

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
April 14, 2016**

**PRESENT:** Douglas Stern, acting Chair; Nate Sumpter; Emily Wilson; Linda Kruk; Rod Johnson; Mike Witherspoon

**STAFF:** Mike Wrinn; Dori Wilson; Frank Strauch

**OTHERS:** Atty John Bove; Dan Radman; Atty Michael Sweeney; Rick Tomasetti; Colin Grotheer; Atty Al Vasko;

Doug Stern called the meeting to order at 7 p.m.

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

**a) #2-08SPR/#2-08CAM - Norwalk Land Development (GDP) - 1 Putnam Av/West Av - District 95/7 North - ±605,000 sf mixed use development with 507,596 sf office, 88,094 sq ft of retail, 15,000 sf restaurant in a Design District Development Park - Request for 1 year extension of approval time (8th request) and b) #5-11SPR/#10-11CAM - Norwalk Land Development, LLC (GDP) - 63 West Av/Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year extension of approval time (5th request)**

Dori Wilson began the presentation by explaining that these two applications would be discussed together. Although the applicant was in the process of getting their approval for the mall, they wanted to extend the approval on the current approvals for 1 more year. Previously, the commissioners had extended one of the approvals for 9 months but since the deadline was in May, they decided to request an extension for both. Both items would be on the Zoning Commission agenda for the following week.

**c) #2-15SPR/#5-15CAM - 25 Butler LLC - 25 Butler Street - Relocate historic building from 3 Quincy St for reuse as 8,350 sq. ft. office building - Request for 1 year extension of approval time (1st request)**

Dori Wilson began the presentation by explaining that although they had received the approval last April, they were not ready to move the historic building at this time. The item would be on the Zoning Commission agenda for the following week.

**d) #9-06SP - 110 Richards Ave LLC - 110 Richards Av - 3rd story, 13,056 sf office addition - Request for 1 year extension of approval time (9th request)**

Dori Wilson began the presentation by explaining that the owner has had many issues in the building and has not added the 3<sup>rd</sup> story although, he would still like to do so. This would be the 9<sup>th</sup> request. Mr. Wrinn explained what may happen, if the extension was not granted, was that the applicant would file the application again. The item would be on the Zoning Commission agenda for the following week.

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

**a) #9-16CAM - Michael Smith Architecture - 9 Gregory Ct - Additions to single family residence - Further review**

Mr. Strauch began the presentation by explaining that they had been waiting for comments from the Harbor Commission, which they had now received. They suggested using best practices for storm water management. The application would be on the Zoning Commission agenda in the following week.

**b) #6-16CAM - Landtech - 46 Shorefront Park - New single family residence - Further review**

Mr. Strauch began the presentation by explaining that they had been waiting for comments from the Harbor Commission, which they had now received. They suggested using best practices for storm water management. The application would be on the Zoning Commission agenda in the following week.

**c) #3-16SPR/#12-16 CAM - Odd Properties - 89 Day St - Contractor storage yard - Preliminary review**

Emily Wilson recused herself before Mr. Strauch began the presentation. He oriented the commissioners as to the location of the property on an aerial map. He explained the application. He then showed them the site plans. They have a shell permit for the office. They requested a waiver of sidewalks and curbs. They were working on the landscaping and waiting for some sign-offs. He advised them that the application must go to a public hearing.

John Bove, attorney for the applicant, continued the presentation, by explaining what the business would be like. He said that no materials would be on the site and that employees would pick up their vehicles and leave. Materials would be delivered directly to job sites.

The architect, continued the presentation, with an explanation of what would be done as well as what had previously been there. He said that structural changes would be made because of the condition of the building; however, the footprint would remain the same. The yard had been an eyesore but they had already cleaned it up. He showed them pictures of the current building as well as materials that would be used.

Mr. Sumpter started a discussion about the waiver of sidewalks in the area. He explained that there are some residences in the area. There was also a discussion about the noise report as well as other spaces that would be rented to general office tenants. Since there would be a public hearing, the abutting neighbors would be notified.

**d) #8-84SPR - Campbell Office Bldg - 14 Westport Ave - Modify landscaping/replacement tree - Deter if minor change**

**At this time, Emily Wilson returned to the room before Mr. Strauch began the presentation.**

Mr. Strauch oriented the commissioners as to the location of the property on an aerial map. He then showed them the site plans and explained how a tree had been removed without the Zoning Department's knowledge. After appearing before the Zoning Violations Officer, the applicant agreed to submit revised landscaping plans and re-plant a tree. Travis Denicola, a representative of the applicant, explained that a tree would be re-planted.

