

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
August 11, 2016**

PRESENT: Doug Stern, acting as Chair; Adam Blank; Nate Sumpter; Rod Johnson; Louis Schulman; Galen Wright-Wells

STAFF: Mike Wrinn; Dori Wilson

OTHERS: Lyle Fishell; Rick Swann; Atty. Al Vasko; Atty. Frank Murphy

Before the meeting begins, Mr. Blank appointed Mr. Stern as Chair of the Plan Review Committee and Mr. Johnson and Mr. Sumpter as committee members. The meeting was then called to order at 7 p.m.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #4-16SPR/#7-16CAM – F&G Construction – 46 Meadow St – Proposed contractor’s storage yard – Final review prior to public hearing

Mr. Wrinn began the presentation by explaining how half of the auto dismantling would become a contractor’s yard. He then showed them the site plan and where each would be located. The public hearing would be on the August Zoning Commission agenda. He then oriented the commissioners as to the location of the property on an aerial map. Each area would be used separately and not spill over into the other.

b) #23-16CAM – Joseph Criscuolo – 14 & 16 N. Main St. (Avrick building) – Proposed restaurant – Preliminary review

Mr. Wrinn began the presentation by describing the ongoing construction. The permit was for a restaurant use. It would not include outdoor dining which would need a separate permit.

Lyle Fishell, the architect on the project, continued the presentation by showing them the site plan. They would like to add two restaurants but they are working on one at the moment.

c) #22-16CAM – Stephen Gott – 30 1/2 Shorefront Park – New single family residence – Preliminary review

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. The house would have to be raised because they are in a velocity zone. It has been referred to the Harbor Commission and they are waiting for their comments. It can be on the Zoning Commission agenda after those findings have been received.

Rick Swann, the architect on the project, continued the presentation by showing the commissioners the site plans. He then discussed the exterior materials. The application will be on the September Zoning Commission agenda.

d) #3-84SPR – Matrix Norwalk LLC - 535 CT. Avenue – Replacement of cornice sign – Determine if minor change

Mr. Wrinn began the presentation by explaining that since there is a new tenant in the building they would like to replace the cornice sign which is allowed under the regulations. He noted where the building was on Connecticut Avenue.

Atty. Vasko continued the presentation by discussing the new tenant, Crius Energy. He noted that they were moving to Norwalk from Stamford and adding hundreds of new jobs. He explained that the applicant would like to put a sign with their name and the logo on the Connecticut Avenue side and the I-95 sides of the building.

e) #3-96SPR/#8-976SPR – Hewitt Associates LLC – 45 Glover Ave – Office building – Request to modify conditions of approval to remove bridge replacement requirement

Mr. Wrinn began the presentation by passing out packets of information to the commissioners. He gave a background of the approval for the new commissioners that had not been at the meeting in the prior month. The state would like to build the new bridge but it may not be completed until 2022. The applicant was required to have the bridge built and would now like to have this part of the approval removed. Because of this issue there is only a conditional Certificate of Zoning Compliance (“COZC”) on the building. There is an officer who sits at the light until the bridge is built.

Atty. Murphy continued the presentation by explaining that his firm represented Hewitt in seeking a Zoning Commission approval for the building which was one that was part of the Merritt 7 complex. He explained that there was a concern that traffic would back up on Glover Avenue because of the buildings. He noted that the Merritt Parkway interchange has not been completed. He also explained how there had been a meeting with the state at which time, they agreed to build the bridge if Hewitt built the building. After the building was built, the state realized that the bridge may not need to be built. However, state plans show that the interchange and bridge may still be built by the state. There was a discussion of which buildings pay for the traffic officer that sits at the light every day. Atty. Murphy explained that the condition is not relevant anymore so that it should be removed from the approval then a final COZC could be issued. Mr. Wrinn reminded the commissioners that any change to the approval would have to go before the full Zoning Commission. It would be on the August Zoning Commission agenda.

II. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #9-16SP/ #18-16CAM – B. Craighead – 8 Lewis Street (Convert existing building into 5 residential units) and 10 Park Street (First Congregational Church of Norwalk, Inc. – Church to dedicate 6 long-term parking spaces for residential use for 8 Lewis Street) – Final review prior to public hearing

Mr. Wrinn said that the applicant had made an application last year but had to withdraw it because it had been appealed. The judge ruled that more neighbors should have been notified because of the parking. Most of it was the same as last year except for the neighborhood notification. It would be on the August Zoning Commission agenda.

III. REQUEST FOR RELEASE OF SURETY

a) #3-10SP – Maplewood – 73 Strawberry Hill Avenue – Congregate housing facility – Request for release of maintenance surety

Ms. Wilson explained that the applicant had completed its improvements and that Zoning Department staff recommended the release of the surety. The Committee moved this item to the August Zoning Commission agenda.

IV. EXTENSION OF TIME

a) #7-15CAM – Jane Bergere– 31 Bluff Avenue – New SFR – Request for 1 year extension

Mr. Blank recused himself from this matter. Ms. Wilson said that a request for an extension has been received and noted that this was the first one. The Committee added this action to the August Zoning Commission agenda

The meeting was adjourned at 7:37 p.m.

Respectfully submitted by,

Diana Palmentiero