

**CITY OF NORWALK**  
**SPECIAL MEETING OF THE PLAN REVIEW COMMITTEE**  
**July 20, 2016**

**PRESENT:** Nathan Sumpter, acting as Chair; Mike O'Reilly; Douglas Stern; Roderick Johnson; Michael Witherspoon

**STAFF:** Mike Wrinn; Frank Strauch

**OTHERS:** Atty. John Ryan; Wayne D'Avanzo; Atty Frank Murphy; Matt Edvardsen; Jozsef Solta

Mr. Sumpter called the meeting to order at 6:51 p.m. Before the meeting began, he explained that the Plan Review meeting had been rescheduled. He then appointed Mr. Johnson and Mr. O'Reilly to the Plan Review Committee along with Mr. Stern. Mr. Sumpter chaired the Plan Review Committee.

**I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**a) #14-16CAM – Christopher Bogart – 15 Seabreeze Place – New single family residence – Further review**

Mr. Strauch began the presentation by reminding the commissioners that this application had been reviewed and approved by the Harbor Commission last month. It could be on the Zoning Commission agenda later on the Zoning Commission agenda. There was a question about the existing dock on the property.

**b) #4-16SPR/#7-16CAM – F&G Construction – 46 Meadow St – Proposed contractor's storage yard – Preliminary review**

Mr. Strauch oriented the commissioners as to the location of the property on an aerial map. He then showed them the site plans. Auto-wrecking would be reduced on the site. The new use would be a contractor's yard. There would be screening because there would be a lot of equipment being stored on the property. He said there had been a question from the chair about the drainage and there are still signoffs being obtained.

Atty Ryan introduced Wayne D'Avanzo, who explained the drainage report, particularly the comments on page 4. Mr. Strauch explained that the chair wanted the explanation on the record so that he could listen to the recording of it. He also reminded the commissioners that this application would go to a public hearing. There was then a discussion of the work that would be done at the site. Atty Ryan said there was a landscaping plan and that Mike Galante would discuss the traffic report at the public hearing. Mr. Strauch said that it met the requirements of a contractor's yard.

**b) #3-96SPR/#8-976SPR – Hewitt Associates LLC – 45 Glover Ave – Modify conditions of approval regarding bridge widening**

Mr. Wrinn began the presentation by noting that this was a longstanding approval from 2001 that the applicant would like to modify. He explained that as a part of the approval, the applicant was required to widen the bridge on Glover Avenue. The obligation remains with the original applicant, Hewitt Associates, although the building has been sold. They would like to have the obligation removed because it has been a long time. The applicant has tried to work with the state but that has not worked. Mr. Blank had questioned whether the applicant should have some monetary obligation since it had been a condition of approval.

Atty Frank Murphy continued the presentation by discussing the application's history which began in the early 1990s. He explained the state's involvement which included its plans to complete the interchange and have a 4 lane bridge over the Norwalk River. Atty Murphy noted that everyone knew that the bridge widening would not really happen. He also stated that there is no traffic problem and that the officer who sits there in the afternoon is enough to take care of the traffic. There was a

further discussion about the police officer. The commissioners decided to allow the Department of Public Works has made comments regarding this matter.

## II. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

**a) #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day Street – 68 units/ 9,790 sf mfg – Request to modify approved plan to reduce lot area to one lot, reduce number of units to 57, revise manufacturing use in Bldg A to office; revise affordable housing plan to change # of units from 8 to 6 and related modifications – Determine if minor change (ZC must act on change to Special Permit & Workforce Housing Plan)**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map.

Matt Edvardsen continued the presentation by discussing the original approval as well as the modifications. Since the site is now smaller, there were reductions on the site which included a reduction to the number of affordable housing units. He showed them the new site plan which showed that they also reoriented the buildings on the site.

**b) #9-16SP/#18-16CAM – B. Craighead – 8 Lewis St/3 Lewis St – Convert existing bldg into 5 residential units; add 6 off-site parking spaces at First Congregational Church – Preliminary review**

Mr. Wrinn began the presentation by explaining that appeal had been taken after the approval. The applicants had to file a new application. He then oriented the commissioners as to the location of the property on an aerial map. A public hearing is required and would be held in August. A long term parking plan would be filed because the parking had been re-configured the lot.

**c) #13-10SP – Norwalk Inn & Conference Ctr – 93-99 East Ave – Revise approved plans to add 3rd floor expansion for service room – Determine if minor change**

Mr. Wrinn began the presentation by explaining the construction being done to the Norwalk Inn. He said that they realized that they were short on storage for housekeeping so he wanted to expand the 3<sup>rd</sup> floor.

Jozsef Solta explained the modifications that they would like to make to the structure for housekeeping as well as the mechanicals.

The commissioners decided this was a minor change.

## III. REQUEST FOR RELEASE OF SURETY

**a) #2-14SP – 15 Arch Street Assoc., LLC – 15 Arch Street & 13 Lynes Place – 16 units multifamily residential – Return of maintenance surety**

Mr. Strauch explained that all the necessary improvements had been made. The staff recommended release of the maintenance surety.

**b) #18-03SP – Luke's Autobody – 137 CT. Ave – Motor vehicle storage facility – Return of maintenance surety**

Mr. Strauch said that this item had been postponed.

The meeting was adjourned at 7:40 p.m.

Respectfully submitted by,

Diana Palmentiero