**e) X-16SPR - Lazaros Realty LLC (Jordan's Restaurant) - 369 Westport Av/319 Strawberry Hill Av - 707 sf restaurant addition - Determine if minor change; Add off street pkg & access to/from Strawberry Hill - Preliminary review**

Mr. Wrinn began the presentation oriented the commissioners as to the location of the property on an aerial map. He explained it was a 2 part application. He explained that the applicant wanted to

create off-site parking as well as construct an addition. He said they were trying to improve the situation in this area. There would also be a revised landscaping plan on the site.

**f) #X-16SPR - NW MFP Norwalk Town Ctr. II LLC - Modify DDDP to add 605 West Ave - Final review prior to hrg and g) #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr II, LLC - 467 West Av/6 Butler/605 West Av - 6 story, 109,157 sf mixed use development with 76 multifamily dwelling units, 16,820 sf retail - Final review prior to public hearing a) #5-16SP/#10-16CAM - NW MFP Norwalk Town Ctr II LLC - 17 Butler St - 303 space off street parking lot - Final review prior to public hearing and b) #4-16SP - 6 Butler Properties, LLC - 6 Butler St - 14 space off street parking lot with new switchgear equipment - Final review prior to public hearing**

Dori Wilson explained that all of these applications could be discussed together since they would all be on the Zoning Commission agenda for the following week. She discussed the renderings, the landscaping plan and an updated owner's list. The applicant has most sign-offs except for the Department of Public Works.

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

**c) #1-03SP/#2-03 CAM - Norwalk River Rowing - 1 Moodys La - Modify rowing club fabric structure - Determine if minor change**

Mr. Wrinn began the presentation by discussing the previous approval and the new proposal. The condominium association thought the change was acceptable. Since it was a design issue, the staff did not see it as a problem. The commissioners said it was a minor change.

**d) #7-16SP/#11-16CAM - Shore & Country Club - 220 Gregory Blvd - Replacement bathhouse - Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He also showed them pictures of the existing bathhouse which has had storm damage over the years. It has been referred to the Harbor Commission and the state's Department of Energy and Environmental Protection ("D.E.E.P."). There will be a public hearing. They are also waiting for sign-offs from some departments.

Michael Sweeney, the attorney for the applicant, began the presentation by submitting a sign-off from the Department of Public Works. He explained that they had met with D.E.E.P. and incorporated all of the recommendations into the plan. He then explained that there was also a pending application before the Zoning Board of Appeals regarding the setbacks. A public hearing was scheduled for May 5, 2016.

Rick Tomasetti, the architect on the property, said that the building would be lifted up but would not be maximized because of the zone it was in.

The application would be scheduled for a public hearing in May.

**e) #1-09SP/#1-09CAM - TR Sono Partners, LLC (SoNo Hotel) - 43-47 S. Main St - 8 story, 110 rm extended stay hotel w/70 sp valet pkg garage - Modify to 102 room extended stay hotel w/106 sp garage - Deter if minor change**

Dori Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map. She explained what was currently in the area and what had changed. She went over the previous approval as well as the modifications. She showed them the site plans and handed out the various renderings. She also discussed the fencing which would hide some of the vehicles in the

exposed parking garage. She also explained that the Redevelopment Agency would not be doing design review on this application as the urban renewal plan for this area had expired. She said that if the commissioners agreed that it was a minor change, it could be on the Zoning Commission agenda in the following week.

Colin Grotheer, the architect on the project, continued the presentation by discussing the changes which had previously been submitted to the Redevelopment Agency in 2014-2015. Although the application had been withdrawn, the Redevelopment Agency's recommendations had been incorporated into this revised plan. He discussed the changes in the design of the building. There would be public art as well. He also discussed the materials of the façade. Since elevators were eliminated from the garage, there were now ramps so that patrons could self-park. There was a discussion as to the location of the generator, as well as times for trash pick-up and how it would be done.

Tom Rich, the applicant, continued the presentation, by inviting the commissioners to the opening of the Sono Pearl. He said that the hotel project would begin around September of this year.

Dori Wilson then said that this could be considered a minor change, pending agreement on several issues which included the hours for trash pickup, the parking management plan and the generator. Mr. Rich explained the revised parking management plan which Ms. Wilson said it could be a condition of approval.

**f) #X-16SP - RKJ Flax Hill Rd LLC - 204 Flax Hill Rd - 35 units: Legalize 4 units; provide  
4 workforce units - Deter if minor change**

Mr. Wrinn began the presentation by explaining that this property somehow had 4 extra units and the applicant was trying to legalize them before the property was sold. Some of those units now had to be workforce housing units.

Atty Vasko then continued the presentation by explaining that the applicant now meets the requirements and will provide workforce housing units. There was a discussion of how the units would be marketed as how it would be determined which tenants would be eligible. He said most of the tenants would qualify.

The meeting was adjourned at 8:06 p.m.

Respectfully submitted by,

Diana Palmentiero