

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
JANUARY 8, 2009  
PLANNING & ZONING CONF RM – CITY HALL**

**PRESENT:** James White, Chair, Jackie Lightfield, Karen Spencer, Robert Keyes,  
Larry Bentley

**STAFF:** Mike Greene, Director; Michael Wrinn, Asst. Director, Frank Strauch,  
Planning Engineer, Brenda Hrtanek, Asst. Compliance Officer

**OTHERS:** Ronald Kellogg, Donald Strait, Dan Kirkland, Atty. William Hennessey,  
Atty. David Waters, Mr. Dolce, Mr. Galante, Atty. Thomas A. Flaherty,  
and Atty. Elizabeth Suchy

Jim White called the meeting to order 7:35 pm.

**I. SPECIAL PERMITS**

**a) #12-04SP – Kesmarki – 14 Rockland Road – Release of surety**

Committee recommends release of surety.

**b) #19-05SP – St. George Greek Orthodox Church – 238 West Rocks Rd.  
– Additions for social center – Request for extension of approval time**

Staff stated that this was the 3<sup>rd</sup> request for extension and deadline would be February 2010. Committee recommends approval of extension request.

**c) #6-07SP – Bothwell – 129 Woodward Avenue – 35,000 s.f.  
Warehouse/Manufacturing facility – Release of Surety.**

Staff suggested release minus 15%. Committee recommends surety release less 15%.

**II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**#24-08CAM – Artell – 42 Harborview Ave –Construction of a single-family residence – Preliminary review**

Staff briefed Committee and illustrated that elevations meet all zoning regulations. There were no issues and Committee recommended to full Commission.

**b) #30-08CAM – Jackson – 10 Goldstein Place – Contractor’s storage yard – Preliminary review**

Staff briefed Committee on this updated application. Ronald Kellogg, Land Use Consultant representing Mr. Jackson, discussed the project addressing outstanding issues. He showed pictures of the property today, illustrating the clean up and organizing to date. A traffic report is being revised for next meeting. All sign-offs are in place. Don Strait, Landscape Architect from Grumman Engineering discussed the new driveway at location of existing drive and the existing building layout. Mr. Strait also described the employee parking, the drainage and sediment controls. He stated that several 5-6ft. maple trees would line the street and evergreens will be screening. Mr. Kellogg stated that the bins were moved as requested by Committee. After several questions from Committee they moved this application before full Commission for public hearing.

**d) #10-06SPR – Realm Realty – 50-60 West Avenue – Walgreens retail store - Request to add safety fence at rear of parking lot Preliminary Review**

Dan Kirkland described fence and had an example present at the meeting. Committee considered this request to be a minor change. Mr. Kirkland told the Committee that the fence was a liability consideration. Landscape screenings were in place but consideration is given to small falling rocks from high rock wall at rear of property. It was mentioned that applicant would maintain sidewalks, in front and around property. After some discussion, and before looking at other fencing alternatives, the Committee agreed that the black woven link fence would be installed for now and installation of artificial vine treatment may be considered later.

**d) #11-08SPR/#29-08CAM – Crystal LLC – 314 Wilson Ave (Grasso Construction) – Contractor’s storage yard – Addition of structures and reconfiguration of property – Further Review**

Staff located property and gave brief history regarding this application and its physical site. Staff described the new plan of eliminating open areas of storage. DEP is satisfied with proposal and that it requires a public hearing. Some discussion of possible intent to subdivide and issues around that were discussed. Applicant would have to come back to Committee. This application was originally approved with tarped area – loose materials would be stored in bin. Mr. White definitely wanted to see enclosed storage area, new drainage system and doorways were also addressed. Mr. White also suggested seeing samples of coverings/doors. Applicant stated that there would be a total of 189 trees for landscaping and screening. Committee suggested that taller pines along berm on east side of property should be 8-10 feet at least with a mix of 5-6ft. pines among them as well. Matt Pop spoke about the DEP and local permits. Mr. Kellogg stated that applicant would do whatever Committee requested to get this project to public hearing and requested a public hearing date for February. Overall Committee wants to see issues addressed regarding sliding /drop down doors,

lighting with shielding, especially from Village Creek and perhaps a timer system. Committee would like to see this application again before scheduling for public hearing.

**e) #5-07SPR – 166 Glover LLC – The Stamford Health System – 166 Glover Ave – Modifications to approved plans to remove parking deck; verify floor plans as medical office – Further review.**

Staff stated that penthouse was gone. Committee discussed whether removing the parking garage was a major or minor change to approval. Ms. Spencer suggested that a completely new application be requested because the overall application was very unclear and Committee needed more accurate information. Several questions could not be answered by associates present. Atty. Waters, representing owners of 166 Glover Avenue could not address the parking questions or explain what the grayed areas would be. Committee requested new plans showing the uses of the grayed areas and more detailed and accurate parking calculations.

Meeting adjourned at 9:05 p.m.

Respectfully submitted by  
Pamela Ballard

