

CITY OF NORWALK
PLAN REVIEW COMMITTEE
June 9, 2016

PRESENT: Jill Jacobson, Chair (arrived after the meeting began); Adam Blank; Nate Sumpter; Emily Wilson; Michael Witherspoon; Linda Kruk (arrived after the meeting began)

STAFF: Dori Wilson; Frank Strauch

Mr. Blank called the meeting to order at 7:02 p.m. He then appointed Emily Wilson, Nate Sumpter and Michael Witherspoon to the Plan Review Committees since no other members were there.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

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

Mr. Strauch began the presentation by noting that the referral from the Five Mile River commission which had no objections. It would be on the Zoning Commission agenda the following week.

b) #14-16CAM – Christopher Bogart – 15 Seabreeze Place – New single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He described the house which was on an odd shaped lot. He said that the proposed house would meet all zoning requirements. There would be 2 parking spaces provided, one inside and one on the lot. All sign-offs have been received. The Harbor Management Commission would be making a decision on this application on June 22. A drainage report was still outstanding. He described a sea wall that runs along the property. The commissioners decided that no public hearing was necessary.

c) #6-10CAM – Apricot Bar & Grill – 7 Wall Street – Request to add live music - 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 explained that the applicant would like to add live music on the 2nd floor. He showed them the floor plans on where the stage would be located. He discussed the times and days when the stage would be used. He noted that there is no residential above and the applicant uses the entire building.

There was a discussion of the sound report because it was not done at the relevant times that the stage would be used. If the sound became an issue, Cease and Desist letters would be sent. Mr. Blank made a suggestion that future sound reports be done during the relevant time periods.

The commissioners considered it a minor change and it would be on the Zoning Commission agenda in the following week.

II. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #1-16SP – RAP II, LLC – 123-125 Richards Av – 72 unit congregate housing/assisted living facility – Façade changes - Determine if minor change

Before Mr. Strauch began the presentation, Mr. Blank recused himself. Mr. Strauch then explained the changes requested by the applicant which included a portico, new windows and a fire pump room.

The commissioners considered it a minor change and it would be on the Zoning Commission agenda in the following week.

Before the meeting was adjourned at 7:18 p.m., Mr. Blank returned to the meeting.

Respectfully submitted by,

Diana Palmentiero