

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
March 10, 2016**

PRESENT: Emily Wilson; Doug Stern; Nathan Sumpter; Adam Blank; Linda Kruk; Mike O'Reilly; Jill Jacobson and Rod Johnson (arrived after the meeting began)

STAFF: Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty. Jackie Kaufman; Tim Gooding; Paxton Kinol; Craig Flaherty; Andrew Glazer

Adam Blank called the meeting to order at 7:00 p.m. He appointed Linda Kruk, Emily Wilson and Doug Stern to the Plan Review Committee. Emily Wilson acted as chair.

I. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Road - Proposed renovations and additions to existing concession building at Calf Pasture Beach – Request for 1 year extension of approval time

Dori Wilson began the presentation by showing the commissioners the plans that had been approved in 2003 for a full service restaurant. After the plans were approved, Stew Leonards ran the concession and now another company, Ripka's Beach Cafe, has a lease on the property. They are hoping to be able to move the project along with this new leasee. There was a discussion about live music. The applicant, the Recreation and Parks Department, was requesting its 13th extension of approval time.

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

Ms. Jacobson resumed as chair of the Plan Review committee. Mr. Wrinn began the presentation by showing the commissioners the site plan for the project. He discussed the items that the commissioners had concerns with which included parking and safety. There was a discussion of the conditions of approval as well as the construction management plan.

The application will be added to the Zoning Commission agenda the following week.

b) #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Av – 2 new buildings: 2 story retail building and 2 story ChickFil-A with drive thru – Review of public hrg

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. There was a discussion of the concerns of the local residents which included turning out of the driveway. The lines of cars would probably be on their site. He noted that the application had received the approval from the Conservation Commission. There was a discussion of the other building on the site and whether it would remain as a furniture store. There was a discussion of having the applicant do a follow-up traffic study as they were speaking about the conditions for approval. They also discussed alternatives for the traffic flow.

The application will be added to the Zoning Commission agenda the following week.

c) #9-16CAM – Michael Smith Architecture – 9 Gregory Ct – Additions to single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that some of the house would be demolished while the existing part would be elevated. He showed them the elevations and site plans. He explained what they were doing to help with the runoff from the property. The applicant is waiting to hear from the Harbor Management Commission which would not decide upon this application until their next meeting which was at the end of the month. It would be on the Zoning Commission agenda in April. There was a discussion about the mean high tide.

d) #3-16CAM – Landtech – 287 East Ave - New single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map, as well as handing out the site plans to them. They received variances. There would be 1 parking space in the garage. It complies with all regulations. The application was referred to the D.E.E.P. and the Harbor Management Commission which both sent back comments. There was a discussion of the coastal jurisdiction line. It would be on the Zoning Commission agenda the following week.

e) #6-16CAM – Landtech – 46 Shorefront Park - New single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map, as well as handing out the site plans to them. The structure would be built to VE standards and would be raised. He explained that the house would be above the storage and garage. It complies with zoning regulations. There was a discussion of the drainage. The applicant is waiting to hear from the Harbor Management Commission which would not decide upon this application until their next meeting which was at the end of the month. It would be on the Zoning Commission agenda in April. The commissioners decided that there was no need for a public hearing.

f) #X-16SPR – NW MFP Norwalk Town Ctr II LLC - Modify DDDP to add 605 West Ave – Preliminary review g) #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 a) #5-16SP/#10-16CAM - NW MFP Norwalk Town Ctr II LLC – 17 Butler St – 303 sp off street pkg lot – Prel review b) #4-16SP - 6 Butler St Properties, LLC – 6 Butler St – 14 space off street parking lot – Preliminary review

Dori Wilson explained how these four items would be discussed together. She described the parcels and said that the applicant would like to add another. She oriented the commissioners as to the location of the property on an aerial map. There was a discussion of DDDP parking requirements. She said there would be a chart to show which parties own each property in the DDDP before the next meeting. She showed the site plans for the project. There was a discussion of a wall on Butler St. which was near the Stepping Stones Children's Museum.

Atty. Kaufman began the presentation with a review of the applications. She described a lot line change for some of the South Block parcels. She also explained the design challenges for the parking requirements. She then described the buildings as well as the amount of parking.

Tim Gooding, the architect on the project, continued the presentation with a more detailed discussion of the building design. Paxton Kinol discussed the materials that would be used for the

buildings. Mr. Gooding explained how they would use the materials to break up the length of the façade of the buildings because it was long. They have discussed the building's design with the Redevelopment Agency. There was a discussion of the patios and balconies. Mr. Kinol noted that many corporate stores did not want to see balconies facing them. There was a discussion about the former church (now rug store) on the corner which Mr. Kinol said they tried to buy. The offer was declined. There was also a discussion of the below grade parking and surface parking as well as the sidewalks on Butler. Craig Flaherty discussed the lighting. These applications would be on the Zoning Committee agenda and then to a public hearing in April.

III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

c) #3-16SP/#7-16CAM – 94 East Ave LLC – 94 East Avenue - Add 5 residential units to existing office – Final review prior to public hearing

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that five units would be added to an office. It was scheduled for a public hearing in the following week.

d) #X-16SP – Garavel Chrysler Jeep – 300 Westport Av – Modifications to site plan and bldg – Deter if minor change

Mr. Wrinn began the presentation by showing the site plans for the structure. The applicant wanted to add an archway to it. The commissioners decided it was a minor change.

e) #16-13SP - A. Glazer – 1 River Rd/192-194 Perry Av - Silvermine Tavern - Request to modify approved plans for Silvermine Tavern and Inn to modify inn roof and design of tavern elevations – Determine if minor change

Dori Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She showed them the site plans, as well, which she said were almost complete. She said that much of it was complete and the developer is on to the second phase. She showed the Commissioners pictures which showed the differences between the plans and what the inn used to look like. The applicant wanted to make changes to the pitch of the inn's roof.

Andrew Glazer continued the presentation by explaining the research that they had conducted about the fire that burned off the roof of the Silvermine Tavern. He discussed the pictures which showed two different roof lines. There is still charcoal from the fire in the existing structure. He said they found an old barn in the restaurant which would stay. He said they had demolished less than was requested. There was a discussion about using the shed structure on the side of the barn for dumpsters and recycling. There was a discussion of the exterior to the building. The commissioners decided it was a minor change.

The meeting was adjourned at 8:32 p.m.

Respectfully submitted by,

Diana Palmentiero

