

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
November 2, 2017**

PRESENT: Nathan Sumpter, Chair; Louis Schulman; Doug Stern; Galen Wells; Joe Passero; Michael Witherspoon; Rod Johnson

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty. Liz Suchy; Colin Grotheer; Tom Rich; Eric Rains; Matt Edvardsen; Chris Malloy

Mr. Sumpter announced the members of the Plan Review Committee, with Mr. Johnson being appointed as Chair, and Mr. Witherspoon and Mr. Passero part of it. The meeting began at 7:05 p.m.

I. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #8-17SPR/#25-17CAM – The Maritime Aquarium at Norwalk – 10 North Water Street – Removal & reconstruction of IMAX theater & other site improvements – Final review prior to public hearing

Mr. Wrinn introduced Atty. Suchy who would present the application before the public hearing, scheduled for later in the month. She announced the approvals that the applicant had received from other commissions and departments in the city. She said that they were working with the Department of Public Works as well as Harbor Management. Notices were mailed to abutting and nearby neighbors on the day of the Plan Review Committee. There was a discussion about the Maritime Aquarium's vessels that were currently docked on the site.

b) #9-16SPR/#33-16CAM – King Industries, Inc & Water Sports Center, Inc (Maritime Rowing Club) – 1 Jennings Place – Request for 1 year extension of approval time for row club buildings

Mr. Wrinn introduced Atty. Suchy, once again. Atty. Suchy explained that there were still logistics being worked out which they hoped would be worked out before the approval expired in January.

c) #6-17SP/#23-17CAM - TR South Water Street, LLC – 121-123 Water St/Raymond St - New 5 story development with 80 residential units & 2,690 sf retail in Transit Oriented Development (TOD) area - Preliminary review

Atty. Suchy began the presentation by stating a brief overview of the application and there was also a CEAC meeting in the 2 weeks prior to this meeting.

Colin Grotheer, the architect on the project began the presentation by showing a rendering of the building and stating how many and types of units there would be. There would be a roof deck but not on all of the buildings. He discussed the parking and recreation areas. He also mentioned about the first floor amenities as well as where the workforce housing units would be located. He explained how the architecture would mitigate the height of the building. The units would be rentals. He then discussed the materials to be used on the building.

There was a discussion about making the buildings look a bit more distinctive. Tom Rich, the developer, then began to discuss the architecture of the building. He noted that the building was quite long. There were many balconies as well. There was a discussion about the width of the sidewalk to push the buildings back a bit. Mr. Rich noted that the land in the area was elevating so that they had

to deal with that. The commissioners requested different renderings. There was also a discussion about the surrounding buildings including Washington Village. Mr. Rich said that they would be showing the commissioners different renderings. Atty. Suchy noted that they would be revising the plans.

Eric Rains, the landscape architect, continued the presentation. He noted that there was a break in the façade as well as the tiered landings to deal with the grade change. There was a common area and it would be compliant with the Americans with Disabilities Act (ADA). Most of the parking is on top but there are a few that are under the building. There is a small building which would hide the parking lot and have offices in it.

There was a discussion about the trash rooms, as well as the ingress and egress from the parking lot. There was also a further discussion about the screening of the parking lot which was necessary under the regulations. Mr. Rich noted that it would be a prominent building in the area.

There was a discussion about whether the public hearing would be in December.

d) #3-14SP/#11-14CAM – Maritime Village I, LLC – 19 Day St – 57 unit mixed use development (2 new bldgs.) & distillery (existing bldg) – Request to modify approved plans to replace sidewalk with landscaping; change fence design, add new lighting & related modifications – Determine if minor change

Mr. Wrinn began the presentation and introduced Matt Edvardsen, who explained the 2 primary changes that the applicant was requesting. There would be a fence to hide the neighboring property. It was suggested to add in more landscaping. There would be a road in the future which would change the area. He also said that lighting would be added and others would be replaced on the site. There were discussions about when some of the businesses including the distillery would open. The commissioners decided it was a minor change.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #24-17CAM – Justin & Eva Couillard – 11 Tonetta Circle - Addition to existing single family residence – Preliminary review

Mr. Wrinn began the presentation and introduced Chris Malloy, who was representing the owners. He discussed the site plans. He noted that this is a single family residence as well as elevate. Mr. Wrinn oriented the commissioners as to the location of the property on an aerial map. Mr. Malloy explained the addition and what rooms would be added. The addition would be on the existing footprint but also expand it. He showed the commissioners renderings of the current house as well as the proposed house. He noted that the owners would voluntarily have rain water collection bins and rechargers on the property. The commissioners did not require a public hearing and would be on the Zoning Commission agenda later in the month.

III. MOTOR VEHICLE LICENSE

a) #3-17MV – Lobalbo Autobody – 259 Main Ave – Replace repairer’s autobody – Preliminary review

Mr. Wrinn explained the application and where it was located. The attorney for the applicant began the presentation by introducing his clients, explaining the application and that they had met all the necessary regulations. He thanked the Zoning Department staff, who he said were nice to work with. He explained that the autobody shop would be environmentally friendly. Mr. Schulman noted that

this was a change in ownership. This item would be on the Zoning Commission agenda later in the month.

b) #4-17MV – Scott Holgerson – 20 School St – Replacement repairer’s – Preliminary review

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property. He explained that the repairer shop has been there for many years and is being turned over to a long time employee. He noted that it was very clean. It would be on the Zoning Commission agenda later in the month.

IV. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #6-16SPR/#20-16CAM – Norwalk Land Development LLC - 1 Putnam Ave (North parcel) - The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 - Request for 1 yr ext of approval time and

b) #7-16SPR/#21-16CAM – Norwalk Land Development LLC - 63 West Ave (South parcel) - The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 - Request for 1 yr ext of time

These two items were discussed together. Mr. Wrinn explained that the applicant was moving forward with excavation but would like to request an extension of time for Zoning permits to remain in compliance.

Mr. Kleppin announced that there was a public meeting for the public to make comments on the Plan of Conservation and Development on Saturday, November 18. He asked that the Zoning Commissioners attend, if they could.

The meeting was adjourned at 8:11 p.m.

Respectfully submitted by,

Diana Palmentiero