

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
OCTOBER 8, 2009**

**Present:** Jackie Lightfield, Acting Chair; Andrea Light; Karen Spencer. Michael Mushak; Adam Blank; Bob Hard

**Staff:** Mike Greene; Frank Strauch; Adam Carsen

**Others:** Keith Crosby; Ron Kellogg; Atty. Liz Suchy; Atty. Lisa Lauer

**I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**a) #X-09SPR – Merritt 7, Building 401 – 401 Main Ave – Emergency Generator – Determination if minor change**

Mr. Strauch described the location of the generator near the railroad line. He said that the item would meet noise ordinance regulations and base flood levels. He added that the generator would be visually unobtrusive.

Ms. Lightfield asked about noise levels. Mr. Strauch stated that the generator was a low decibel type.

Mr. Hard addressed the topic of CLP using residents' generators during peak times. Mr. Greene said that the issue did not apply to this item.

Mr. Keith Crosby verified the location of the property.

The committee agreed that the item was a minor change.

**b) #24-95CAM – Crystal LLC (Grasso Construction) – 314 Wilson Av – Modify plan to add seasonal boat storage in place of material piles – Preliminary review of change in plan**

Mr. Strauch showed the site plan. He said that the material piles on the site would be reduced from 20 feet to 10 feet.

Mr. Ron Kellogg discussed the proposal, explaining that it involved a winter storage area for boats. He said that the 10-foot berm would be seeded and that six-foot pines would be put in for screening. He clarified that the berm would be maintained year-round.

Ms. Light asked about access to the property and also about runoff. Mr. Kellogg addressed the issue of storage and described the plans for the buffer and plantings. He also described the process of shrink-wrapping the boats for storage.

Ms. Spencer asked about the route that would be used for transporting the boats from the water to the storage area. Mr. Kellogg described the route.

Mr. Blank asked if any additional fill would be brought in when the boats were being stored. Mr. Kellogg said no, adding that the buffer would remain in place year-round.

Mr. Blank asked if any electric would be needed at the site. Mr. Kellogg said no.

Mr. Greene clarified that either boats or material would be stored on the property, depending on the season.

Ms. Lightfield discussed the conditions for the proposing, stating that fill could not be stored outside at the same time as boats were stored, and also that the berm would be installed properly with staff approval.

Ms. Spencer asked about DOT conditions concerning the transport of a large number of boats to the storage facility. Mr. Kellogg explained that the boats would not be transported at the same time and would not generate a significant traffic impact.

Mr. Mushak emphasized the importance of the berm in screening the unsightly white shrink-wrapping on the boats.

## **II. SPECIAL PERMITS**

### **a) #12-07SP – Winston Prep & Clover Hill Schools & Tutor Time (NAC Equities) – 57 West Rocks Rd – Establish school & day care uses - Request for return of bond**

Mr. Strauch said that the tree and rock removal had been completed and inspected by staff and also the DPW. He said that staff requested the return of the bond.

### **b) #7-08SP – Q Properties – 350 Ely Ave – Review of parking management plan for tournaments & corporate events – Status report**

Mr. Carsen described the proposed use of the field house for corporate events.

Ms. Light said that the Commission needed more specific information about the proposal, including monthly status reports.

Atty. Liz Suchy discussed the events, adding that a grand opening was being planned.

### **c) #9-09SP – Anchor Academy – 3 & 7 Academy St – Private elementary school in Carver Center building – Preliminary review**

Mr. Carsen described the item, stating that the school use in a residential zone required a special permit. He showed the school's location and explained that it would have a relatively small impact on the area.

Atty. Lisa Lauer described the floor plan of the school and gave background about the school. She added that the landlord and the school itself did not initially know that a special permit was required.

Atty. Suchy said that a traffic report indicated that the school would have a low impact.

Ms. Lightfield asked about the number of students and the opinion of the neighborhood regarding the school. Atty. Suchy confirmed that there were 40 students, who would be dropped off and picked up at the facility. She said that the neighborhood was supportive of the proposal.

Ms. Light asked why the applicant had an architect present. Atty. Suchy explained that there was a slight adjustment planned for a second-story door, as per the suggestion of the fire department. She also explained that the architect was present to answer any questions about the floor plans.

### **III. REQUEST FOR EXTENSION OF APPROVAL TIME**

**a) #10-08SP – STJL, LLC & 100 Westport Av LLC – Westport Ave – 16,000 sq ft addition (Stew Leonard's) - Request for extension of approval time**

Mr. Carsen described the item. The Committee agreed to extend the approval time.

**b) #7-06SPR/#16-06CAM – North Water Street Tarragon, LLC – 20 North Water St/Washington St – 185,000 sq ft mixed use development – Request for extension of approval time**

Mr. Carsen said that this was the third request for an extension of approval time. He described the development, stating that ownership was not finalized and that a foreclosure was involved.

The meeting was adjourned at 9:02 pm.

Respectfully submitted by Charlene Smith.