

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
April 12, 2017**

PRESENT: Lou Schulman, acting as Chair; Mike Witherspoon; Doug Stern; Galen Wells; Joe Passero; Richard Roina; Roderick Johnson

STAFF: Steve Kleppin; Mike Wrinn; Frank Strauch

OTHERS: Atty. Al Vasko; Atty. Liz Suchy; Bill Andriopolous;

Mr. Schulman called the meeting to order at 7:02 p.m. He appointed Mr. Johnson the chair of the Plan Review Committee as well as Galen Wells and Joe Passero.

I. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #9-06SP – 110 Richards Ave LLC – 110 Richards Ave – 13,056 sf 3rd story addition with 33,000 sf mfg. in an existing mfg./office building – Request for 1 year extension of approval time

Mr. Strauch explained the reason for the extension of time. Atty. Al Vasko said that he would answer questions and explained further why they were requesting the extension. The applicant was having trouble finding tenants. The commissioners recommended that the request be granted.

II. SPECIAL PERMITS

a) #13-16SP - Main Norwalk, LLC – 272 - 280 Main Avenue – “The Village” – Proposed new ±103,000 sf retail development – Review of public hearing

Mr. Wrinn explained the public hearings and documents that were part of the record in order to review. There were many documents submitted as well as much testimony. He made recommendations of using the Special Permit regulations in order to reach a consensus.

Mr. Schulman asked the commissioners to explain whether they approved or disapproved of the application as well as why. He was concerned about the traffic. Mr. Johnson said that although it met the regulations, he was also concerned about the traffic. Mr. Stern agreed with Mr. Johnson, including the traffic. He was not satisfied with the traffic studies.

Mr. Schulman discussed the requirements of the Special Permit regulations. He would not comment as to how he would vote but would move it to the Zoning Commission agenda. Ms. Wells believed there was an opportunity to change the traffic pattern in the area. She discussed the necessity for re-routing traffic on Main Avenue and Route 7. She also thought that people might feel differently if there was a different tenant, such as Whole Foods. She thought that it was a good thing that the underground water would be treated. She believed it met all the Special Permit requirements.

Mr. Passero thought the traffic studies were well-done and that the project would help the site which was an eyesore. There was a discussion about whether non-voting members should comment at this point in the meeting. Mr. Kleppin recommended that Mr. Roina not state his opinion at this time.

Mr. Wrinn asked about guidance from the commissioners as to the resolution. There was a discussion about adding store hours to it.

b) #5-17SP – Paul Garavel – 85 Dr. MLK Jr. Drive – Storage of motor vehicles – Further review

Mr. Wrinn began the presentation with noting that the application would be on the Zoning Commission agenda in May. The applicant may withdraw the application because of a problem.

c) #X-17SP – Baywater Properties – Duke Place – Addition of loading dock for newspaper distribution – Determine if minor change

Mr. Wrinn handed out photos to the commissioners and explained that the buildings were being swapped with the other property below. Atty. Suchy began the presentation by orienting the commissioners as to the location of the property on a site plan. She explained there was a setback problem which they would request from the Zoning Board of Appeals (“ZBA”).

The applicant would like to add a loading dock for a new tenant. There was a question as to the parking on the site. Approvals would be needed from several other city departments including Department of Public Works. The commissioners thought this was a minor change.

d) #X-17SP – W.B. Mason – 151 Woodward Av – Addition of 3 loading dock doors – Deter if minor change

Mr. Wrinn began the presentation by explaining how the addition would work. They have worked with the neighbors to reduce noise in the area from trucks backing up. The commissioners thought this was a minor change.

III. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #4-17CAM – McChord Engineering – 10 Blackstone Drive – New single family residence – Further review

Mr. Strauch began the presentation and explained that the applicant has received all the sign-offs including Harbor Management Commission. It was received that afternoon. It would be on the Zoning Commission agenda in April. There was a question as to the procedure on these applications that need a Harbor Management approval. It would be on the Zoning Commission agenda in April.

b) #5-17CAM – Tom Robbins – 5 Decker Street – Addition to single family residence – Further review

Mr. Strauch began the presentation and explained that the applicant has received all the sign-offs including Harbor Management Commission. It would be on the Zoning Commission agenda in April.

c) #7-17CAM – Richard Pulcini – 14 Harborview Ave – 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 explained how the lot was non-conforming and what

construction would have to be done including having the house be lifted. They are waiting for sign-offs from other departments and commissions. There was a question about the square footage of the house.

d) #8-17CAM – Landtech – 80 Seaview Ave – New public access deck with relocated structure for retail use – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. There was a discussion about public access to the property. It would be on the committee's agenda again in May.

e) #X-17CAM – Petrini Café & Grill – 64 Wall St – Seasonal rooftop bar – Preliminary review

Before Mr. Wrinn began the presentation, Mr. Stern recused himself and left the room. He then handed out pictures of the property on an aerial map to the commissioners. It was a low rooftop where the applicant would like to have the rooftop bar.

Atty. Suchy continued the presentation by showing the commissioners the site plan. She handed the certified return receipts cards evidencing notice of the filing of the application to Mr. Wrinn. She showed them a computer generated rendering of what the bar would look like. Mr. Andriopolous, the architect on the project, continued the presentation by first showing the existing property. A new staircase, as well as an elevator for handicap accessibility, would be built to get to the roof. The staircase will be locked when the roof is not in use.

Atty. Suchy discussed the applicant's meeting with the state's Liquor Control Division as well as music and hours. There would be security cameras and lighting. The applicant had received most sign-offs.

f) #X-17CAM – K. Conroy – 89 Rowayton Ave – 2nd floor storage room addition – Preliminary review and

g) #X-17CAM – K. Conroy – 140 Rowayton Av – 2 apartments in existing building with dormer – Preliminary review

Both of these were adjourned until the following meeting.

Mr. Stern returned to the room.

The meeting was adjourned at 7:55 p.m.

Respectfully submitted by,

Diana Palmentiero