

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
May 12, 2016**

PRESENT: Adam Blank, acting as Chair; Nate Sumpter; Linda Kruk; Emily Wilson; Doug Stern; Rod Johnson; Mike Witherspoon; Jill Jacobson (arrived late)

STAFF: Mike Wrinn; Frank Strauch

OTHERS: Atty John Bove; Fritz Knipschildt; Andy Glazer

Mr. Blank called the meeting to order at 7:02 p.m. Doug Stern was appointed to the Plan Review Committee since Ms. Jacobson was not yet at the meeting.

I. REQUEST FOR RELEASE OF SURETY

a) #7-09SPR – Norwalk Community Health Center – 120 CT. Ave – Request for release of surety

Mr. Strauch began the presentation by explaining that the plantings had been done. The staff recommended that the maintenance bond be released.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #3-16SPR/#12-16 CAM – Odd Properties – 89 Day St – Contractor storage yard – Final review prior to public hearing

Before Mr. Strauch began the presentation, Ms. Wilson recused herself and left the room. He then oriented the commissioners as to the location of the property on an aerial map. He explained that although the applicant has worked with the staff about landscaping, etc. there still are no proposed sidewalks or curbs. Mr. Strauch said that staff had researched the area and there are many sidewalks there.

Atty Bove continued the presentation by introducing the owner and architect. He then explained why the applicant was requesting a waiver of the sidewalks and curbs. Currently there are no sidewalks on the applicant's side of the street

Mr. Strauch then showed an aerial view of the property which included the many sidewalks that were in the area. There was a discussion of the residential properties and where they were located. There was a discussion of the sidewalk that was currently in front of the applicant's property which was in disrepair. Mr. Blank suggested that there could be a condition on the approval which said that a sidewalk would be built when a sidewalk was built on an adjacent property.

The owner of the property, continued the presentation by explaining the sidewalk across the street. There are telephone poles on his side of the street. He then explained that there is concrete underneath where the trees would be placed. He also said it would be cost prohibitive to replace it. There was then a discussion of adding street trees. There was a discussion of the foot traffic in the area as well as the truck traffic in front of Klaff's. At this point, they decided to continue the discussion at the public hearing so that the commissioners could go out and look at the property. There was a brief discussion of the buffer area.

b) #13-16CAM – Homes by David Chute – 215 Rowayton Avenue – New single family residence – Preliminary review

Before Mr. Strauch began the presentation, Ms. Wilson returned to the room. He explained that the commissioner had seen this application in 2014-2015 and it had been approved. The owners now decided to start all over again with a new application. He oriented the commissioners as to the location of the property on an aerial map. He discussed the parking, drainage report as well as the large change in grade to the tidal wetlands. There was a discussion of the previous application to this one. He showed them the drainage plans.

III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #X-16SP/#X-16CAM – Fritz Knipschildt – 14 Wall Street – Boutique manufacturing of chocolate – 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 the applicant wanted to move into a spot on Wall St. Mr. Knipschildt confirmed that he was moving from his current location.

b) #7-16SP/#11-16CAM – Shore & Country Club – 220 Gregory Blvd – Replacement bathhouse – Final review prior to public hearing

Mr. Strauch explained that this item was ready to go to a public hearing especially since they had received all of their sign-offs.

c) #16-13SP - A. Glazer – 1 River Rd/192-194 Perry Av - Silvermine Tavern - Request to modify approved plans for Silvermine Tavern to change location of outdoor deck – Determine if minor change

Mr. Wrinn began the presentation by showing the commissioners the proposed changes on the site plan. The commissioners agreed that the change was a minor change.

Mr. Blank asked when it would be completed. Mr. Glazer said that it should be 90% done by the end of July. The goal is to be done by the end of the year. His company would operate the Inn and they are looking for an operator for the restaurant.

d) #X-16SP – Roton Point Club – 15 Pine Point Road – Request to modify approved plans for addition to existing bathhouse – 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 then explained that there was an update to the Master Plan. There may be new changes and they would come back to the Zoning Commission for approvals. He showed them the site plans with minor additions. They would be upgrading the bathhouse to make it compliant with the Americans with Disabilities Act. (“ADA”). The cabanas would remain the same. There were no changes with the roof lines. The commissioners said it was a minor change.

The meeting was adjourned at 7:33 p.m.

Respectfully submitted by,

Diana Palmentiero