

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
JUNE 11, 2009**

PRESENT: James White, Chair; Jackie Lightfield; Karen Spencer; John Tobin; Larry Bentley; Robert Keyes; Michael Mushak

STAFF: Mike Greene; Mike Wrinn; Frank Strauch

OTHERS: Ron Kellogg; Nick Femarco; Vin Vallano; Biff Schekenger

I. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

a) #3-09SP/#7-09CAM – SIR East Ave, LLC – 124 East Av – 12,000 sq ft mixed use development – Final review prior to public hearing

Mr. Strauch said that the arborist's report was in the packets and that the item was ready for public hearing.

Mr. Keyes asked about the tree care proposal. Mr. Strauch said that the tree was in decline and that a specimen tree was sought for the area.

b) #X-09SP – Board of Education – Naramake Elementary School – 16 King Street – Two classroom modular classroom – Determination if minor change

The Committee agreed to consider this item together with Item C.

c) #XX-09SP – Board of Education – Rowayton Elementary School – 1 Roton Avenue – Two classroom modular classroom – Determination if minor change

Mr. Wrinn reminded the Committee that they had received packets with information about the proposal. He discussed Parks and Recreation's concern with regard to the location of the playground.

Mr. Bentley asked what the Zoning issues were concerning the property. Mr. Wrinn discussed the change to a Special Permit.

Mr. White said that there was no need for public hearing, because everyone supported the proposal, including schools and parents.

Ms. Lightfield stated that all sides needed to be heard, particularly with regard to the cost of moving the playground. Mr White recommended that this item be approved as a minor change; the committee agreed.

d) #4-09SP/#9-09CAM – Crystal LLC – 314 Wilson Avenue – 10,300 sf indoor commercial recreation facility in existing building (indoor soccer and lacrosse) – Further review

Mr. Wrinn described the proposal.

Mr. Ron Kellogg discussed the facility, emphasizing that the responsibility for security would lie with coaches, parents, and employees of the facility.

There was a discussion of security and egress after games and tournaments.

Mr. Nick Femarco discussed the traffic study, comparing the site to a similar facility in Danbury. He added that a level of service A would be achieved at the site.

There was a discussion of hours of operation at the site, with regard to the fact that the site abutted a residential zone. Ms. Lightfield suggested that a condition be added concerning on-site personnel working in conjunction with police, when enforcement is necessary.

Mr. Kellogg agreed to work out a detailed plan.

e) #X-09SP – Bob's Stores – 380 Main Av – Tent sale in parking lot – Determination if minor change

Mr. Wrinn explained that the applicant wanted to have a tent sale for one to two weeks.

Mr. Keyes asked about how traffic would be cordoned off.

Mr. Vin Vallano explained that a whole corner of the parking lot was unused and also that the container used for delivery would create a barrier.

The Committee agreed that the item was a minor change.

f) #13-08SP/#26-08CAM – Shorehaven Golf Course – 14 Canfield Ave – Maintenance facility renovation/expansion –Determination if minor change

Mr. Strauch showed on a map how the building location would be pushed up 25 feet. He said that the wash-water treatment building would be reduced in size.

Mr. Biff Schekenger described the site and discussed the green roof. He explained that the proposal would involve a more low-profile building.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #6-09SPR/#14-09CAM – Fessler Stebbins RE LLC –116 East Av – 1,200 sf addition to dental office – Further review

Mr. Wrinn presented photographs and explained that a small addition was proposed. He said that a village consultant had concerns with the railing system on the handicapped ramp. Mr. Wrinn also described the proposed whitewood to replace an area of brick. He discussed the plan to beef up the back of the building.

The Committee agreed to send the item to the full Commission.

b) #5-09SPR/#12-09CAM – City of Norwalk – 5 South Smith St – Expansion of wastewater treatment plant – Final review prior to public hearing

Ms. Lightfield recused herself.

There were no questions about the item.

c) #12-08CAM – Gifford – 3 River Drive – Additions to single family residence – Request for ext of approval time

Mr. Strauch stated that the applicant needed to delay the construction due to economic concerns.

d) #4-09SPR/#11-09CAM – Shawn's Lawns – 15 Chapel St – Proposed contractor's storage yard - Preliminary review

Mr. Strauch explained that the applicant had received a Cease and Desist and would be working to be in compliance.

Mr. White asked what was being stored at the facility. Mr. Strauch said that they were storing machinery and excavators. Mr. White suggested that a condition be included to prohibit open materials on site.

There was a discussion of screening at the site.

Mr. Strauch confirmed that there were filter inserts in the catch basins.

e) #8-88SPR – Brasitas – 430 Main Av – Modify to allow additional dining - Determination if minor change

Mr. Greene described the site and discussed parking.

The Committee agreed that this was a minor change.

III. MOTOR VEHICLE LICENSE

a) #1-09MV/#13-09CAM - Hollywood Restorations – 115 Woodward Ave – Auto body repair – Further review

Mr. Strauch said that the applicant was getting department approvals and also that no towing would be conducted on the site.

b) #X-09MV – Sunoco - 336 Main Ave/Linden St – Replacement motor vehicle repairer – Preliminary review

Mr. Wrinn said that signage issues had been corrected at the site and that this was the same operation under a different name.

IV. REFERRALS

a) DEP/USACE Referral – 53 Rowayton Avenue – Retain existing seawall and stairs, install a new cap on seawall and construction of a new dock

Mr. Strauch said that staff had no concerns with the item.

V. REVOCATION OF PERMITS

a) #2-06SPR/#24-06CAM - Guinta – 30 Sheehan Ave – Proposed contractor’s storage yard – Revocation of permits

Mr. Strauch said that the applicant was working to be in compliance, adding that no public hearing would be necessary if they could remain in compliance.

b) #2-07SP – Stuart Avenue Townhouses, LLC - 42-46 Stuart Avenue – 12 unit multifamily residential (Lot 4)

Mr. Strauch said that the applicant wanted a public hearing in July.

The meeting was adjourned at 8:50 pm.

Respectfully Submitted by Charlene Smith