

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
November 9, 2016**

**PRESENT:** Rod Johnson, acting as Chair; Joe Passero; Mike Witherspoon; Adam Blank; Richard Rowena; Nate Sumpter; Douglas Stern; Mike O'Reilly; Louis Schulman

**STAFF:** Steve Kleppin; Dori Wilson

**OTHERS:** Atty. Liz Suchy; Pete Romano; Mike Galante; Bruce Beinfeld; Tom Ryan; John Martucci; Maria Genovese; Bill Andriopoulos; Atty. Frank Zullo; David Sullivan; Michael Stein; Atty. Al Vasko; Lyle Fishell

Mr. Blank called the meeting to order at 7 p.m. He appointed Rod Johnson as Chair of the Plan Review Committee along with Mr. Schulman and Mr. Witherspoon.

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

**a) #3-14SP/#11-14CAM – Maritime Village I, LLC – 19 Day St – 57 unit multifamily development (2 new bldgs.) &9,790 sf office (existing bldg) in TOD area – Request for 1 year extension**

Ms. Wilson began the presentation by describing the approval. She noted that although the applicant planned to pull their permit in December, they would like to request an extension of time. The commissioners recommended approval and referred the item to the full Commission for action.

**b) #3-15SP – Black Gold Enterprises – 479 Main Av – Gas station - Request for 1 year extension of approval time.**

Mr. Kleppin began the presentation by stating that the applicant was requesting an extension of time because they were waiting for additional documents. The commissioners recommended approval.

**c) #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev - Request for 1 yr ext of approval time**

Mr. Kleppin began the presentation by stating that the applicant was requesting an extension of time. It was their fourth request.

**II. REQUEST FOR RELEASE OF SURETY**

**a) #17-13SP – 1 Glover Ave – Commercial PRD - Request for release of surety**

Ms. Wilson began the presentation by noting that the project and site improvements had been completed. The surety bond for landscaping would be held for additional amount of time as would be the normal course of action.

**b) #7-09SP – Avalon East Norwalk - 8 Norden Pl – 240 unit multifamily develop - Request for release of main surety**

Ms. Wilson noted that the landscaping plan was in place but that the staff would continue to monitor it. The staff recommended release of the surety bond.

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

#### **a) #28-16CAM – Richard Wood – 9 Cudlipp St – Addition to single family residence - Further review**

Ms. Wilson began the presentation by noting that the applicant had received comments from the Harbor Management Commission which were positive. They were waiting for approval. It was scheduled for the Zoning Commission agenda in November.

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

Mr. Kleppin introduced Atty. Suchy to begin the presentation. She introduced the project team and described the application for the BJ's Wholesale Club which had been withdrawn. She oriented the commissioners as to the location of the property on an aerial map and described the project. There would be smaller structures in the front for retail and restaurants. She then described the current site as well as a background of the property. All structures on the property have been there since the early 2000s.

Pete Romano, the civil engineer for the project, continued the presentation by describing the water wells on the property. There is a treatment center currently on the site which will always be there. This center treats the water before it goes into the sewers. Atty Suchy noted that permits from the Department of Energy and Environmental Protection (“D.E.E.P.”) will be required. He noted that there would be new traffic signals, plantings and buffers behind the property. He also noted that there had been discussions with the neighbors. He showed the commissioners the designs of the building.

Michael Galante, the traffic engineer for the project, continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He gave a brief description of his analysis which included a study of the busiest times on Main Ave. which were Friday afternoon and Saturday. He then said that the applicant had filed applications with the state's Department of Traffic (“D.O.T.”) and OESTA. He explained that the D.O.T. was currently reviewing this corridor as well. He also mentioned that the state was considering changing the Merritt Parkway interchange at Exit 40 so he did not include it in the analysis. He described the eight locations that he had analyzed for the traffic study. He then described the traffic flow into and out of the property. There would be parking under the building which would not be seen from the outside. He also discussed the synchronization of the traffic lights and the stacking of cars going into the site. He also said that there would be a synchronization computer model which would show all of this detail. There was a discussion of the level of service presently on Main Ave. as well as how it would be improved after the project was completed and signal lights were synchronized. There was also a discussion of delivery trucks coming into and leaving the site. There are currently no tenants for the site.

Mr. Romano continued by explaining the loading docks for the site as well as how they had determined different traffic scenarios. There would be no fast food restaurants in the building. There would be a CEAC meeting held on December 1, 2016 to discuss outstanding issues with the city's departments. There was a discussion of where the parking should be for the front stores and restaurants and whether it should be exclusive to those units.

Bruce Beinfeld, the architect on the project, continued the presentation. He explained that he wanted to improve the quality of life in the area. There was a further discussion of the parking spaces. He showed the commissioners pictures of the current site. He wanted the building to be pedestrian friendly and a part of the community. There was a discussion about having some of the front façade continue on the side as well as a discussion of the elevation.

Any box store that would lease space would be hidden from view. He also showed the commissioners a Google Earth photo from behind the site. There would be solar panels on the roof which was a suggestion from the condominium residents that lived behind the site. There was a discussion of computer models for the building as well as signage for it. The applicant anticipates having at least 1 ground sign but it is difficult to know since there are no tenants signed for the space yet.

