

**G & T NORWALK LLC (93 Winfield Street)
DESCRIPTION OF PROPOSED SITE PLAN REVIEW APPLICATION**

I. BACKGROUND

The property is approximately 0.65 acres located at 93 Winfield Street (the “Property”) where Winfield Street intersects with Howard Avenue and Bridge Street. G & T Norwalk LLC (the “Applicant”) would like to develop the site with multifamily residential housing which will not only represent a significant improvement to the current status of the Property, but also bring the use in conformity with the surrounding residences in East Norwalk. The Property is zoned Neighborhood Business. As currently situated the Property consists of mostly impervious surface for parking that supported a retail branch of Bank of America with two drive through lanes and three entrances and exits which was recently demolished. The Applicant would like to remove most of the impervious surface in order to construct 11 units of multifamily housing, in three (3) separate structures, with landscaping as permitted by Site Plan Review under Section 118-510(B)(1)(b) of the Norwalk Zoning Regulations (the “Zoning Regulations”).

II. PROPOSED DEVELOPMENT

The Applicant proposes three separate 2.5 story townhouse structures. It is presently anticipated that a condominium association will be created at a later date, and these units will be marketed for sale. The structures will contain four (4), three (3), and four (4) units respectively. The units will each contain two (2) bedrooms, 2.5 bathrooms and an attic space that can function as an additional bedroom or an office. As designated on the Site Plan, units

in Buildings A & B will be 1,621 square feet while units in Building C will be 1,629 square feet.

Significantly, each unit will contain its own garage with covered parking at grade for two (2) spaces and there will be a total of 6 at grade, uncovered, spaces available for the development's tenants for a total of twenty-eight (28) spaces, which nearly doubles that required under Section 118-1220(C) of the Zoning Regulations (15 spaces required). The Applicant also proposes a landscape plan for the Property (see attached), which will add a significant amount of greenery and screening to a parcel that has historically consisted primarily of impervious surfaces without any water control features. This development proposal not only offers aesthetically pleasing townhomes for Norwalk residents, but also will transform a commercial lot into a residential use more compatible with the neighborhood.

III. ASSESSMENT OF THE PROJECT

As the attached renderings illustrate, the structures will be townhomes, of a similar architectural style to the neighboring single and multifamily properties. The Neighborhood Business Zone under Section 118-510(B) of the Zoning Regulations permits “[m]ultifamily dwellings, containing fewer than twelve (12) or more units, including elderly and congregate housing” by Site Plan Review, in accordance with the provisions of § 118-1451.

Multifamily townhomes certainly complement and protect the adjacent residential areas more so than a banking or commercial institution. These townhomes have been specifically designed to blend in with the existing residences. The updated landscaping will blend the new development in with the surrounding neighborhood while, at the same time, representing a significant upgrade to the current landscaping at the Property. Furthermore,

the bank included two drive-thru lanes According to the attached Traffic Evaluation Report, “The proposed development will result in a significant decrease in site-related traffic due to the change from a commercial use to a residential development.” Additionally, a stormwater retention system will be installed which will lower peak runoff rates and volumes. The roof area and driveway drains will be directed through the proposed retention system.

Significantly, the Site Plan application fully complies with the applicable Norwalk Zoning Regulations. Section 118-1451(B)(4) states, “[a]pplications which comply with these regulations *shall* be approved or modified and approved by the Commission.” Section 118-1451(B)(6) of the Norwalk Zoning Regulations, borrowing language from Connecticut General Statutes § 8-3, states, “[a] site plan may be modified or denied *only* if it fails to comply with requirements already set forth in these regulations.” Case law has set forth the role of the Commission in its assessment of a site plan application: “In ruling upon a site plan application, the ... commission acts in its ministerial capacity, rather than in its quasi-judicial or legislative capacity. It is given no independent discretion beyond determining whether the plan complies with the applicable regulations.” *Allied Plywood, Inc. v. Planning & Zoning Comm'n of Town of S. Windsor*, 2 Conn. App. 506, 512, (1984). Therefore, “if the plan submitted confirms to the[] regulations, the [commission] has no discretion or choice but to approve it.” *Id. (citing RK Development Corporation v. Norwalk*, 156 Conn. 369, 375-76, (1968)). As this Site Plan Application for 93 Winfield Street complies with the applicable Norwalk Zoning Regulations, the Commission “has no discretion” and must approve it. *Id.*

IV. CONCLUSION

The application complies fully with Norwalk's Zoning Regulations and is an improved use from the historic commercial use as a retail bank. For all the reasons set forth herein, we respectfully request the Commission approve the Site Plan.

THE APPLICANT,
G & T NORWALK LLC

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