

**CITY OF NORWALK
SPECIAL MEETING OF THE ZONING COMMISSION
March 3, 2016**

PRESENT: Adam Blank, Chair; Jill Jacobson, Emily Wilson, Linda Kruk, Nathan Sumpter; Rod Johnson; Doug Stern; Mike O'Reilly

STAFF: Michael Wrinn; Dori Wilson

OTHERS: Atty. Bill Hennessey; Robert Barry;

I. CALL TO ORDER

The meeting was called to order at 7 p.m.

II. ROLL CALL

Mr. Wrinn called the roll.

III. EXECUTIVE SESSION

- a. Discussion of 150/166/170 Glover Avenue LLC v. Zoning Commission appeals
The meeting went into Executive Session.

IV. RETURN FROM EXECUTIVE SESSION

The commissioners returned from Executive Session at 7:15 p.m. and continued the meeting.

V. REVIEW OF PROPOSED CHANGES TO THE BUILDING ZONE MAP/PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMIT REVIEW/CAM SITE PLAN REVIEW (2 LOTS)

- a. **#4-15M – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av – Proposed map change from Reed Putnam Design District (RPDD) Subarea A in part and RPDD Subarea B in part to entirely RPDD Subarea A (2 lots), #18-15R – Norwalk Land Development, LLC (The SoNo Collection) – Proposed amendments to Section 118-502 Reed-Putnam Design District to permit large scale mixed use retail shopping center developments in Subarea A and related technical amendments and #21-15SP/#26-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Avenue/North Water St/Crescent St – North Parcel: 8 story, 790,278 sf mixed use retail shopping center development with 506,671 sf retail, 26,470 sf restaurant/cafe and 46,998 sf public realm space and 2,380 parking spaces in a shared garage and #22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 63 West Ave/North Water St/Pine St Extension – South Parcel: 8 story, 297,855 sf mixed use retail shopping center development with 154,026 sf retail, 8,446 sf restaurant and 28,099 sf public realm space and a 13 story, 170 room hotel (94,588 sf) with 588 parking spaces in a shared garage**

Dori Wilson began the presentation by reminding the commissioners of the dates of the remaining special meetings for these applications. Mr. Wrinn also reminded them that there were still issues that had to be reviewed including traffic. The Department of Public Works has now hired a consultant to review the applicant's traffic report. The consultant's report could be ready in 6 weeks. Ms. Wilson said that that applicant has agreed to an extension for the public hearing. In order to get everything accomplished, the public hearing would be held on May 4, 2016, closed without a decision so that the commissioners would have a chance for a thorough review. She discussed the parking garage plans. She said that the staff has been meeting with the applicant

and would continue to do so. There were new visual renderings, many of which had been revised from the original renderings. There was a discussion of the model which would be displayed in the applicant's office until the public hearing. There was then a discussion about the bus stops and DPW's review of how that would work. There was also a discussion of the shell for the bus stop and who should provide it. There was then a discussion of the circulator which Atty Hennessey mentioned was a requirement of the Land Disposition Agreement ("LDA"). He said there was also a connectivity plan in the LDA.

Robert Barry, the architect on the project, continued the presentation by showing the renderings of the project from several different directions. He said the street level would be activated by retail on that level. He described the materials that would be used. He also showed them the renderings of the garage as seen from I-95. He mentioned that Nordstrom would have its own architect designing the store. He described the design of the aluminum tubing that would be used for the garage. Atty Hennessey said they would send a sample of it. There was a discussion of whether this design was in another mall around the country.

There was a discussion of the back of the garage and Oyster Shell Park. The commissioners did not want it to look like a garage. They thought that perhaps ivy could grow. Atty Hennessey said that it was working with the Redevelopment Agency as well as others to make sure that it was done right.

There was also some discussion about changes to the zoning amendment. There was also a discussion about the parking plan. Mr. Barry noted that the architect for Nordstrom was part of his architecture firm and they would work together.

