

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
October 8, 2015**

PRESENT: Jill Jacobson, Chair; Adam Blank; Nate Sumpter; Doug Stern; Mike O'Reilly; Emily Wilson (arrived late)

STAFF: Michael Greene; Mike Wrinn; Dori Wilson; Frank Strauch; Jim Bova

OTHERS: Atty Liz Suchy; Steve Sullivan; Atty Dave Waters;

Ms. Jacobson called the meeting to order at 7:32 p.m. Mr. Blank appointed Mr. Stern to the Plan Review Committee since there were not enough commissioners at the meeting.

I. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #4-15SPR/#11-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Final review prior to public hrg

Mr. Wrinn began the presentation by explaining that the applicant is working on the parking easements with the neighbors, before the public hearing in a couple of weeks.

Atty Suchy continued the presentation by orienting the commissioners as to the location of the property on an aerial map. She described some of the changes that the commissioners had requested that the architect had made on the designs. She also discussed the sign-offs that they had received and were still waiting for. She hoped to receive the remaining before the public hearing in a couple of weeks. The application was before the Redevelopment Agency as well. She also went over some of the other renderings as well.

II. REQUESTS FOR EXTENSION OF APPROVAL TIME

a) #8-14SPR/#9-14SPR/#9-14CAM/#10-14CAM - NW MFP Norwalk Town Ctr. LLC & 3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av – 129,600 sf mixed use development with retail, restaurant, gym & 620 seat theater (#8-14SPR) and retain 18,193 sf existing retail/rest @ 467 West Av (#9-14SPR) – Requests for 1 yr ext of approval time

Dori Wilson began the presentation by orienting the commissioners as to the location of the property. She explained that since they had not been able to finalize building plans, the applicant was requesting an extension of the approval time. They were also trying to move the historic building, which was approved earlier in 2015. She noted that their taxes were current. This item would be on the Zoning Commission's agenda in October.

b) #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day St – 76 unit multifamily development (2 bldgs) & 6,430 sf office (existing bldg) in TOD area – Request for 1 year extension of approval time

Dori Wilson explained the reasons why the applicant was requesting the extension, which included consolidating the lots. She also noted that a zoning amendment had changed the amount of workforce housing the applicant was required to have. This item would be on the Zoning Commission's agenda in October.

c) #6-11SPR – SoNo Metro LLC – 7-13 Chestnut St – 17 units & 11,000 sf office - Request for 1 yr ext of approval time

Dori Wilson began the presentation by explaining the reasons why the applicant was requesting the extension, which included consolidating the lots and then filing the map on the land records. It will be their third extension.

III. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

a) #5-15SP – Special Properties II, LLC – 78 Cranbury Rd/440 Newtown Av – 15 unit Conservation development – Review of public hearing

At this point in the meeting, Mr. Blank recused himself and left the room.

Mr. Wrinn began the presentation by discussing a preliminary draft of the resolution to approve the application. He said that staff had taken their concerns and questions and tried to articulate them in the draft. The commissioners had received copies of the materials distributed at the public hearing. At this point, Emily Wilson asked about the maintenance area and the conservation easement. Mr. Wrinn explained that if a telephone pole had to be replaced, the area would have to be replaced as it was. Mr. Wrinn said that the commissioners should contact staff about questions. Other items could be added or deleted at the Zoning Commission meeting.

b) #11-15SP/#18-15CAM – Pam Hinton – 17 Park St – New daycare facility – Final review prior to public hearing

Mr. Blank returned to the meeting. Mr. Strauch began the presentation. He noted that the Zoning Commission hired a consultant to review the site because the property was in the East Avenue Village District. He went over the recommendations the consultant had suggested. He then discussed the CEAC signoffs. There was a discussion of the driveway, parking and drop-off.

c) #13-15SP – Black Gold Enterprises – 479 Main Ave – Replacement gas station – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He described the changes that would be necessary as this old Getty gas station. Some of the changes would include a new canopy and general site improvements.

Mr. Sullivan, the engineer on the project, continued the presentation by discussing the site plans. He described how they would demolish the site and start all over. He then described the building, convenience store and take-out, the pump islands and parking spaces. He also discussed how the applicant would reduce the curb cuts. He described the traffic study and said that a CEAC meeting was not required. The applicant was still waiting for some sign-offs. There was also a pending application with the Conservation Commission. The commissioners would have to wait for a decision from them before making their own decision.

There was a discussion of why the curb cuts were going to be reduced. There was also a discussion about sidewalks. It would be on the Zoning Commission's agenda in November.

d) #6-94SP – Shell Service Station – 247 Main Ave – Request to modify approved plan to remove and replace canopy and related site improvements – Determine if minor change

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He also showed them the site plans. As the applicant was changed the site, they were encouraged to have more pervious surfaces and new landscaping. There would also be new signage.

The engineer for the project continued the presentation by telling the commissioners that they understood they needed to put in new landscaping. She described the permits that the applicant had already received for removal of the pumps.

e) #7-14SP – 587 CT. Ave LLC – 587 CT Av – Request to modify approved plan to change façade – Determine if minor change

Mr. Strauch described the minor changes to the façade by showing them the site plans with the changes.

Mr. Sullivan continued the presentation by describing the materials and why they were using different materials.

f) #14-15SP/#15-15SP/#16-15SP – 150/166/170 Glover LLC – 150-174 Glover Ave – Grist Mill Village - 710 unit Commercial PRD (3 separate applications) – Preliminary review

Dori Wilson began the presentation by explaining what PRD is (Planned Residential Development). She oriented the commissioners as to the location of the property on an aerial map. She also described the former buildings on the lots and that the 4 lots would become 3. She handed out

packets to the commissioners. The applicant also applied to the Office of State Traffic Administration (“OSTA”) and the traffic report has been reviewed by the staff. They will do additional traffic counts. She discussed the designs of the 3 buildings including where the parking would be. She explained that there were 3 applications filed. They were trying to go to a public hearing on December 9.

Atty Waters continued the presentation by also discussing the aerial maps and explaining which buildings have been removed. He then described the site, the topography and the boundaries of the property. He also described the area as self-contained because of the boundaries of the railroad and Route 7. He then described the buildings which included parking inside and several stories above. He also described the different types of units in each building as well as work force housing units and where they are located. Each has a clubhouse, fitness and yoga studios as well as studios. There will also be outside recreation areas. He said that they had submitted a plan to show how the lots were re-configured. He then discussed how Glover Avenue would become a boulevard along with sidewalks and bike lanes. They hoped the bike lanes would eventually connect with the Norwalk River Valley Trail. There was a discussion about security systems. There was then a discussion about the marketing plan of the workforce housing units. There were then concerns expressed about the facades being the same. There was a request for different elevation renderings to be shown to the commissioners. Atty Waters noted that some of the curves in Glover Avenue would be straightened out. Although there were questions about traffic, Atty Waters asked if they could save those questions for the traffic engineer who would be at the next meeting. Atty Waters explained that Metro-North was planning major renovations for the Merritt 7 train station. It would be beneficial to their project because they viewed it as Transit Oriented Development (“TOD”). They have had their CEAC meeting and had submitted an application to the Conservation Commission.

Dori Wilson mentioned that the Commissioners had to decide whether a model of the project would be required. There was a short discussion about continuing the sidewalks. The commissioners decided that as long as they received renderings which showed the different elevations, they would not require a model. Atty Waters said they had made an application to OSTA.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,

Diana Palmentiero