

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
November 12, 2015**

PRESENT: Jill Jacobson, Chair; Linda Kruk; Adam Blank; Nate Sumpter; Rod Johnson

STAFF: Michael Greene; Mike Wrinn; Dori Wilson; Adam Carsen

OTHERS: Atty. David Waters; Chris Bockstael; Mark Vertucci

Ms. Jacobson called the meeting to order at 7:30 p.m.

I. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #10-13SPR – Music Theater of CT. – 509 Westport Ave – Request to modify approved plan to dispense liquor at performances – Determine if minor change

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that the applicant would like to serve liquor at intermission during performances. The commissioners agreed it was a minor change.

b) #16-15CAM – B. Beinfield – 2 Nearwater Rd. – New single family residence, convert existing dwelling to accessory use – Review of public hearing & recommended action

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as passing out a copy of where the house is located. He discussed the applicant's rebuttal and the DEEP letter. Ms. Kruk noted that the applicant had done all that they could do to comply with the regulations. There was a discussion of the conditions on the applicant. It would be on the Zoning Commission agenda for the following week.

c) #21-15CAM – Edward Bistany – 74 North Main St – Tenant fit-up for “Prime Burger” restaurant – Preliminary review

Mr. Carsen began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that the use was being changed from retail to restaurant which caused an increase in the parking spaces allowed. A public hearing was at the discretion of the Plan Review Committee. Mr. Carsen also showed them the floor plan for the restaurant. The commissioners agreed that no public hearing was necessary so that the application would be on the Zoning Commission agenda for approval.

d) #X-15CAM – A. Greenlee – 32 Shorehaven Rd – Replacement single family dwelling – 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 there would be a new sea wall as well as a new single family residence. The site plan was shown. Since the property was near Westport, they would need referrals from Westport, Harbor Management and the regional planning agency. A public hearing was at the discretion of the Plan Review Committee. Unless they heard differently from the 3 agencies, the commissioners decided that a public hearing was not necessary. It would be on the agenda for the Zoning Commission in December. Neighbors had been notified but the Zoning Department had not heard from any of them.

II. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) - 43-47 South Main St – 8 story, 110 room extended stay hotel with 70 space indoor valet parking in a 2 story automated garage - Request for 1 yr ext of approval time

Ms. Wilson began the presentation with a brief history of the application. Although this was a 1 year extension request, she explained that they expected to be in construction soon. She also explained that this site was being used as temporary parking for the Pearl, which is almost completed. Once it is completed then construction can begin on this project. Mr. Greene said that they applicant may come before the commissioners again in December for modifications to this approval.

b) #4-12SP – Mary Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation development - Req for 1 yr ext of approval time

Mr. Carsen explained that this was the applicant's 3rd request for an extension. The applicant had paid all of their fees and taxes. There were no relevant zoning changes.

III. REQUEST FOR RELEASE OF SURETY

a) #8-12SP – Lowe's Home Centers, Inc. – 100 Connecticut Avenue - 135,000 sq. ft. retail home improvement store– Request for release of surety

Mr. Wrinn explained that this surety was for erosion controls. The staff was comfortable with this surety being released.

IV. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

a) #13-15SP – Black Gold Enterprises – 479 Main Ave – Replacement gas station – Final review prior to public hrg

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as showing the commissioners the site plan. He explained that the public hearing would be on the Zoning Commission agenda for the next week.

b) #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) – Further review

Ms. Wilson began the presentation by explaining that the applicant would be on the Zoning Commission agenda in December for a public hearing. They had received their Conservation Commission approval. She explained the recent changes and approvals that the applicant had received.

Atty. Waters continued the presentation by confirming the sign-offs that they had received and were in the file. He pointed out some changes to the site plan, including those to Building A. There would be an outdoor patio, 2 new bus shelters and a shuttle to the South Norwalk train station operated by the Transit District. The applicant would complete the road improvements to Glover Avenue. There was a discussion of the cross easements. Atty. Waters showed them additional perspectives and renderings of the buildings, both from the north and then from the south. He explained the bike lanes along Glover Ave that the applicant would also install. There was also a discussion about the Norwalk River Valley Trail. Atty. Waters explained that the applicant had issues with having the Norwalk River Valley Trail go through the rear portion of its properties, including the need for extensive retaining walls and privacy issues. It was decided that this issue still needed some time to be worked out.

Atty. Waters continued the presentation with more aerial renderings of what the buildings would look like near the Merritt Seven office park. As Mr. Blank looked at the buildings, he remarked that although there had been improvements in the design of the buildings, he thought they still looked massive. He thought that by making them look different from each other, it could help.

Christopher Bockstael, the architect on the project, continued the presentation by explaining how they decided to design the buildings. They blended brownstones with mill factory buildings. He discussed the colors and materials to differentiate between the buildings. Each building has a different entry so that people will know where it is. They will also try to break down the mass through the landscaping. There was a discussion of the PVC piping that is coming out of the buildings. There was also a discussion of the differences in the facades.

Mark Vertucci, the traffic engineer, continued the presentation by discussing how the traffic analysis was prepared. He said they also considered the Zoning Department staff's comments as well as requests from the Department of Public Works. He discussed the bus routes as they affected the traffic generation from the site. He also described the improvements to the timing of traffic lights as well as when it might be done. He also discussed the improvements to Glover Avenue which included left turn lanes. The applicant had submitted an application to the state DOT which did not have any major concerns. The DPW was also satisfied with the applicant's responses to its comments. There was a discussion about the bike lanes, as well as bike racks and storage. The application was scheduled on the Zoning Commission's agenda in December for a public hearing.

c) #17-13SP – Merritt River Partners, LLC – 1 Glover Av – 132 unit Commercial PRD – Request to modify conditions of approval to allow CZC to be issued before OSTA improvements are complete - Determine if minor change

Ms. Wilson began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as handing out maps of the property to them. In order for them to complete the project and obtain their Certificate of Zoning Compliance, part of the improvements has to be completed by Metro-North. However, the applicant cannot complete the work and will have to wait for Metro-North to complete them. This item would be added to the Zoning Commission's agenda for the following week.

d) #4-14SP/#15-14CAM – AMEC Carting, LLC – 1 Crescent St – Bulky waste transfer/recycling station – Review of traffic report after opening facility to the public

Mr. Wrinn said that this was a follow-up study for the approval of the opening of the waste transfer/recycling station to the public. It showed what the applicant had already shown in its traffic study.

The meeting was adjourned at 8:35 p.m.

Respectfully submitted by,

Diana Palmentiero