VI. REPORT OF ADMINISTRATION COMMITTEE

a. Action on settlement of 150/166/170 Glover Avenue LLC v. Zoning Commission appeals

Mr. Blank, as part of the Administration Committee, along with Ms. Kruk and Mr. Sumpter, reported the settlement of these actions.

**** MR. BLANK MOVED: BE IT RESOLVED** that special permit application #14-15SP – 150/166/170 Glover, LLC – 150 Glover Ave. Building A – be amended to revise the following conditions of approval

(delete condition #16)

16. The applicant shall pay the cost of extending the Norwalk River Valley Trail across the adjacent DOT property, said cost shall be \$18,785.22, in accordance with the proposal estimate submitted from Fuss & O'Neill dated February 8, 2016. This amount shall be submitted to the Norwalk Planning and Zoning Department prior to the issuance of a zoning permit for any of the three buildings.

Ms. Kruk seconded.

Linda Kruk; Adam Blank; Nate Sumpter; Emily Wilson; Doug Stern Rod Johnson, Jill Jacobson and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

**** MR. SUMPTER MOVED: BE IT RESOLVED** that special permit application #15-15SP – 150/166/170 Glover, LLC – 166 Glover Ave. Building B – be amended to revise the following conditions of approval:

16. That a 10 foot wide access easement for the Norwalk River Valley Trail (NRVT) from the proposed internal sidewalk at the north side of Building C to the northeast corner of the property be granted to the City of Norwalk prior to the issuance of a certificate of occupancy to allow for the trail to be extended and that the applicant will grade and pave the easement area so that it complies with the NVRT's slope and construction standards; provided, if this trail section has not been graded and paved at the time a certificate of occupancy is sought for Building B then in lieu

of the completion of such improvements prior to the issuance of a certificate of occupancy the applicant shall post a bond for the cost of such improvements, in an amount determined by Norwalk DPW at the time the certificate of occupancy is issued. If this condition is satisfied by the posting of such bond, the trail improvements shall be completed within 5 years following the issuance of the Building B certificate of occupancy and if the improvements are not completed within such 5 year period the commission may thereafter use such portion of the bond as is necessary to complete said improvements.

17. The applicant shall pay the cost of extending the Norwalk River Valley Trail across the adjacent DOT property, said cost shall be \$18,785.22, in accordance with the proposal estimate submitted from Fuss & O'Neill dated February 8, 2016. This amount shall be submitted to the Norwalk Planning and Zoning Department prior to the issuance of a zoning permit for any of the three buildings.

Ms. Kruk seconded.

Linda Kruk; Adam Blank; Nate Sumpter; Emily Wilson; Doug Stern Rod Johnson, Jill Jacobson and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

**** MR. SUMPTER MOVED: BE IT RESOLVED** that special permit application #16-15SP – 150/166/170 Glover, LLC – 170-174 Glover Ave. Building C – be amended to revise the following conditions of approval:

16. That a 10 foot wide access easement for the Norwalk River Valley Trail (NRVT) from the proposed internal sidewalk at the north side of Building C to the northeast corner of the property be granted to the City of Norwalk prior to the issuance of a certificate of occupancy to allow for the trail to be extended and that the applicant will grade and pave the easement area so that it complies with the NRVT's slope and construction standards

17. The applicant shall pay the cost of extending the Norwalk River Valley Trail across the adjacent DOT property, said cost shall be \$18,785.22, in accordance with the proposal estimate submitted from Fuss & O'Neill dated February 8, 2016. This amount shall be submitted to the Norwalk Planning and Zoning Department prior to the issuance of a zoning permit for any of the three buildings.

VII. ADJOURNMENT

Emily Wilson made a Motion to Adjourn.

Ms. Kruk seconded.

Linda Kruk; Adam Blank; Nate Sumpter; Emily Wilson; Doug Stern Rod Johnson, Jill Jacobson and Mike O'Reilly voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Diana Palmentiero