

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
January 14, 2016**

**PRESENT:** Jill Jacobson, Chair; Linda Kruk; Emily Wilson; Mike O'Reilly; Nate Sumpter; Rod Johnson; Douglas Stern

**STAFF:** Mike Greene; Mike Wrinn; Dori Wilson; Frank Strauch

**OTHERS:** Atty. Liz Suchy; Rocco DiLeo; Mike Gales; Tim Onderko; Paul Garavel; Atty. Steve Grushkin;

Jill Jacobson called the meeting to order at 7 p.m.

**I. REQUEST FOR RELEASE OF SURETY**

**a) #8-11SPR – Fortis Property Group/FPG Norden DC, LLC - 10 Norden PI – Data center – Request for release of surety**

Dori Wilson explained that the applicant is requesting that their surety be released since all improvements have been completed and are in good condition. The Committee concurred and this item will be added to the Zoning Commission agenda for action next week.

**II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW**

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

Dori Wilson presented the modified site plans for the application.

Atty Suchy continued the presentation by reminding the commissioners that they had seen the modifications last month. She said that the commissioner's comments had been noted and the requested changes were made. She pointed out the changes to the commissioners.

Rocco DiLeo spoke about the site plans as they pertained to the wider sidewalk. There was a discussion as to whether this was a minor change which the commissioners decided it was.

**b) #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Av – 69 residential units – Final review prior to public hrg**

Mr. Wrinn began the presentation by explaining that this application would be on the agenda for a public hearing. He noted that there were concerns from the library about issues of traffic, parking, etc.

Atty Suchy noted some differences from this application as to the previous application. There was a discussion about parking and cross walkways. She also said that they had gotten their sign-offs.

**c) #2-16CAM – Amanda Garcia – 11B Washington St – Request live music for Templo Mayu restaurant – Prel review**

Mr. Strauch began the presentation by orienting the commissioners on a map where the hotel is located. He explained why they wanted a live band at the restaurant. He also discussed the parking. Mr. Strauch answered the commissioners' questions about when the live music would be played. The commissioners received the traffic report. They then decided this was a minor change.

**d) #10-15SPR – Tucker Mgmt LLC – 467 Connecticut Av – 2 new buildings: 2 story retail building and 2 story ChickFil-A with drive thru – Preliminary review**

Mr. Wrinn gave a brief overview of the application. There would be 2 buildings on the property.

Atty. Suchy continued the presentation with a description of the property and what would be added. She noted that they had all of their sign-offs. She asked that the commissioners consider not holding a public hearing. There was a discussion about what would be on the 2<sup>nd</sup> floor. Atty Suchy said that it would be storage.

Mike Gales, the architect on the project, who explained the design of the proposed building as well as the materials that would be on the building. He also discussed the exterior of the building. Atty Suchy also discussed the landscaping on Connecticut Ave.

Tim Onderko, the engineer on the project, discussed the circulation of the traffic on the project as well as where curb cuts would be located. He also noted where the drive-through would be.

There was then a discussion as to whether there should be a public hearing on this application. There was also a discussion as to the demolition of the property and clean it up. They decided that there should be a public hearing in February.

**e) #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 80 multifamily dwelling units, revise commercial floor plans, parking layout & related changes - Further review AND #18-15SP/#23-15CAM – NW MFP Norwalk II LLC - Waypointe South Block – 17 Butler/3 Quincy St - 138,630 sf mixed use development - Add 16 lane bowling alley to approved mixed use development – Further review**

Dori Wilson began the presentation by explaining the modifications to the commissioners.

Atty. Suchy said that they are working through some issues with the Zoning Department staff. They had not been before the Conservation Commission yet. There was a discussion about the bowling alley. They would like to be on the Zoning Commission agenda in February for which Atty. Suchy said they would be ready.

### **III. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW**

**b) #X-15SP – Garavel – 191 Main St/N. Canaan Av – Replacement bldg – 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 described the plans for the building as well as some changes to the curb cuts for traffic. He also described the use. There was a discussion of the parking on the lot.

Paul Garavel said there would be a same number of employees. He also described the issues with the landscaping because of the rough winters. The commissioners agreed it was a minor change.

**c) 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) – Review of public hearing**

Dori Wilson discussed the public hearing in December. She showed the commissioners the site plans including the bikeway. She described the draft resolutions with conditions. There were concerns about the bikeway trail which still had to be negotiated. There was a discussion about a corporate gift going to the Norwalk River Valley Trail and whether the Zoning Commission should step in. The concerns were that there were no regulations for this. The applications would be on the Zoning Commission agenda the following week.

**d) #8-11SP – Norwalk Hospital – 34 Maple St – Modify plans to relocate cooling tower – Determine if minor change – This item was withdrawn.**

**e) #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility – Preliminary review**

Mr. Strauch began the presentation by explaining how the application was withdrawn when the Conservation Commission denied their application. There was then a lawsuit and a stipulated agreement. He described other similar facilities in Norwalk and has said that the Zoning Commission previously thought they were good uses for the community.

Atty Grushkin continued the presentation by describing the community that would live in the facility as a memory care residential community. This type of community is different than the other communities in Norwalk. He oriented the commissioners as to the location of the proposed facility as well as describing the surrounding properties, on an aerial map. He then showed the commissioners the model of the proposed facility. He also showed the previous site plans to show the differences with the new plans. There was a discussion of the parking spaces. He then described the shifts of the employees as well as their effect on traffic. He showed the interior site plans to the commissioners. There was a discussion of when the applicant would be on the Zoning Commission agenda.

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

Respectfully submitted by,

Diana Palmentiero