

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
August 10, 2017**

PRESENT: Roderick Johnson; Nate Sumpter; Doug Stern; Louis Schulman; Joe Passero; Galen Wells; Mike Witherspoon; Richard Roina

STAFF: Steve Kleppin; Mike Wrinn

OTHERS: Atty John Bove

Mr. Sumpter called the meeting to order at 7 p.m.

I. REQUEST FOR RELEASE OF SURETY

a) #4-13SP Shelter Dev. LLC (ProCon) – 162 New Canaan Ave – Assisted living facility - Request for release of maintenance surety

Mr. Wrinn staff recommended release of surety since they have seen the property. The commissioners then placed it on the Zoning Commission agenda for later in the month.

Mr. Sumpter asked that Mr. Schulman and Mr. Passero be on the Plan Review Committee.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #19-17CAM – 195 Investment LLC – 195 Rowayton Avenue – Demolish and replace with new single family dwelling and add accessory building – Preliminary review

Mr. Wrinn oriented the commissioners as to the location of the property on an aerial map. The house was going to be removed and the proposed house would be in almost the same location. It would be a single family residence with an accessory building. He then showed them the site plan. The applicant's attorney, John Bove, said that the house would be approximately the same size as the one that is currently on the property. The current house is non-conforming. The commissioners agreed that they could move this project forward since the applicant was in compliance with the Zoning regulations.

b) #14-13CAM –Shorehaven Golf Course – 14 Canfield Avenue – Replace Paddle tennis courts – Determine if minor change

Mr. Wrinn said that it was up to the commissioners to determine whether the applicant needed a full application. He explained the paperwork that had already been provided to the Zoning department. The applicant wanted to add more paddle courts but would lose a parking space. The commissioners agreed that if the neighbors had no objection, it should be 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 – Review of public hearing

Mr. Schulman noted that the attorney was not at this meeting. He said that he had questions about the exhaust system. Mr. Wrinn explained what information they had provided about exhaust systems and misters. Some of the commissioners thought that having a rock crushing business indoors was a good idea. They then discussed the proposed conditions which had been provided to them. They decided to take the conditions with them and if they had questions, they could contact Zoning Department staff.

b) X-17SP – Garavel Motor Group – 300 Westport Ave – Transfer sidewalk requirement to State DOT – Preliminary review

Mr. Wrinn explained that the State of CT is widening Westport Ave., near Strawberry Hill Ave. to fix the intersection. The applicant was supposed to have installed the sidewalk. However, they have waited because the state is handling the project. The construction of the sidewalk is imminent. There was a question of who had responsibility for the removal of the snow. The commissioners decided to wait for a final decision until they knew about the removal of the snow.

The meeting was adjourned at 7:25 p.m.

Respectfully submitted by,

Diana Palmentiero