**c) #30-16CAM – Landtech – 7 Gregory Court – New single family residence – Preliminary review**

Mr. Kleppin began the presentation by orienting the commissioners as to the location of the property on an aerial map where the applicant would build a new single family residence. He showed them the site plans as well.

Tom Ryan, the civil engineer on the project, said that there was a house on the property which would be torn down and replaced with a new one. He then showed them the existing conditions. He also showed them the site plans, including the elevations, for the proposed house. There would be 2 parking spaces. The commissioners decided there was no need for a public hearing and the application would be on the Zoning Commission's agenda, later in the month.

**d) #31-16CAM – Fletcher Land Development – 38 Shorefront Park – New single family residence – Prel review**

John Martucci began the presentation by showing the commissioners the site plans for the single family residence. He then oriented them as to the location of the property on an aerial map. The current house was torn down. There will be rain gardens. The applicant is now waiting to hear from the Harbor Management Commission. There was a discussion about the size of the house.

The developer said that 2 lots had been merged. There was also a discussion of the height which would be 1 ft. of the flood elevation regulations.

**e) #X-16SPR – Andriopoulos Design Assoc. – 39-41 Glenwood Av – Request to modify app plans to increase size of front entry porches – Determine if minor change**

Maria Genovese, representing the applicant, oriented the commissioners as to the location of the property on an aerial map. She then discussed the minor change of adding a porch to the front of the structure. She showed them photos of other properties in the neighborhood with similar porches. Many of them had porches. There was a discussion about setbacks. The commissioners agreed it was a minor change.

**IV. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS**

**a) #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – 40 residential units – Final review prior to hearing**

Atty. Suchy began the presentation by describing the application, as well as what was completed on the application and what was still outstanding. CEAC approvals were in the file.

Bill Andriopoulos continued the presentation by showing the commissioners the south elevation which showed changes to the building. There was a discussion of the height of the noise barrier.

**b) #11-16SP – Side by Side Charter School – 85 & 97 S. Main St – New 2 story school bldg - Final review prior to hrg**

Atty. Zullo began the presentation by introducing the project team and discussing the current use of the property.

David Sullivan, the traffic engineer, handed out copies of the traffic study to the commissioners and then discussed how it was done. He also discussed how the current parking was done in the morning and the afternoon. He then showed the commissioners the site plan of what the parking lot would look like once the project was completed. It included the staff and parent vehicles. He then showed the commissioners the flow of the parents' cars onto and off the property for pick-ups. There was a discussion of the dismissal times which also includes an early arrival and late dismissal.

Michael Stein discussed how the construction would be managed on the property as well as showing the commissioners the materials board.

**c) #14-15SP – 150/166/170 Glover LLC – 150 Glover Ave – Grist Mill Village Bldg A - 230 unit Commercial PRD – Request to modify Bldg A to enlarge footprint, to modify exterior façade, to add 5 units (inc. 1 workforce unit); add parking & recreation area and related changes - Determine if minor change (Zoning Commission action required)**

Ms. Wilson began the presentation by discussing the approval as well as orienting the commissioners as to the location of the property on an aerial map. She then explained the changes to the plans which included a change in the footprint as well as the addition of 5 more units which would include 1 more affordable housing unit.

Atty. Waters continued the presentation with a discussion of the application as well as an explanation of the changes to Building A. The transformers would be moved to a service court where they would not be seen as well as become a loading area. He also showed them the elevations and new Juliet style windows. He explained the revised workforce housing plan which would spread the units throughout the building. There was a discussion of having a connection to Main Avenue from the property. Atty. Waters explained that there were different property owners so it was not possible at this time.

The commissioners agreed these were minor changes. The application would be on the Zoning Commission agenda later in the month.

**d) #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev – Request to modify approved plans to modify footprint, façade and site changes – Determine if minor change**

Atty. Vasko began the presentation by describing the 2012 Zoning Commission approval and then describing the changes that the applicant was requesting. He showed the commissioners the new and old footprint of the houses. A few of them would have less bedrooms which would affect the size of the septic systems. The commissioners considered it a minor change.

**e) #14-16SP/#32-16CAM – L. Fishell – 75 East Av - Conversion of funeral home to 4 units – Preliminary review**

Ms. Wilson began the presentation with a description of the orientation of the property. She then described the conversion of the funeral home into four housing units.

Lyle Fishell, the architect on the project, continued the presentation by explaining how they would take off part of the building that was used for the funeral home. There would be less impervious area. He then discussed the parking spaces and showed them the elevations. The applicant is waiting for a report from the East Avenue Village District. There was a discussion about whether the applicant would be able to be on the Zoning Commission's agenda on December 14. There was a discussion about vehicles backing up onto the street. Mr. Fishell said they would submit revised plans for the Zoning Department staff to review. Some of the pavement would become impervious.

The meeting was adjourned at 8:39 p.m.

Respectfully submitted by,

Diana Palmentiero