

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
January 12, 2017**

PRESENT: Nate Sumpter, Chair; Rod Johnson; Louis Schulman; Richard Rowena;
Galen Wells

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty. Liz Suchy; Atty. Jackie Kaufman; Paul Madden; Kevin Kenan; Bruce
Beinfeld; Mike Galante

Mr. Sumpter called the meeting to order at 7 p.m.

I. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) **#14-15SP – 150/166/170 Glover, LLC – 150 Glover Avenue – Grist Mill Village Bldg A - 235 unit Commercial PRD - Request for 1 year extension of approval time and**
- b) **#15-15SP – 150/166/170 Glover, LLC – 166 Glover Avenue – Grist Mill Village Bldg B - 230 unit Commercial PRD - Request for 1 year extension of approval time**
- c) **#16-15SP – 150/166/170 Glover, LLC – 170 Glover Avenue – Grist Mill Village Bldg C - 250 unit Commercial PRD - Request for 1 year extension of approval time**

Mr. Wrinn asked that all three applications be discussed together. This was the applicant's first request for an extension. He also said that the applicant was close to pulling a Building Department permit for Building A. These requests would be added to next week's Zoning Commission agenda for action.

- d) **#7-15SPR/#20-15CAM - Highpointe Holding LLC – 74-88 Main St/6-8 North Av/37-45 High St – Highpointe West: 6 story mixed use development w/ 212 units &14,250 sf retail - Request for 1 yr ext of time**
- e) **#8-15SPR - Highpointe Holding LLC – 42-48 High St – Highpointe East: 6 story mixed use development with 66 units & 4,320 sf retail - Request for 1 year extension of approval time**

Mr. Wrinn began the presentation by explaining that this was the applicant's first request for an extension of time on these applications. These would be added to next week's Zoning Commission agenda for action.

- f) **#8-14SPR/#9-14CAM/#18-15SP – NW MFP Norwalk Town Ctr. II, LLC - 17 Butler/467 West Av/3 Quincy - Waypointe South Block: 7 sty, 236,475 sf mixed use development w/526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 In bowling alley & 80 units - Req for 1 yr ext of approval time (2 applications)**

Mr. Wrinn explained that the applicant was requesting an extension of time for two applications. These would be added to next week's Zoning Commission agenda for action.

- g) **#5-15SP – Special Properties II LLC – 440 Newtown Av/78 Cranbury Rd - 15 unit conservation development - Request for 1 year extension of approval time**

Mr. Wrinn said this was the first request. There had been an appeal of the approval. They were looking for funding to convert this property into a theater. This was the first request for an extension. It would be on the Zoning Commission agenda later in the month.

II. REQUEST FOR RELEASE OF SURETY

a) #15-11CAM – Hey 19, LLC – 41 North Main St – Restaurant use - Request for release of maintenance surety

Mr. Wrinn said that staff said that all working has been completed. It would be on the Zoning Commission agenda later in the month.

III. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #34-16CAM – P. Gill - 10 Gregory Boulevard - Conversion of SFR to two family residence – Preliminary review

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. All Zoning Department regulations have been met. It would be on the Zoning Commission agenda later in the month.

b) #9-16SPR/#33-16CAM – King Industries – 1 Jennings Place – 15,000 sf building for Maritime Rowing Club – Final review prior to public hearing

Mr. Wrinn began the presentation by stating that the project would be completed by being constructed in two phases.

Atty Suchy explained the changes from the prior month. They already had all of their approvals. She showed the site plans to the commissioners. There was a discussion as to the use of both buildings. She showed the commissioners which one would be built first. This application was moved to the Zoning Commission agenda later in the month for a public hearing.

IV. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #22-15SP/#27-15CAM/#7-16SPR – Norwalk Land Development, LLC (The SoNo Collection) – 63 West Av/N Water/Pine St Ext – South Parcel: 8 story, 311,703 sf development w/±156,945 sf retail, ±23,747 sf restaurant/café, 152 rm hotel (±105,427 sf), public improvements and 558 sp in a shared pkg garage – Request to modify approved plans with architectural/façade changes and request to modify Exterior Signage Manual to revise location and style of signs – Determine if minor change (2 applications)

Mr. Wrinn said that there were a few more details on the Bloomingdales store since the anchor stores had their own architects. The applicants were before the commissioners for another review of that part of the project.

Atty. Kaufman began the presentation by introducing the members of the project team and then began the discussion about the skin of the Bloomingdales building and the placement of the signage which has changed.

Paul Madden continued the presentation by explaining what they were requesting to be approved for Bloomingdales. He explained that each one is individually designed by their team.

Kevin Kenan, architect for Bloomingdales, began the presentation with the discussion of design for each Bloomingdales. He described the design of the proposed Bloomingdales for this project. He showed the colors that the store uses on all stores as well as the materials board.

There was a discussion about the lights that would be on the building. Mr. Keenan said they would not be on during the day. Atty. Kaufman said they would shut off 1 hr. after closing hours. There was a discussion about the signage. There was a discussion about the hotel design. Mr. Adams said they hoped to have answer before the 20 months as set forth in the LDA. .

The committee agreed that the signage and façade were minor changes.

c) #13-16SP - Main Norwalk, LLC – 272 - 280 Main Avenue – “The Village” – Proposed new ±75,000 sf retail development – Further review

Mr. Wrinn began the presentation. He explained how the application process was going. The public hearing would be scheduled for March 2017.

Atty. Suchy continued the presentation with descriptions of what was outstanding on the project. She explained that neighborhood meetings had taken place and what had not.

Bruce Beinfield, the architect on the project, continued the presentation by showing the site plans for the project. He explained what would be built and said there would be no visibility of the loading areas. He also explained the planting plan on the side of the project, closer to the Laura Raymond Homes property. Atty Suchy said that they were already doing that for the Rolling Ridge condominiums. There would also be solar panels on the top of the building, as requested by Rolling Ridge.

Mike Galante, the traffic engineer, continued the presentation with an overview of the August 2016 traffic report that he had provided as part of the application. The applicant had also submitted an application to OESTA in December 2016. He then went over the traffic analysis with the commissioners.

The meeting was adjourned at 7:47 p.m.

Respectfully submitted by,

Diana Palmentiero