions:

1. That the “Comprehensive Exterior Signage Manual for Norwalk Land Development, LLC” be revised to comply with the following conditions shown below:
  - a) That the two Electronic Video Screen (EVS) signs (900 sf each) located on the north façade of the North Parcel building facing Interstate-95 be revised to depict the same content on each EVS sign at all times, that the signs shall be programmed to change simultaneously and that the interval between sign content changes shall be increased to no less than twelve (12) seconds; and
  - b) That the proposed three smaller EVS signs (150 sf each) located on the east façade of the North Parcel building are not approved, but may be converted to another type of signage (such as major tenant identity, anchor tenant identity, etc.), subject to approval by Staff; and
  - c) That the brightness of all EVS signs shall be calibrated at the lowest intensity possible to allow for ease of viewing safely from the highway and shall be subject to review and approval by the Commission; and

and that the revised manual be submitted to the Commission for final review and approval prior to the installation of any signs for The SoNo Collection; and

2. That after one year in operation; the applicant may submit an application to request a waiver of the “same content on each EVS sign at all times” restriction, subject to review and approval by the Commission; and
3. That as soon as the EVS signs become operational (and periodically thereafter), a sign illumination study quantifying the amount of light emitted by the Electronic Video Screen (EVS) signs shall be conducted at the property owner’s expense and submitted to the Commission for review and approval; and
4. That upon the request of the Commission, the property owner shall reduce the illumination as required by the Zoning Commission, now or in the future, based on the Commission’s review of said illumination studies; and
5. That the EVS signs shall be permitted to depict mall events, mall promotions, signs for tenants currently located in the mall, and public service or offsite community event announcements coordinated with the City, provided that such depictions are permitted by the State of Connecticut Department of Transportation and the Commission; and
6. That the Comprehensive Exterior Signage Manual for Norwalk Land Development, LLC be revised as recommended by the Redevelopment Agency to require:
  - a) That individual signs be submitted for administrative review by the Redevelopment Agency to ensure compliance with the general appearance and lighting characteristics shown in the manual and with the Urban Renewal Plan; and
  - b) That a detailed description of the operations and content for the proposed Electronic Video Screen (EVS) signs be provided to the Redevelopment Agency for review and approval prior to the issuance of a zoning permit; and
7. That any future changes to the approved manual, including any proposed new signs or revisions to the approved signs shown in the approved sign manual, be submitted for review and approval by the Zoning Commission; and
8. That the tenant expression signs in the NW corner of the North parcel building remain under the control of the SoNo Collection operator in order to keep the design high quality; and (As requested by Planning Commission)

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Schulman seconded.**

There was a discussion about Condition #2 which stated that the applicant could submit an application for a waiver after one year in operation. Mr. Passero thought 6 months was long enough. He made a motion to amend the language to this but it was not seconded.

There was a roll call by Mr. Wrinn for the vote.

**Adam Blank; Nathan Sumpter; Mike Witherspoon; Joe Passero; Louis Schulman  
Doug Stern; Rod Johnson opposed.  
No one abstained.**

**c. #7-16SPR/#21-16CAM - Norwalk Land Development LLC - 63 West Ave (South parcel) - Proposed The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 and graphic examples dated revised October 7, 2016 for The SoNo Collection properties – Report & recommended action Note: Action on zoning amendment must precede action on related site plan/coastal area management applications**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that site plan review application **#7-16SPR** and coastal site plan application **#21-16CAM**; Norwalk Land Development, LLC (The SoNo Collection) – 63 West Ave/North Water St/Pine St Extension – **South Parcel** to add new wall, projecting and ground signs as shown in the “Comprehensive Exterior Signage Manual for Norwalk Land Development, LLC” dated July 21, 2016 and revised to October 4, 2016 along with several documents and a booklet of “Exterior Signage

Presentation Graphics” dated August 30, 2016 and revised October 7, 2016” and related exhibits for proposed signs associated with special permit application #22-15SP and coastal site plan application #27-15CAM; Norwalk Land Development, LLC (The SoNo Collection) – 63 West Ave/North Water St/Pine St Extension – South Parcel: 8 story, ±310,546 square foot mixed use retail shopping center development (see #22-15SP), be **APPROVED**, subject to the following conditions:

1. That any future changes to the approved manual, including any proposed new signs or revisions to the approved signs shown in the approved sign manual, be reviewed and approved by the Zoning Commission; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**d. #21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av/N. Water St – North Parcel: 8 story, 762,000 sf mixed use retail shopping center w/506,705 sf retail, 31,350 sf restaurant/cafe w/2,484 pkg sp & South Parcel: 8 story, 302,000 sf mixed use retail shopping ctr w/154,817 sf retail, 13,017 sf restaurant/cafe & public improvements & 13 story, 152 rm hotel (105,427 sf) w/539 pkg sp - Request to modify approved plans – Report & recommended action (2 actions)**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that the request to modify the approved plans for special permit application #21-15SP and coastal site plan application #26-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Avenue/North Water St/Crescent St – **North Parcel:** 8 story, ±759,800 square foot mixed use retail shopping center development with ±506,705 sf retail, ±31,350 sf restaurant/cafe and public improvements with 2,464 parking spaces in a shared garage as shown on a set of plans entitled "THE SoNo COLLECTION A GGP Retail Development Project: Final Site Plan Submission" by RTKL Architecture, Langan Engineering, Mahan Rykiel et al, dated April 15, 2016 as revised to a set of plans entitled "Site Plan Approval Updates" October 7th 2016, be **APPROVED**, subject to the following conditions:

