

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
MARCH 12, 2009**

PRESENT: James White, Chair; Bob Keyes; Larry Bentley; John Tobin; Andrea Light; Michael Mushak; Adam Blank; Jackie Lightfield

STAFF: Mike Greene; Mike Wrinn; Dori Wilson

OTHERS: Anne Dayton; Atty. Lynn Adams; Steve McAllister; David Tilly; Atty. David Waters; Atty. Liz Suchy; Bruce Beinfield; Erik Raines; Chris D'Angelis

I. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #X-09SP – Ledgebrook Condo Assoc – 102 1/2 Gillies La – Erection of a new fence – Determination if minor change

Ms. Wilson showed a photo of the property, pointing out that it was adjacent on the north side to City property. She said that the north side of the property had been used for leaf-dumping. Ms. Wilson also explained that a gate had recently been moved, to the consternation of neighbors.

Mr. Greene said that the neighbors' issue with the fence was not the concern of Zoning.

The Committee agreed that this was a minor change.

- b) #23-95SP/#25-95CAM – Roton Point Assoc. Inc – Pine Point Road – Proposed minor utility improvements at existing pool complex – Determination if minor change

Ms. Wilson showed the property on a map and explained that it was a special permit use. She said that an accessory structure currently existed and that the proposal involved the addition of new equipment for a pool heating system. She added that the propane tank near the property line would be moved and that two new underground propane tanks were proposed.

Ms. Light asked about noise on the property. Ms. Anne Dayton, a land use consultant, described the pool heating system, pointing out that the heaters were designed to be quiet.

The Committee agreed that this was a minor change.

- c) #4-98SP/#28-96SP - Norwalk Hospital Association/DaVita – 31 Stevens Street – Request to amend approved Exterior Signage & Graphics Manual to revise sign for hemodialysis building

Ms. Wilson gave background with regard to sign regulations involving Norwalk Hospital. She presented a photo of the sign approved in 1998 and one of the proposed sign, which she described as a painted aluminum sign, a few feet smaller than the current sign but with slightly larger letters.

Ms. Light asked about additional signage in the Dialysis area of the hospital. Ms. Wilson addressed her concern, discussing accessory use and outpatient use.

- d) #2-09SP – David Tilly – 25, 29, 31 Bouton St – 12 units multifamily development – Preliminary review

Ms. Wilson showed aerial photos of the property, pointing out the parking and garage areas. She said that a retaining wall would be added and that a recreation area was also proposed.

Ms. Lightfield asked why this was a special permit use. Atty. Lynn Adams said that it was a 12-unit development in a neighborhood business zone.

Ms. Wilson confirmed the property's location as between Cliff Street and Oak Street.

Atty. Adams presented a landscape rendering and added that Henry Ditman's traffic report had given an A rating to area

traffic. She explained that the property actually involved two lots and that each unit had its own one-car garage, with one unit having a two-car garage. She added that the property had a private pickup garbage service with individual canisters, rather than a dumpster.

Mr. Steve McAllister discussed the drainage plan and site conditions. He said that the retaining wall had pavement in front and natural vegetation behind it. He said that drainage would accommodate a 25-year storm. He discussed roof leaders and catch basins.

Ms. Lightfield asked if filters would be installed in the catch basins. Mr. McAllister said yes, if DPW allowed for it. Ms. Lightfield asked if runoff would be the same. Mr. McAllister said yes, pointing out the sloped embankment used in one area as an alternative to a wall.

Mr. Mushak asked about a particular area on the site map. Mr. McAllister said that it was an emergency exit. Mr. Mushak asked if the natural wooded area would remain. Mr. McAllister said yes, pointing out that it was actually only a low-brush area.

Mr. Blank asked if there would be a new sidewalk. Mr. McAllister said yes.

Mr. Mushak asked about the potential for water to run over the slope. Mr. McAllister explained that run-off could be accommodated there.

Mr. White asked about the roof. Mr. David Tilly described the standing seam roof cuts, explaining that they cut down the scale of the building. He added that the use of stucco helped to create an attractive, high-end appearance.

Ms. Light asked about the applicant's other developments in the area. Mr. Tilly said that they were mostly in Greenwich and New Canaan. He offered to email photographs or addresses of the developments. Mr. Tilly also emphasized the use of low-energy in his developments.

Mr. Mushak asked if there were a sidewalk in front of the wall. Mr. Tilly explained that there was a garden between the sidewalk and the four-foot retaining wall and that ivy would grow on the wall. He said that a new sidewalk would also be added.

The Committee agreed to send the item to public hearing in April.

- e) #5-07SP – Lilor, LLC – 65 Winfield St – Convert 14 unit to 15 unit multifamily – Request for release of maintenance surety

Ms. Wilson said that a surety had already been released and that this proposal involved only a maintenance surety.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) DEP/USACE – 142-144 East Ave – Construct public access walkway

Ms. Wilson stated that the item was a DEP referral. Ms. Lightfield said that the Commission was pleased to see the plan.

