

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
February 11, 2016**

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

**STAFF:** Michael Greene; Dori Wilson; Frank Strauch; Adam Carsen

**OTHERS:** Lou DiMarzo; Atty Jackie Kaufman

Jill Jacobson called the meeting to order at 7 p.m.

**I. REQUEST FOR EXTENSION OF APPROVAL TIME**

**a) #13-13SP/#14-13SP/#15-13SP – Trinity Washington Village Ltd Partnership/City of Norwalk – Raymond, Water & Day Sts - 273 unit multifamily development (3 separate applications) – Request for 1 year extension of approval time**

The committee decided it would be fine to grant the applicant a 1 year extension.

**II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**a) #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Review of public hrg**

Mr. Blank said that he was still reviewing this hearing and would like to wait until the next meeting to make a decision. Ms. Jacobson asked for a recording of the meeting so that she could act on it.

**b) #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Av – 2 new buildings: 2 story retail building and 2 story ChickFil-A with drive thru – Final review prior to hrg**

Although this was a final review prior to the public hearing, none of the commissioners had any questions for the applicant.

**c) #6-08SPR – POKO IWSR Developers – 61 Wall St/Isaacs St – Modify approved plans – Determine if minor change**

Dori Wilson by discussing some changes to the site plan. There was then a discussion about changes to an intersection in the area which Mr. DiMarzo addressed.

**d) #8-15CAM – Greenwich Flyers LLC – 21 Rocky Point Rd – Modify approved plans – Determine if minor change**

Mr. Strauch began by showing the commissioners the modified site plan. He noted that they had seen this before last year. He informed them of the changes as well as the fact that the applicant had gone before the ZBA. There was no impact to coastal resources. The commissioners determined that it was a minor change.

**e) #7-09SPR – Norwalk Community Health Ctr – 120 CT. Ave – Modify plans to add generator – Deter if minor change**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He also showed them the site plans which indicated where the proposed generator would be located. It was necessary because of power outages. Because of the location of the generator, they would have to re-configure the parking lot so that they would maintain the necessary amount of parking spaces. He also discussed the acoustical plans. There was a discussion as to other locations of the generator including below ground or on a roof. Mr. Strauch said that this was the only place to put it. The commissioners decided this was a minor change.

**f) #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr II, LLC – 467 West Ave/6 Butler/605 West Ave – 6 story, 108,370 sf mixed use development with 76 multifamily dwelling units & 16,820 sf retail – Preliminary review and g) #X-16SPR – NW MFP Norwalk Town Ctr II LLC - Modify DDDP to add 605 West Ave – Preliminary review**

Dori Wilson said that there were small but complicated issues with this application so she would give a brief overview of it. She mentioned that the applicant would also have to go through a review with Redevelopment and OSTA.

Atty Kaufman continued the presentation by explaining the interior and the retail units. She said this building was more modest than the other buildings.

**h) #8-14SPR/#9-14CAM – NW MFP Norwalk Town Ctr II LLC - 17 Butler/467 West Av - Waypointe South Block – Modify 2 story, 138,630 sf mixed use development to 7 story, 236,475 sf mixed use development with 526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 lane bowling alley & 80 units - Final review prior to hrg and #18-15SP/#23-15CAM – NW MFP Norwalk Town Ctr II LLC - 17 Butler/3 Quincy St - Waypointe South Block – Add 16 lane bowling alley/restaurant use to approved 138,630 sf mixed use dvlpmt – Final review prior to hrg**

Dori Wilson began the presentation by informing the commissioners that the applicant had received all sign-offs. She explained what the applicant would do in order to get bonus stories. They are ready for the public hearing.

### **III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS**

**b) #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility – Final review prior to hearing**

Mr. Blank recused himself and left the room. Mr. Strauch began the presentation by explaining what was in the commissioners' packets. The applicant had their sign-offs and were ready for the public hearing. There were no questions for the applicant's attorney.

**c) #X-16SP/#X-16CAM – 94 East Ave LLC – 94 East Av- Add 5 residential units to existing office – Preliminary review**

Mr. Blank returned. Mr. Carsen began the presentation by orienting the commissioners as to the location of the property on an aerial map. He showed them pictures of the existing building as well as the site plans. He discussed the changes to the building. There were no questions for the applicant's attorney. The required public hearing would be held in March.

**d) #X-16SP – Home Depot – 600 CT. Av – Modify approved plans to remove parking; add outdoor storage & seasonal sales area – Determine if minor change**

Mr. Carsen showed the commissioners the site plans for the proposed changes for a sales area in the parking lot. He said that the Home Depot has more parking spaces than it needs. The commissioners did not think these plans were a minor change. Mr. Blank asked that the applicant work with the Zoning Department staff. Mr. Greene said they had suggested having this on the 2<sup>nd</sup> floor. The commissioners decided not to take an action.

The meeting was adjourned at 7:35 p.m.

Respectfully submitted by,

Diana Palmentiero