1. That all conditions of the original approval remain in effect; and
2. That all CEAC signoffs shall be submitted prior to the start of construction; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that the request to modify the approved plans for special permit application #22-15SP and coastal site plan application #27-15CAM; Norwalk Land Development, LLC (The SoNo Collection) – 63 West Ave/North Water St/Pine St Extension – **South Parcel:** 8 story, ±310,546 square foot mixed use retail shopping center development with ±154,817 sf retail, ±13,017 sf restaurant/cafe and public improvements and a ±13 story, 152 room hotel with 560 parking spaces in a shared garage as shown on a set of plans entitled "THE SoNo COLLECTION A GGP Retail Development Project: Final Site Plan Submission" by RTKL Architecture, Langan Engineering, Mahan Rykiel et al, dated April 15, 2016 as revised to a set of plans entitled "Site Plan Approval Updates" dated **October 7th 2016**, be **APPROVED**, subject to the following conditions:

1. That all other conditions of the original approval remain in effect; and
2. That all CEAC signoffs shall be submitted prior to the start of construction; and

**BE IT FURTHER RESOLVED** that the effective date of this action be November 25, 2016.

**Mr. Passero seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

**e. DPW Referral: 8-24 Review – Public Works Committee/Common Council – Hanford Place - Proposed street abandonment and discontinuance under Section 95-35 of City Code of a 92+/- sf portion of Hanford Place Right-Of-Way (known as Parcel X-1) – Report & recommended action**

**\*\* MR. BLANK MOVED: RESOLVED** that the DPW Referral to abandon a portion of Hanford Place in accordance with Section 95-35 of the City Code under an 8-24 Review regarding the street abandonment of a portion of Hanford Place **e APPROVED;** and

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Seek private investment within the community." (A.1.1.1, p. 10); and
- 2) To implement the Plan of Conservation and Development goal to "To protect property values." (A.1.1.5, p. 10); and
- 3) To implement the Plan of Conservation and Development goal to "Provide creation and continuance of diverse housing opportunities." (A.2.1, p. 11); and
- 4) To implement the Plan of Conservation and Development goal to "Use publicly owned land to provide long-term affordability." (A.2.4, p. 12); and

**BE IT FURTHER RESOLVED** that notice of this action be forwarded to the Common Council.

**Mr. Sumpter seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

## **VI. APPROVAL OF MINUTES: October 19, 2016**

**Mr. Passero moved to approve the October 19, 2016 minutes.**

**Mr. Schulman seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Joe Passero; Galen Wright Wells; Louis Schulman**

**No one opposed.**

**No one abstained.**

## **VII. REPORT OF NOMINATING COMMITTEE: Election of officers**

Mr. Sumpter reported that the nominating committee was making recommendations as follows for the election of officers:

Nathan Sumpter, Chairman  
Louis Schulman, Vice Chair  
Michael Witherspoon, Secretary

Mr. Blank asked if there were any other nominations. There were none. Mr. Passero thought there should have been a Republican on the slate.

**MR. BLANK MOVED** to nominate Nathan Sumpter, Chairman, Louis Schulman, Vice Chair and Michael Witherspoon, Secretary

**Mr. Sumpter seconded.**

**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Galen Wright Wells; Louis Schulman**  
**No one opposed.**  
**Mr. Passero abstained.**

**VIII. ANNUAL MEETING SCHEDULE: Adopt 2017 Annual Meeting schedule**

**Mr. Sumpter moved to adopt the annual meeting schedule for 2017.**  
**Mr. Passero seconded.**  
**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Galen Wright Wells; Louis Schulman; Joe Passero**  
**No one opposed.**  
**No one abstained.**

**IX. COMMENTS OF DIRECTOR**

Mr. Kleppin asked if any of the commissioners would like to volunteer on the Redevelopment Agency's studies which they were working with a consultant on. He thought it would be better if one of the commissioners was part of the process rather than reading it later. Mr. Stern volunteered.

**X. COMMENTS OF COMMISSIONERS**

There were no comments from the commissioners.

**XI. ADJOURNMENT**

**Mr. Sumpter made a Motion to Adjourn.**  
**Mr. Schulman seconded.**  
**Adam Blank; Doug Stern; Nathan Sumpter; Mike Witherspoon; Rod Johnson; Richard Roina; Galen Wright Wells; Louis Schulman; Joe Passero**  
**No one opposed.**  
**No one abstained.**

The meeting was adjourned at 9:29 p.m.

Respectfully submitted,

Diana Palmentiero