

CITY OF NORWALK
PLAN REVIEW COMMITTEE
March 9, 2017

PRESENT: Rod Johnson, Chair; Michael Witherspoon; Joe Passero; Nate Sumpter; Rich Roina;

STAFF: Steve Kleppin; Mike Wrinn; Frank Strauch

OTHERS: Atty. Jackie Kaufman; Chris Kelly; Andy Soumelidis

Before the meeting began, Mr. Sumpter explained to the members of the public that this was not the public hearing for the Villages project. It would be held on March 15, 2017.

The meeting began at 7 p.m.

I. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #15-13SP/#21-13CAM – Trinity Washington Village Ltd Prtnrs/City of Norwalk – Raymond, Water & Day Sts – 193 unit multifamily development – Request for 1 year extension of approval time

Mr. Wrinn began the presentation by explaining that the project has not started yet but in order to keep it viable, they were requesting an extension. It would be on the Zoning Commission agenda later in the month.

b) #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr II, LLC – 467 West Av/6 Butler/605 West Av – 6 story, 108,370 sf mixed use development with 76 units & 16,820 sf retail – Request for 1 yr extension of approval time c) #4-16SP - 6 Butler St Prop. LLC – 6 Butler St – 14 space off street parking lot – Request for 1 yr ext of approval time d) #5-16SP/#10-16CAM - NW MFP Norwalk Town Ctr II LLC – 17 Butler St – 303 sp off street pkg lot – Request for 1 year extension of approval time

Mr. Wrinn asked that all three of these applications be heard together since they were part of the same project. None of the commissioners had questions. Atty. Jackie Kaufman continued the presentation as to why they were requesting the extension. There would be improvements so those changes would be brought to the Zoning Commission on the April agenda. Mr. Sumpter had concerns about how the property looked. Mr. Kinol was not at the meeting to address it so Atty. Kaufman said she would have them provide a letter to staff about what would be done. She noted that there were no financial difficulties which were preventing them from moving forward.

e) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Road - Renovations and additions to existing concession building at Calf Pasture Beach for full service restaurant – Request for 1 year extension of approval time

Mr. Wrinn began the presentation and noted that this application had been approved approximately 14-15 years ago. The commissioners discussed not approving the extension because such a long time had passed since the application had been approved. Mr. Wrinn said that this should be postponed until next month so that the Director of the Recreation and Parks could be present to discuss it further.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #8-16SPR – 3 Color, LLC – 175 W. Cedar St – Mixed used 8 units MFR and 488sf contractor’s office – Further review

This item has been withdrawn.

b) #2-17CAM – Christopher Thompson – 32 Shorefront Park – New single family residence – Further review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the proposal by showing them the site plans. He explained that referrals were sent out to the appropriate agencies and comments were sent back to the Zoning Commission. The commissioners decided not to require a public hearing.

c) #3-17CAM – Gabriel Silva – 2 Grayrock Rd – Convert single family residence to 2 family residence – Further review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then explained the applicant’s application. There were no issues with coastal resources. The public had been notified of the filing of the application but the staff had not heard from anyone. The commissioners decided not to require a public hearing.

d) #4-17CAM – McChord Engineering – 10 Blackstone Drive – 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. He then explained the applicant’s application. There were no issues with coastal resources. The commissioners decided not to require a public hearing.

e) #5-17CAM – Tom Robbins – 5 Decker Street – Addition 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 then explained the applicant’s application. There were no issues with coastal resources. The public had been notified of the filing of the application but the staff had not heard from anyone. They cannot vote on this until all signoffs are in. The commissioners decided not to require a public hearing. It would be on the April agenda.

f) #6-17CAM – Matthew Hessian – 12 Jacob Street – 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. He then explained the applicant’s application. There were no issues with coastal resources. The applicant received variances from the Zoning Board of Appeals in February. The commissioners decided not to require a public hearing.

g) #1-13SPR/#1-13CAM – TR Sono Partners – 99-101 Washington St – Mixed use development w/66 units – Request to modify approved valet tandem stacked pkg. plan to revise offsite & stacked pkg. requirements – Deter if minor change

Mr. Kleppin began the presentation by explaining what parking spaces would be changed as well as whether the stacked spaces would be changed. The staff thought these

changes would not be a problem. However, the staff did not agree with the applicant's request to change tandem parking to having it without a valet. They believed this would not work well and cause problems. Mr. Kleppin speculated that the reason for the removal of the valet was a cost issue.

Chris Kelly continued the presentation by explaining the tandem spaces and the valet. He said there was not the demand for a valet at this time. At times there is a demand for the valet, such as at night, but usually not during the day. Residents do not have assigned spaces. As the demand increases, there will be a need for the valet parking. He explained how the valet works now once the valet goes home. There was a discussion as to alternative plans of when to have the valet staffed at the parking lot. He said they are able to track who uses the garage through a fob that residents and office workers have. There was a discussion as to whether the applicant is currently staffing the parking lot as required under the permit. This modification has been brought to the Zoning Commission because the staff did not think it was. There was a further discussion as to the payment of parking fees and the parking lot is staffed. There is only an attendant when there is a demand for it. There was a discussion about how the tandem parking lot worked if there was no attendant. There was also a discussion as to whether they were meeting the requirements of the conditions of approval if there was no valet. There was a discussion as to what happens if the commissioners decide this is not a minor change. There was a concern that the developer would not get their certificate of occupancy. The committee decided to have them provide a valet 24 hrs. a day and then report back to the commissioners in 6 months. They would re-visit the situation then.

III. SPECIAL PERMITS

a) #1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) - 43-47 S Main St – 8 story, 102 rm. extended stay hotel w/89 sp garage – Modify plan to remove on-street pavers; add crosswalk, generator, trash room - Deter if minor change

Mr. Kleppin began the presentation by explaining that the staff believed that the changes were minor. The commissioners agreed.

b) #5-17SP – Paul Garavel – 85 Dr. MLK Jr. Drive – Storage of motor vehicles – Preliminary review

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that this property was adjacent to another that had just received an approval for a project. Mr. Garavel would rent the property to store cars here.

Andy Soumelidis, the civil engineer on the project, explained the use of the site, as well as the storm drainage. The use will not generate traffic. It is slightly different than a regular parking lot. There was a discussion about how many vehicles would be parked on this site. There was a discussion about some violations on the property. Mr. Wrinn explained where in the process those violations were. Mr. Sumpter asked that this be cleared up first before continuing this process.

IV. MOTOR VEHICLE LICENSES

a) #1-17MV – Fernando Obando – 527 Main Av – Replacement motor vehicle repairers' license – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the reason for the license. He noted that a public hearing was at the Zoning Commission but they said there was no need for one.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted by,

Diana Palmentiero