

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
APRIL 8, 2010**

PRESENT: James White, Chair; Jackie Lightfield; Michael Mushak; Michael O'Reilly

STAFF: Mike Greene; Mike Wrinn and Adam Carsen

OTHERS: Atty. Elizabeth Suchy; Mike Galante; Jim Barker; Arthur Miller; Chris Sporetto; Mike Stein

Mr. White called the meeting to order at 7:30 pm.
Chair, James White appointed Michael Mushak to act as Chair.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #1-10SPR – Dr. Syed Reza – 346 Main Avenue – 38,000 sq. ft. medical & general office – further review

Michael Greene addressed application in reference to requests made by Committee at earlier meeting. He reviewed the landscaping plans; an updated drainage plan, which includes screening; and a lighting plan. In reacting to Committee's previous request, there is now a revised architectural drawing of the building. The Committee suggested they return to next Committee meeting with finalized drainage plans and shielding of pole lights. A May public hearing is scheduled.

b) #6-10CAM – Bartosiewicz – 7 Wall Street (former Pirates) – Construction of a 380 sf roof deck for restaurant use – Preliminary review.

Adam Carsen reviewed restaurant plans explaining the applicant's circumstances. Committee agreed to send to full Zoning Commission for a vote.

c) #7-08SPR – 333 Wilson Avenue LLC (Wusthof) – 355 Wilson Av – Warehouse – Request to modify sidewalk plans.

Committee decided that this modification request was a minor change.

d) #3-07SPR – American Cancer Society – 38 Richards Av – Request to modify architectural plans – Preliminary review.

Atty. Suchy discussed application with committee stating that applicant was looking for two minor modifications and one major modification. The northern side of the building is not very visible and in fact the façade change is in the recessed area on the building. Use of different material on the building façade would brighten that side of the building. Other modifications would be to windows and an added railing instead of brick wall along the upper floors edge. Committee saw no problem with modifications.

II. SPECIAL PERMITS

a) #14-08SP - Wendy's – 149 Westport Av – Request to modify ground sign and recolor façade – Determine if minor change.

Committee decided that this modification request was minor.

b) #5-10SP – Water Song LLC – 140 Water St – Retail use for children’s art and music classes within existing building – Preliminary Review

Architect Bruce Beinfield was present but did not speak. Application requires special permit. Committee agreed to send item to May public hearing.

c) #9-06S- Mechanical Plastics Corp – 110 Richards Av (former TransLux) – Request to modify plans to reduce size of addition and allow \pm 33,000 sf of building to remain as manufacturing

Michael Greene described the proposed changes to this approved special permit. The Committee agreed that changes were minor.

d) #23-95SP/#25-95CAM – Roton Point Association, Inc. – 15 Pine Point Road – Replacement shed for tennis courts – Determine if minor change.

Committee determined this to be a minor change.

e) #11-09SP – Silvermine Homes, LLC – 241 & 249 Silvermine Av – 11 unit conservation development – Review of hearing.

Staff reported that they reviewed some things the Zoning Commission wanted investigated from the hearing. It was noted by staff that before they discuss the details of this project, they must deal with the intervenor petition. The Commission would have to decide first if the project is reasonably likely to unreasonably pollute, impair or destroy the water or other natural resources. Is there the likelihood that the Commission would look at this application as having an adverse impact, which would translate to excess pollution? After discussion, the Committee did not see any impact on the river or other natural resources. Concern about septic system and the proximity of trees to the system were some of the issues that concerned the discussion to eliminate structures 4 & 5. Ms. Lightfield recommended a resolution was to get rid of one of the houses in order to create a more unified conservation area. Discussion was held on the possible removal of one or two dwellings (units 4 & 5). After further discussion, the Committee moved a resolution to the full Commission removing unit #5.

f) #1-10SP – G. Pappajohn – 44-46 Stuart Avenue – 16 unit multifamily development – Further Review.

The reason for the revision, it was stated, is there is less demand for the larger more costly units. It was brought up that even though they have more units, the total number of bedrooms in the project would remain the same. Committee scheduled for public hearing in two weeks.

g) #2-07SP – G. Pappajohn – 44-46 Stuart Avenue – 12 unit multifamily development – Request for 1 year extension of approval time.

Committee granted a 1-year extension of time.

h) #2-10SP/#4-10CAM – Sea Streak LLC – Beach Road/Cove Marina – Terminal for passenger ferry stop – Further review

Jim Barker, representing the applicant, stated that Shellfish gave approval and the Harbor Commission would hear them at the end of the month. Committee sent to public hearing in May.

i) #23-95SP – King Industries – Science Rd – Office & R&D facility. Request to modify plans and release of surety.

Staff described modifications and the Committee agreed they were minor. Committee recommended release of surety.

j) #3-10SP – Maplewood at Strawberry Hill – 73 Strawberry Hill Avenue – 84 Unit Congregate Housing/Assisted living facility – Preliminary review

Arthur Miller and the principals of Maplewood & Lea Manor spoke about project in detail. Principals of project met with ENA and discussed in detail the nature of the complete application including discussion of the playground and parking in that area. Mike Stein, the architect described the design specifics stating there will be 47 memory care units on 2nd floor and 37 general residents, and a first floor early dementia program as well as other programs. Applicant will expand the basement however; the footprint will not be changing at all. The apartments will be arranged around perimeter and a middle courtyard will be contained and usable. Embedded U-shape circular looped corridor structure will be utilized as part of design with Alzheimer patients in mind. The roof of the structure will be a standing seam including skylights over living area; improving approach to sound from mechanicals – adding 8 feet of volume to the building. Landscape architect described a landscape plan for entire project. Holt McChord, engineer for project discussed the erosion systems, catch basins etc. He discussed reduction of impervious runoff and the collection of storm water. A maintenance plan on drainage is being submitted. Mike Galante, traffic engineer reported traffic details to Committee. Committee moved the application to public hearing on May 19th.

k) #4-10SP – Al Madany Islamic Center of Norwalk Inc. – 127 Fillow St. – Mosque & multipurpose hall – Preliminary review.

Attorney Fallon briefed the Committee on the application. The architect discussed architectural plans for project. Attorney Fallon told the Committee that the applicant has met with neighbors on several occasions. The two primary concerns from the neighbors were traffic and blasting potential. A test bore report will be submitted but a non-explosive technique will be used, He stated they have met with various City Departments and is waiting for Code Enforcement and is currently addressing staff's checklist point by point. Architect told Committee there will be an 86 ft tower. Committee requested a model with existing structure which included street-view renderings and from all 3 angles as viewed from the street.

III. DEP/ARMY CORPS

a) DEP/Army Corps – 57 Rowayton Av – Modify structure foundation & deck support.

Staff described the application and stated that the item was a referral. The Committee recommended favorable action

b) DEP/Army Corps – 100 Seaview Ave (Vantagepoint Condos) – Retain seawall and floats for private recreation use.

Staff described the application and stated that the item was a referral. The Committee recommended favorable action

Meeting adjourned at 9:05
Respectfully Submitted by Pamela Ballard