

**CITY OF NORWALK
ZONING COMMISSION
February 25, 2019**

PRESENT: Nathan Sumpter, Chair; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina (after the roll call)

STAFF: Steve Kleppin; Michael Wrinn; Brian Baker; Michelle Andrzejewski

OTHERS: Atty. William Hennessey

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 6:17 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. DISCUSSION/ACTION ON PENDING APPLICATIONS

a. **#6-16SPR/#7-16SPR – Norwalk Land Development LLC – 100 North Water St - Request to modify approved Comprehensive Exterior Signage Manual dated Oct 4, 2016 and graphic examples dated October 7, 2016 for The SoNo Collection properties - Report & recommended action (Two reports/resolutions) and b. #21-15SP/#22-15SP – Norwalk Land Development, LLC (The SoNo Collection) – West Av/N. Water St – Request to modify approved plans for an 8 story mixed use retail shopping center development – Report & recommended action (Two reports/resolutions)**

The presentation would be on the record for both applications.

Mr. Kleppin began the presentation by noting that there were changes from the application which they had seen months before. Mr. Hennessey handed out packets to the commissioners so that they could review them. He explained that there were no changes to height or the look of the building. He noted that since there were changes it was decided to show them to the Zoning Commission. There were some changes to signage which lessened the amount of them as well as changes to the materials. He showed the commissioners on the packets where the changes were. Some of the materials would be more durable. He also showed the changes to the public that were in attendance. He also noted that there now would only be one electronic sign and not 2, as originally approved. There was a discussion about the size of the “SONO Collection” sign. There was also a discussion about the SONO Garden which was also changed.

**** MR. SCHULMAN 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” as revised to February 13, 2019** 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 CEAC signoffs be submitted on the revised plans, including the Redevelopment Agency sign-off and that final plans showing the applicant’s compliance with all the original conditions of approval be submitted, prior to implementation of the proposed modifications; and
2. That any changes to the approved EVS signs, including any changes in timing, be reviewed and approved by the Zoning Commission; and
3. 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 March 8, 2019.

Mr. Roina seconded.

Nathan Sumpster; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina voted in favor.

No one opposed.

No one abstained.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that the request to modify 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, ±761,251 square foot mixed use retail shopping center development with ±498,375 sf retail, ±45,392 sf restaurant/cafe and public improvements with 2,410 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 October 7th 2016 as revised by a set of plans entitled “Site Plan Approval – Fall 2018 Revisions” dated February 13, 2019, be **APPROVED**, subject to the following conditions:

1. That the original conditions of approval shall remain in effect; and

BE IT FURTHER RESOLVED that the effective date of this action be March 8, 2019.

Mr. Roina seconded.

Nathan Sumpster; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina voted in favor.

No one opposed.

No one abstained.

c. #7-15SPR/#20-15CAM - Highpointe Holding, LLC – 74-76, 78, 80, 82-84, 86 and 88 Main St; 6 and 8 North Av; 37, 41 & 45 High St - Highpointe West: 6 story, 284,788 square foot mixed use development with 212 units and 12,730 sf retail and 304 space parking facility with wider sidewalk and through block arcade amenities – Request for extension of approval time - Report and recommended action

Mr. Wrinn said that there were violations on the property. Atty Hennessey asked for a 30 day extension in order to find a resolution for them. There was a discussion about the fact that the applicant does not control some of the properties. Mr. Schulman asked if the resolutions were not resolved that the applicant has to start the process again. Mr. Wrinn then discussed all of the violations which included using the property as a contractor's yard without permits. Atty Hennessey said that it was not his client who owned the property but rather the lessees on the property. Mr. Wrinn noted that this was the same problem they had last year. It is holding up the extension. He said it should be a quick clean-up. Mr. Wrinn said he had spoken to the attorney for the lessee to let him know there would be consequences. Mr. Roina said that he supported putting the applicant on a short notice, such as 30 days,

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that the request for a one year extension of approval time for site plan application **#7-15SPR** and coastal site plan application **#20-15CAM** - Highpointe Holding, LLC – 74-76, 78, 80, 82-84, 86 and 88 Main Street; 6 and 8 North Avenue; 37, 41 and 45 High Street - **Highpointe West** - 6 story 284,130 square foot mixed use development with 212 units (22 workforce housing units and 190 market-rate units), 12,730 sf retail and 304 space parking facility with wider sidewalks and through block arcade amenities as shown on a set of plans entitled "Highpointe West Norwalk, CT. prepared for Highpointe Holding, LLC" by Redniss and Mead Engineers dated January 7, 2016 and various related plans by Gooding Architecture and Eric Rains Landscape Architects, LLC, be **APPROVED**, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That evidence of ownership and/or the control of the properties in this development be demonstrated to the Commission; and
3. That the original conditions of approval remain in effect; and
4. That the new approval deadline for obtaining permits will be **March 26, 2019**; and
5. That the subject properties are clear of all violations within a 30 day period; and

BE IT FURTHER RESOLVED that the effective date of this action be **March 8, 2019**

Ms. Straniti seconded.

Nathan Sumpter; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina voted in favor.

No one opposed.

No one abstained.

d. #8-15SPR - Highpointe Holding, LLC – 42, 46 and 48 High Street - Highpointe East: 6 story, 91,174 square foot mixed use development with 66 units and 4,320 sf retail and 94 space parking facility with wider sidewalk amenity – Request for extension of approval time - Report and recommended action

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that the request for a one year extension of approval time for site plan application **#8-15SPR** - Highpointe Holding, LLC – 42, 44 and 48 High Street - **Highpointe East** - 6 story, 91,174 square foot mixed use development with 66 units (7 workforce housing units and 59 market-rate units), 4,320 sf retail and 94 space parking facility with wider sidewalk amenities as shown on a set of plans entitled "Highpointe East Norwalk, CT. prepared for Highpointe Holding, LLC" by Redniss and Mead Engineers dated January 7, 2016 and various related plans by Gooding Architecture and Eric Rains Landscape Architects, LLC, be approved, subject to the following conditions:

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

7. That evidence of ownership and/or the control of the properties in this development be demonstrated to the Commission; and
8. That the original conditions of approval remain in effect; and
9. That the new approval deadline for obtaining permits will be **March 26, 2019**; and
10. That the subject properties are clear of all violations within a 30 day period; and

BE IT FURTHER RESOLVED that the effective date of this action be **March 8, 2019**

Ms. Straniti seconded.

Nathan Sumpter; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina voted in favor.

No one opposed.

No one abstained.

IV. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Mr. Witherspoon seconded.

Nathan Sumpter; Michael Witherspoon; Louis Schulman; Kelly Straniti; Nicholas Kantor; Richard Roina voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 6:45 p.m.

Respectfully submitted,

Diana Palmentiero