

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
June 8, 2017**

PRESENT: Nathan Sumpter, Chair; Doug Stern; Rod Johnson; Mike Witherspoon;
Joe Passero; Richard Roina; Galen Wells

STAFF: Steve Kleppin; Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty. Liz Suchy; Michael Galante; Michael Flanagan

Mr. Sumpter called the meeting to order at 9:29 p.m.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #X-17CAM – Pentecostal Church John 3:16 – 8 Woodward Ave – Replacement church – Preliminary review (Previously approved Sept 2015)

Mr. Wrinn began the presentation by explaining the approval which had been done a few years ago. The applicant did not have a building permit, however, so they had to re-do the zoning permit process. He oriented the commissioners as to the location of the property. The church has already been leveled. It is the same application as before. He showed the site plans to the commissioners for the new church. It was the staff's recommendation to have a public hearing in July.

b) #13-17CAM – Landtech – 80 Seaview Ave – Public access deck and relocate existing shed - Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan. He also explained the deck and shed which was used for storage. The applicant has done some seawall work and would like to add another public access deck. They will have to move the shed. The deck will actually be a patio. The building will also be moved. The commissioners did not think it needed a public hearing so it would be placed on the Zoning Commission agenda later in the month.

c) #11-17CAM – Eco Windows & Doors – 26 Wall St – Tenant fit-up 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. He then showed them the site plan. This area is exempt from parking. However, the applicant will need parking which would be 4 spaces. There are also no impacts to coastal resources. The commissioners did not think it needed a public hearing so it would be placed on the Zoning Commission agenda later in the month.

II. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #2-17SP/#12-17CAM – Web Construction – 34 Meadow Street – Indoor contractor parking for contractor’s storage yard – Further review

Mr. Strauch began the presentation by acknowledging that the commissioners had many questions which Atty. Suchy would address. The public hearing would be in July.

Atty. Suchy introduced two members of the project team, which included the traffic engineer and sound engineer. She addressed the comments about the dust and air pollution from the site especially to protect employees. She also discussed a rock crusher within the building and the diesel exhaust from it

Michael Galante continued the presentation by discussing his full traffic study and how it was conducted.

Atty. Suchy said that they had all the necessary approvals.

Mr. Flanagan explained the sound review that his company provided and how the tests were done. A computer model was used which is the standard, industry wide. He said that the facility would have little or no impact on the surrounding area. He discussed two ways to mitigate sound but it would be up to the applicant to decide since both worked.

b) #12-92CAM/SP – Roton Point Club – 15 Pine Point Road – Site improvements – Determine if minor change

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map as well as pictures of the site. He then showed them the site plan which separated the parking from the entrance area. There would be drainage improvements. He also explained why the applicant was making these changes. The commissioners did not think it needed a public hearing so it would be placed on the Zoning Commission agenda later in the month.

The meeting was adjourned at 9:55 p.m.

Respectfully submitted by,

Diana Palmentiero