- b) #6-09CAM – Pildner – 6 Golden Court – Finish attic space – Preliminary review

Mr. Wrinn gave background concerning the item. He said that the roof in the existing building was already on and that the remaining work involved only an interior fit-up.

- c) #4-07SPR - 80 Fair Street LLC - 80 Fair Street – Addition of driveway, review of affordability plan and designation of workforce housing administrator

Mr. Wrinn showed the site plan, explaining that the applicant wanted to have a one-way entrance in the driveway.

Ms. Lightfield asked if the fire department approved of the plan. Atty. David Waters said yes. He explained that the applicant had initially thought it was a non-access line, but had learned otherwise. He described how the change to the

driveway would alleviate traffic problems in the area.

Mr. Wrinn added that DPW had approved of the plan, as well.

Ms. Light stated concern regarding how trucks would be accommodated at the site. Mr. Wrinn said that a condition had been added concerning trucks. The Committee agreed that this was a minor change.

Atty. Waters explained that this was the first project to be built under the new workforce housing regulations. He said that an affordability plan had been submitted, designating an administrator and describing the lottery procedure to occupy the units. He added that the applicant was ready to begin leasing.

Mr. Blank asked how long the affordability would be in place. Ms. Wilson said it would be in perpetuity. Atty. Waters discussed the details of affordability, stating that residents must be recertified annually. He discussed the annual reports to the Commission, pointing out that this was how the project would remain in compliance despite changes in its residents.

Ms. Lightfield addressed the importance of an on-site commitment for the project. There was a brief discussion of deed restrictions.

Atty. Waters discussed that the lottery will give preference to people who had resided in Norwalk for a certain period of time and to employees of Norwalk companies. He pointed out that there were two tiers and two lists of people. The Committee agreed to vote on the item next week.

- d) #4-09CAM – Frank Piro – 1 Gregory Boulevard – Proposed recreation building for 5 unit residential building

Ms. Wilson said that the property had been re-zoned in January and that several issues concerning the property had arisen after a zoning officer had visited. She said that the Zoning Inspector could not approve the plans due to several issues regarding the plans as submitted and how the buildings were configured. She added that it was unclear if the structure complied with the 15-foot height limit and that the dormer that did not comply.

The Committee agreed to vote on the item next week.

- e) #30-08CAM – Jackson - 10 Goldstein Place – Proposed contractors yard – Final review prior to public hearing

Ms. Wilson said that the rear buffer had been increased from five feet to ten feet and that there was now also a berm with landscaping along the property line.

- f) #9-08CAM – 88 Washington St LLC – 88 (aka 94) Washington St – Request to modify exterior doors/windows & interior floor plan

Mr. Wrinn pointed out that there were discrepancies and that the applicant could return with additional fee-in-lieu-of-parking money.

- g) #11-08SPR/#29-08CAM – Crystal LLC – 314 Wilson Ave (Grasso Construction) - Contractor's storage yard – Addition of structures and reconfiguration of property – Review of public hearing

Mr. Wrinn distributed a summary of the proposal. He discussed the previous week's public hearing and said that the Commission would need to vote on the item next week.

Ms. Light asked if there had been any improvement made to the maintenance plan that had been submitted at the public hearing. Ms. Lightfield said no.

Mr. Bentley commented that the proposal appeared to have too many loose ends.

Mr. Keyes asked if the applicant could be required to present a noise assessment. Mr. Wrinn said that it was a requirement.

Ms. Lightfield said that she recommended a denial.

Mr. Blank said that the proposal would represent an improvement to the property, pointing out that no improvements would

be made if it were to be denied. Ms. Lightfield said that the applicant had a history of not heeding conditions.

Mr. Wrinn discussed the applicant's compliance in the past. He pointed out that the applicant did not address issues concerning the rain garden.

Mr. Mushak stated that the proposal involved a number of quality of life issues.

Mr. White pointed out that this was an allowed use in this zone.

There was a discussion of how to require a surety regarding noise. Mr. Greene explained that the applicant wanted to divide off the lot and that perhaps a condition could be added to ensure that work be completed before the lots could be divided.

Mr. Wrinn said that the conditions would be in place by next week.

h) #1-94SPR – Home Depot – 600 Conn Ave – Release of construction surety

Mr. Wrinn said that the applicant was in compliance.

Mr. White pointed out that retail items had remained outside the building again.

i) #2-03SPR – SSMLN, LLC – Smith St/Moody's La – Status report on Norwalk River Rowing (NRRA) & request to modify approved plan

Mr. Wrinn discussed the proposed building, explaining that the applicant wanted to create a shower and changing facility in the trailer area. He said that fund-raising was still underway.

The meeting was adjourned at 9:05 pm.

Respectfully submitted by Charlene Smith.

