

**CITY OF NORWALK
ZONING COMMITTEE
October 8, 2015**

PRESENT: Emily Wilson, Chair; Adam Blank; Nate Sumpter; Doug Stern; Mike O'Reilly; Jill Jacobson,
STAFF: Michael Greene; Mike Wrinn; Dori Wilson; Frank Strauch; Jim Bova
OTHERS: Atty Liz Suchy; Paxton Kinol;

Emily Wilson called the meeting to order at 8:45 p.m.

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM

a) #3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM - Highpointe Holding LLC – 8 North Av/37-48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25; increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area & to allow wider sidewalks throughout CBDD and two mixed use developments (Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 214 units & 16,800 sf retail and Highpointe East 42-48 High St: 68 units & 5,300 sf retail) – Preliminary review

Dori Wilson began by orienting the commissioners as to the location of the property on an aerial map. She described a recent zone change by the Zoning Commission and she handed out zone change maps to the commissioners. She explained the five applications. She said they should focus on the zoning map change and zoning amendment at this meeting. She explained that the applicant would be updating traffic counts because the ones they were using went back to 2011. This would delay the application until January 2016.

Atty Suchy continued the presentation by describing where the property was located. She described the increase of the density in this zone. She explained why the site plan application would be for 2 sites. She asked the commissioners to drive by the area. She then described the buildings which would be mixed use as well as describing the workforce housing. There was a discussion about the traffic.

Mr. Kinol continued the presentation. There was a discussion about the exterior of the buildings. Mr. Kinol then urged the commissioners to invest in the downtown area. He also said that his office would be filing another application to help clean up the area. Mr. Sumpter was concerned that the architecture was similar to their previous buildings. Mr. Kinol then passed out photos of buildings that they had already built in Norwalk. He discussed the materials they would use. He described how some of the buildings would become a design area with furniture retailers leasing space in them. Some of the retail would be neighborhood business including dry cleaners, etc. There was a discussion about whether the applicant should provide a model. First, the applicant would provide computer generated renderings. If the commissioners still wanted a model, the applicant would provide it. There was a discussion about the curbs which the commissioners said they would like to be granite. The application would be before the committee 2 more times before the January public hearing. There was also a short conversation about wider sidewalks.

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMITS

a) #10-15R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk and technical amendments – Preliminary review

Dori Wilson began the presentation by describing the parking regulations in Norwalk Center and South Norwalk. There was a discussion about an application that had been pulled from the agenda. Dori Wilson then continued the presentation by explaining the sunset provisions which allow the regulations to be readopted every 2 years.

Dori Wilson also noted that some of the other applications that had been on the agenda in September would be back on in November.

The meeting was adjourned at 9:20 p.m.

Respectfully submitted by,

Diana Palmentiero