

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
December 7, 2017**

**PRESENT:** Rod Johnson, Chair; Nathan Sumpter; Louis Schulman; Galen Wells, Mike Witherspoon; Richard Roina

**STAFF:** Steven Kleppin; Mike Wrinn

**OTHERS:** Bill Andriopoulos; Fr. Nick; Bill Waters; Atty Liz Suchy; Colin Grotheer; Tom Rich; Craig Flaherty; Eric Rains; David Waters, Esq. Michael Broncati; Mr. Bartolotta; Lance Zimmerman

Nathan Sumpter started the meeting at 7:05 p.m.

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

**a) #19-05SP – St. George Greek Orthodox Church – 238 West Rocks Rd – Addition of 900 SF chapel to approved 21,000 sq ft community center – Determine if minor change**

Mr. Wrinn introduced the architect, Bill Andriopoulos, on the project. Mr. Andriopoulos oriented the commissioners as to the changes on a site plan and aerial map. There would be an additional chapel which would change a driveway. It would be used for daily services instead of using the larger church. There was a discussion about the spire that would be added to the roof. The style was more a New England architecture than trying to mimic the Byzantine architecture that the church was. Fr. Nick said it would have to be consecrated as a chapel. Mr. Johnson, Ms. Wells and Mr. Witherspoon agreed it was a minor change.

**b) #19-03SP – Oak Hills Park – 163 Fillow Street – Move golf pro shop (620SF) into existing restaurant space – Determination of minor change**

Mr. Wrinn began the presentation by handing out aerial maps to the commissioners.

Mr. Waters introduced the project team. He explained how the building would be repurposed. There would be no expansion to the building. There would be a pro shop and administrative offices in this area. There was a discussion about the new restaurant operator that is currently negotiating their lease. Mr. Johnson, Ms. Wells and Mr. Witherspoon agreed it was a minor change.

**c) #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 80 residential units, 4,340 sf retail and 1,590 sf office in Transit Oriented Development (TOD) area – Final review prior to public hearing**

Mr. Wrinn introduced Atty. Suchy who began the presentation by explaining the changes that were made to the renderings after the prior month's committee meeting.

Colin Grotheer of Beinfeld Architecture continued the presentation. He explained the changes which included how it engaged the street on the site plan. There would be a passageway and staircase which would help this. He also discussed the parking as well as

plantings along Raymond Street. There was a discussion of resident amenities. There was a further discussion of the corner with the circular element which was a private area for the residents. There was a discussion about the roof deck from which the residents could see the harbor. He discussed how they changed the look of the buildings.

Mr. Rich explained change which was another staircase on the north side of the building. It wasn't as grand as the one on the south side of the building. He also discussed the ADA access to the building which was a complete circle. He said that there would be flexibility in what uses there would be for office and retail on the 1<sup>st</sup> floor level. There was a discussion about the balconies that were on the building. Mr. Rich showed the rendering which included the north stairway. There was a discussion about the use of the parking lot by the public. Residents will have stickers to park at the building. Craig Flaherty explained that the application was only for retail and office because of the parking difficulties in this area. The commissioners were shown the side elevations as well as renderings showing the building in the neighborhood. There was a parking lot which backed up to another building's parking lot.

Eric Rains, the landscape architect, continued the presentation with regard to the parking lot by explaining the different types of plantings and how they were used, especially on the circular element. He also discussed the street trees and shrubs to be provided. He reviewed some of the materials that would be used on the north side of the main steps which included steel. There was a discussion of the trees that would be used in the parking lot that abuts the other parking lot. Some of the commissioners thought there should be different trees. There was a discussion about the larger circular element being open to the public. There was a discussion about the flex pavers used by DPW around the trees. There was a discussion of the proposed lighting for the property. The application would be placed on the Zoning Commission agenda later in the month.

**d) #15-15SP – 200 Glover Ave LLC (formerly 166 Glover, LLC) – 200 Glover Avenue – Grist Mill Village Building B: 230 unit Commercial PRD – Request to modify approved plan to increase # of units to 232, revise windows to Juliet-style balconies, increase building footprint and related changes – Determine if minor change**

Mr. Wrinn began the presentation by explaining the application and that there were slight changes to Building B.

David Waters continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that Building A was currently under construction and would be ready for occupancy in third quarter 2018. He was now asking for similar changes that had been requested for Building A. He said that the requested changes included generators being moved, the color around the window trims was changed and some balconies were added. The applicant also added 2 more units, 1 of which is workforce housing. There was a discussion about a ribbon cutting for the buildings and the construction was going along smoothly. Mr. Johnson, Ms. Wells and Mr. Witherspoon agreed it was a minor change.

**e) #9-17SP – Michael Broncati - 346 Main Ave – Tenant Fit-up for 3,500 sq ft soccer training facility – Preliminary review**

Mr. Wrinn briefly explained the application. Mr. Broncati oriented the commissioners as to the location of the property. He explained the use of the building which would include a turf field for soccer training of youth from ages 5 -18. The second floor would be offices and bathrooms. He then showed the commissioners the site plans. He also explained the programs

for youth and college age athletes. There was a discussion of the fact that there are no locker rooms.

Mr. Wrinn explained that there were some tenants not permitted which staff was working to be fixed. It would then be on the Zoning Commission agenda.

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

### **a) #26-17CAM – Daniel Hafner – 43 Yarmouth Rd – New single family residence – Preliminary review**

Mr. Wrinn gave a brief overview. Mr. Bartolotta, the architect, continued the presentation by showing the commissioners pictures of the current structure. He also explained that the 1<sup>st</sup> floor would have breakaway walls because of the zone it was located in. He then oriented the commissioners as to the location of the property on an aerial map. He then showed them pictures of the proposed single family residence. Brett Holdberg, civil engineer, continued the presentation by explaining the location of the property on a site plan and that the house would be elevated. The first floor would be 10 ft. above grade. He discussed the sanitary sewer system which is under the current structure on the property. It would be rerouted so that it would no longer be under the building. Runoffs would be decreased. Mr. Wrinn said that the neighbors had not reached out to Zoning staff and that they were waiting from Harbor Management. Mr. Johnson, Ms. Wells and Mr. Witherspoon agreed that a public hearing was not necessary. It would be on the Zoning Commission agenda once they had heard back from Harbor Management.

### **b) #27-17CAM – 197 Rowayton Ave LLC – 197 Rowayton Ave - New single family residence – Preliminary review**

Mr. Wrinn gave a brief overview. Mr. Zimmerman continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained the difficulties that the applicant had encountered over the past year. He also discussed the coverage for the site and that the property needed a variance. The applicant is adding on to the rear of the structure. He discussed the water quality and that they had removed the septic. It would be hooked up to the city water system because the contents of the previous septic were washing into the 5 Mile River. Mr. Wrinn said that it was up to the commissioners as to whether a public hearing was necessary. They would wait to hear from the 5 Mile River Commission before it was put onto the Zoning Commission agenda.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted by,

Diana Palmentiero