

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
APRIL 2, 2009**

PRESENT: James White, Chair; Bob Keyes; Robert Hard; John Tobin; Andrea Light; Michael Mushak; Jackie Lightfield

STAFF: Mike Greene; Mike Wrinn; Frank Strauch

OTHERS: Attorney Liz Suchy; Mark Gorian (Brd. of Ed) Charles Huthmaker (Norwalk River Rowing Club)

I. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) **#2-09SP – David Tilly – 25, 29, 31 Bouton St. – 12 units multifamily development – Final review prior to public hearing. Committee moved to public hearing in two weeks.**
- b) **#3-09SP - #7-09CAM – SIR East Avenue, LLC – 124 East Avenue – 12,000 s.f. mixed use development – Preliminary review**

Staff member, Frank Strauch stated that prior application was for mixed-use with medical offices. The site is more restrictive because the applicant no longer has certain non-conformities when the existing building was demolished. The new application is for general office with two residential units in the half-story level. A traffic report is being updated at this time. Committee requested a full presentation addressing all issues at the May 14th committee meeting. Committee also recommends that any façade treatment at front of building be carried over to back of building as well. Both sides of the building are very visible. Committee also would like to see a model of over-all project.

- c) **#X-09SP – Board of Education – Naramake Elementary School – 16 King Street – Two modular classrooms – Determination if a minor change.**
- d) **#X-09SP - Board of Education – Rowayton Elementary School - 1 Roton Avenue - Two modular classrooms – Determination if a minor change.**

Addressing applications (c) and (d) above, Jackie Lightfield asked Mark Gorian, Director of Facilities, several questions regarding enrollment at both schools, and existing modular classrooms that are not in use and may be available, and placement of classrooms and playground equipment. The Committee determined that it is necessary to have more data i.e., a facilities master plan, enrollment projections and a written referral from Parks and Recreation in order to determine if this is a major or minor change.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) **#1-09SPR – 166 Glover Avenue LLC (c/o Bldg. & Land Technology) – 166 Glover Avenue – Application amendment to remove previously approved parking structure – Review of public hearing**

Staff member Michael Wrinn discussed application updating Committee regarding parking calculations. Committee held discussion regarding this new application for medical offices. Commissioner Andrea Light discussed the action and the situation of medical facilities in general in neighboring areas. The question of whether it meets our regulation or not was discussed. The staff will draft 2 motions, one to approve and one to deny and have available at next meeting in two weeks.

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

Postponed until next month. Awaiting revised plans, as per Attorney Suchy.

c) **#2-03SPR – SSMLN, LLC – Smith St./Moody’s La – Status report on Norwalk River Rowing (NRRA) and request to modify approved plan.**

Michael Wrinn discussed and described the current plans. Charles Huthmaker discussed situation of the club. Construction on the boat club comes primarily from donations. The project was derailed by the economy. It needs walls and roofs and the club will be cultivating donors for the next 12 months to finish this project. Mr. Huthmaker stated that once the funds were in place the actual building could be functional in approximately 6 weeks. The request is to add toilets, showers and office space in an existing site trailer. The staff/committee wants to see public access and parking signs. The Committee sees this as a minor change.

The meeting was adjourned at 8:10 pm.

Respectfully submitted by Pamela Ballard.

