

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
DECEMBER 3, 2015**

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

STAFF: Michael Wrinn, Dori Wilson, Adam Carsen,

OTHERS Atty. Elizabeth Suchy, Paxton Kinol, David Waters, DiLeo Rocco

Mr. Blank called the meeting to order at 7:35 p.m. (until Linda Kruk arrives, Mr. Sumpter appointed to the Plan Review Committee)

1. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #22-15CAM – A Greenlee – 32 Shorehaven Rd – Replacement single family dwelling – further review to Zoning Committee

Mr. Carsen stated that this application was seen last month. Because property is within 100 ft. of water it requires a CAM Review and a required referral to Town of Westport because property is within 500 ft. of town line. The Commission has waited the required 35 days before application can be acted on; now ready to be on agenda for next week.

b) #9-13SPR – Waypointe Midblock – Request to modify approved plans to add new outdoor seating area for Barcelona Restaurant and related changes to wider sidewalk & thru block arcade bonus calculations – Determine if minor change.

Ms. Wilson reviewed the proposed modifications to Mid-block on Orchard Street side, describing area (Sedona Taphouse/Colony Grill. Applicants are proposing to add outdoor dining in front. Proposing to add a fence in front of doorway on Orchard St. for outdoor dining and add a permanent structural enclosure along arcade to make outdoor dining area permanent. Ms. Wilson stated that it should be determined if this modification is minor or not.

Atty. Suchy of Carmody Torrance Sandak Hennessey LLP addressed committee illustrating proposed modifications to original application. She stated that this change is a modification to create two new patio areas and Atty. Suchy described in-depth modified plans addressing arcade area, seasonal outdoor dining, wall heights, lighting on top of diners to throw heat in cooler weather and other proposed changes to plan.

Detailed discussion ensued among Committee and applicant regarding the five-ft. wall on Orchard St and other modifications i.e. blocking of pedestrian flow of arcade space; keeping floor level, open space and other design elements as well as materials. Committee asked to see cross-section view and continued the review of this modification to January meeting.

c) #9-15SPR/#24-15CAM – 587 CT Ave LLC – 11 Belden Ave – 69 residential units – Preliminary review.

Michael Wrinn presented this application stating that it was previously submitted but withdrawn prior to public hearing. There was a prior issue with adjoining neighbor who planned on putting parking on adjoining property. Previous parking plan has changed and a portion will be placed across street on Mott Avenue which already serves an office building. This would require shared parking for night/weekends and office during the day. Mr. Wrinn introduced Liz Suchy to present this application.

Atty. Suchy introduced the proposal fronting on Belden and Mott Ave. The applicant is proposing a 5 story structure 5 stories above on-grade parking with 69 units; 33 one bedrooms and 36 studios; representative number of "affordables" all throughout building. 90 spaces required for this development; 51 spaces will be on site and 39 across the street. 5 spaces will be provided to the library. Proposal is basically the same except the prior deed issue is no longer a concern. Committee asked if traffic study addressed issues with pedestrians walking across street i.e. crosswalks etc. to 2nd parking area and if there is a safety concern. Atty. Suchy will look at the safety concerns. Committee briefly asked about apartment layout and Mr. Sumpter asked for clarification of how "Workforce Housing" works in regard to these apartments. Ms. Suchy stated that workforce housing was addressed according to the City's "Workforce" (8-30G) regulations. Ms. Suchy agreed to look into safety concerns with DPW and public hearing will be scheduled in January 2016.

d) #8-14SPR/#9-14SPR/#20-14CAM – Waypointe South Block – 17 Butler/467 West Ave – 138,630 sf mixed use development with iPic theater, retail, restaurant & fitness club – Request to modify approved plans to add 90 multifamily dwelling units, revise commercial floor plans, parking layout & related changes – Determine if minor change.

The Committee agreed to address items d) and a) on the agenda as one item.

II. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

a) #18-15SP/#23-15CAM – NW MFP Norwalk II LLC – Waypointe South Block – 17 Butler/3 Quincy St – 138,630 sf mixed use development – Add 14 lane bowling alley to approved mixed use development – Preliminary review.

Ms. Wilson clarified that the two site plan applications were previously approved and modifications are requested; the special permit application is new. The changes primarily affect the 17 Butler St parcel on the rear portion of the South Block property and will add 80 residential units and a 14 lane bowling alley. Atty. Suchy indicated that these were fairly minor changes, however design review with redevelopment agency for residential is required and the main issue with the commercial recreation use is traffic and how use fits with rest of development.

Atty. Suchy stated that the requests outlined in these two site plan applications are minor in nature and should not require any additional filings or hearings. Committee discussed modifications in detail. Staff stated that this application will be seen again on January 14. It was noted that OSTA review has not been submitted and is required to be done when application is filed. Compliance review including CEAC signoffs and zoning inspector review are still pending. Committee would like to see a public hearing on site plan modifications as well.

Atty. Suchy then discussed special permit changes to this development, including the removal of Blink Fitness Center/Gym and proposal to replace with a 14 lane bowling alley (permitted in

CBDB zone by Special Permit). It will be located on ground floor in same structure as iPic. There are no plans for a restaurant in bowling alley but a concession and kitchen was noted on bowling alley plans. Committee asked where entrance would be located and the applicant responded that it would be in front to the left of iPic. Recreational activities would be limited to rear of property.

The applicant proposes to expand the building with a 5 story residential tower, modify the approved commercial structure, add 80 units of housing and other modifications. (1 and 2 BR's of which 8 will be deed restricted as workforce housing). Committee asked questions and discussed traffic flow at Butler St intersection. Atty. Suchy mentioned she was waiting for Redevelopment Agency and Andriopolous Design to start design review and to see what recommendations DPW has and then follow up with committee. Committee discussed how large the bowling alley would be and other concerns. Ms. Suchy stated that DPW had been provided copies of the plan for review. Staff recommends a February public hearing on both applications.

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) – Final review prior to public hearing.

Atty. David Waters representing NRV T stated all sign-offs are in place and comments received from OSTA were generally favorable. Legal Notices have gone out and he is prepared to go to public hearing Dec.9th. He told committee that as requested, he has addressed design treatments of buildings i.e. texture, color and any other concerns committee previously had and requests are reflected this evening. In differentiating the buildings he described the created striations and textural/ color changes; middle building (B) now has benches. He addressed the access to Norwalk River Valley Trail with their associates. He suggested that they had ability to go to DOT who owns the property from Grist Mill to gain access to the trail. NRV Trail Associates did not feel this was a feasible alternative. Atty. Waters stated that they will have to seek alternative entrance from DOT. The Public hearing is scheduled for Dec. 9th.

c) #20-15SP/#25-15CAM – B. Craighead – 2 Park Street – 5 residential units - preliminary review

Mr. Wrinn briefed committee on this proposal. This is an existing building to be converted into a residential building with 5 units. Staff stated this was a similar application to recent project on Lewis Street. Mr. Wrinn introduced John Bove, Attorney for the applicant. The zoning Regulations require a public hearing because of the use; this can be scheduled for public hearing in January.

Brief discussion ensued among Commissioners about proposed change in meeting time for annual meeting schedule. The staff will check that rooms are available and add to next week's Commission agenda.

Meeting adjourned at 8:37

Respectfully submitted by

Pamela Ballard