

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
July 13, 2017**

PRESENT: Roderick Johnson, Chair; Nate Sumpter; Mike Witherspoon; Doug Stern;
Roderick Johnson; Joe Passero; Richard Roina

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

OTHERS: Atty. Liz Suchy; Mark Bothwell; Atty. Bryant;

Mr. Sumpter called the meeting to order at 7 p.m. He appointed Rod Johnson as the Chair of the Plan Review Committee.

I. REQUEST FOR RELEASE OF SURETY

a) #2-15SP - Westy Self Storage/Norwalk Project LLC - 50 Keeler Ave - 40,000 sq ft addition to an existing storage facility – Request for release of surety

Ms. Wilson said that the Zoning staff recommended the release of surety. It would be on the Zoning Commission agenda the following week.

b) #9-11SPR/#22-11CAM – North Water, LLC - 20 N. Water St (Ironworks) – 133,035 sf mixed use development with 108 units, 6,002 sf retail, 8,898 sf restaurant 8,898 sf – Request for release of surety

Ms. Wilson said that the Zoning staff recommended the release of surety. It would be on the Zoning Commission agenda the following week.

c) #1-15SP – Alliance Energy LLC – 224 CT. Avenue – Gas Station – Request for release of maintenance surety

Mr. Strauch said that the Zoning staff recommended the release of surety. It would be on the Zoning Commission agenda the following week.

d) #6-12SP/#19-12CAM – Anspach – 140 Water St – Expand office use – Request for release of maintenance surety

Mr. Strauch said that the Zoning staff recommended the release of surety. It would be on the Zoning Commission agenda the following week.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #17-17CAM – Pentecostal Church John 3:16 – 8 Woodward Ave – Replacement church (Previously approved Sept 2015) - Final review prior to public hearing

Mr. Wrinn began the presentation by explaining that the application had expired and this new one was the same as the one approved in 2015. It would be on the Zoning Commission agenda the following week.

b) #X-17SPR – McDonald’s Restaurant – 340 Main Ave – Modifications to façade – Determine if minor change and c) #X-17SPR – McDonald’s Restaurant – 730 CT. Ave – Modifications to façade – Determine if minor change

Mr. Strauch asked the commissioners if he could present these applications together which they approved. He oriented them on the location of the properties on a map and then he showed them the modifications on the site plans. There was a discussion about why these 2 locations since there were several others in Norwalk. It was explained that this was a corporate wide modification. The commissioners decided it was a minor change.

III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #2-17SP/#12-17CAM – Web Construction – 34 Meadow Street – Contractor’s storage yard with rock crushing/ processing facility – Final review prior to public hearing

Mr. Strauch began the presentation by explaining that the applicant is ready to proceed to the public hearing. There was also a noise study provided by the applicant. Atty. Suchy continued the presentation by elaborating on the rock crushing that would be conducted inside the building. Mr. Bothwell also explained the procedure further as well as the safety procedures for the protection of the workers in the building.

b) #3-17SP/#18-17CAM/#2-17MV – Black Bridge Motors LLC – 314 Wilson Ave – Auto repairer – Prel review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then explained the application and the use that the applicant was requesting. There was a discussion about the number of vehicles that are being stored. She explained what the applicant did with restoring cars. There was also a violation on the property which had to be addressed. It would be on the Zoning Commission agenda in September.

c) #099CAM – U-Haul International – 1 Selleck St – Add retail to existing office building and add storage of rental trucks – 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 there was a violation on the property which had to be addressed. He then showed them the current site plans as well as discussing the parking spaces. There was a discussion about where the vans would be parked. Atty. Bryant showed the commissioners pictures of the vans that would be parked. There were concerns that they were large trucks and not vans but Atty. Bryant assured them that they were vans. The commissioners agreed that it was a minor change.

d) #1-10SP – Filling in the Blanks – 346 Main Ave – Addition of trash compactor – 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 then showed them the site plans for the trash compactor that they were requesting to be added. Since their business had a lot of boxes, the easiest way to recycle them would be to put them in a trash compactor. There was a discussion of their operations. It would be used 1 day, every 3 months. The commissioners agreed that it was a minor change.

The meeting was adjourned at 7:31 p.m.

Respectfully submitted by,

Diana Palmentiero