

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
February 10, 2011**

**PRESENT:** James White, Chair; Emily Wilson; Jill Jacobson; Mike Mushak; Joseph Santo (arrived after the roll call); Adam Blank

**STAFF:** Michael Greene; Adam Carsen

**OTHERS:** Ron Kellogg; Wayne D'Avanzo; Chief McCarthy; Atty. Liz Suchy; David Sykes; Greg Steins; Dean Martin; Mike Galante

James White called the meeting to order at 7:30 p.m.

**I. MODIFICATION TO APPROVED PLANS**

**a) #13-10SP/#17-10CAM – Norwalk Inn & Conference Ctr – 93-99 East Av – Request to modify approved plans to eliminate retaining walls, reconfigure rear parking area, place rain gardens with underground retention system & modify landscape plan – Determination if minor change**

Mr. Santo was not in the room for the discussion. Mr. Kellogg presented the application along with Wayne D'Avanzo, the engineer on the project. As they began the project, they realized they needed to make some modifications; however, landscaping stayed the same. Some changes that they thought they would need were not needed. The drainage system was revised. Mr. Mushak had a question about the rain garden. After the discussion, the commissioners agreed these were minor changes.

**II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**a) #1-11CAM – Greenberg – 22 Shorehaven Road – Construction of single family residence – Preliminary review**

Mr. Santo returned to the room. Mr. Carsen presented the application. This single family residence was within 100 ft. of the water. The existing house will be demolished and a new one will be constructed. It will meet all zoning requirements. Since a public hearing for a single family residence is up to the discretion of the committee, the commissioners agreed to waive it.

**b) #8-97SPR – Towers at Merritt River – 45 Glover Ave - Request to add emergency generator**

Mr. Carsen presented the application. The applicant would like to install 2 emergency generators and associated equipment. Mr. White asked whether there were any noise issues because there are many condominiums in the area.

**c) #1-11SPR – Norwalk Fire Dept – 180 Westport Av - 1,975 sq ft addition to existing fire station – Prelim review**

Mr. Mushak left the room. Mr. Greene presented the application. The Fire Department would like to add an addition to the front of the building. Chief McCarthy addressed the committee as well. Although a new Fire Dept. headquarters is being built, it won't be ready until 2014. Studies have shown that the Fire Dept. needs more staff so this addition is a solution until then. Mr. Blank asked if this project was part of the capital budget for the new Fire Dept. headquarters. Chief McCarthy said it was.

**d) #2-11SPR – Norwalk Fire Dept – 121 Connecticut Av – 32,000 sf Fire Station / Fire Dept Headquarters – Preliminary review**

Mr. Mushak was again not present in the room for the presentation which Mr. Greene began. The current Fire Dept. headquarters has to be demolished to make room for a 32,000 sq. Fire Station. Chief McCarthy discussed what the new Headquarters would look like. They are looking into putting solar panels on the rooftop. This was recommended for Public Hearing in March.

**e) #2-11CAM – Hinnant – 57 Rowayton Av – Addition to single family residence – Preliminary review**

Mr. Mushak returned to the room. Mr. Carsen presented the application. The addition is over 1,000 sq. ft. and is within 100 ft of the water. There are several non-conformities that are being addressed. Parts of the house will be removed. Since a public hearing for a single family residence is up to the discretion of the committee, the commissioners agreed to waive it.

**f) #3-11SPR – Pepperidge Farm – 595 Westport Ave – 3 story, 33,000 sq ft office/R&D Center – Preliminary review**

Mr. Greene presented the background on this application. The applicant let their original approval lapse which was approved in 2005. Atty. Suchy provided background on Pepperidge Farms and what they own in Norwalk. Atty. Suchy reminded the committee that when an applicant files a site plan review application, it is up to their discretion to have a public hearing. Also, since a similar site plan review by this applicant was approved in 2005, they should waive the public hearing at this time.

David Sykes, an engineer on the project, continued the presentation. He described the building, landscaping and parking to the commissioners. Mr. Blank had questions about the visitor parking. Mr. Mushak had questions about the drainage in the area. Mr. White asked when construction might start and he was advised in July, 2011.

Greg Steins, the architect of the building, continued the presentation. He gave a more detailed description of the building. He stated that the new building would match the other building that was there. They would also have branding on the building.

The discussion turned to whether they should hold a public hearing or not. Some commissioners believed that because it was a new application then there should be a public hearing. Others felt that the hearing had already been heard several years

before, but for the fact that they let their application lapse. It was recommended for Public Hearing in March.

**g) #4-94SPR – Toys R Us – 59 Connecticut Av – Proposed changes to approved signs – Determination if minor change**

Mr. Greene presented the background on this application. The commissioners agreed that this application was a minor change. Mr. Mushak asked if they could put a comment about the lighting in the parking lot. Mr. Greene said this would be in the recommended resolution for the following week.

**h) #1-08SPR – Crunch – 770 Connecticut Ave – Revisions to approved floor plan – Determination if minor change**

Mr. Greene presented the background on this application. The issue was whether there should be retail on the first floor. It would be presented again to the commission in March.

**III. SPECIAL PERMITS**

**a) #12-10SP/#15-10CAM – Hillside Plaza (The Avrnick) – 14-16 N. Main St - Request to modify plans to revise uses from 12 units w/2 workforce units on 2nd & 3rd floors to office on 2nd floor and 8 units w/1 workforce unit on 3<sup>rd</sup> floor – Determination if minor change**

Mr. Greene presented the background on this application. The issue was whether the commission would request another hearing or application because they would be changing the use of the building. They agreed it was a minor change.

**b) #1-11SP/3-11CAM – Casale Auto Body Inc. – 7 & 9 Van Zant St – 2 story addition – Preliminary review**

Mr. Carsen presented the background on this application. One small 2 story building on one lot would be demolished and a 2 story addition will be constructed on the other building. There are still issues to be resolved including landscaping and lighting. Atty. Suchy continued the presentation on behalf of the applicant. She has been working with Mr. Wrinn on the various issues on this application. The DPW and Fire Dept. had some questions. Since this application was a Special Permit, a public hearing would be required. Atty. Suchy asked to have it put on the agenda for March. Mr. Blank had a question about drainage. She referred his question to Dean Martin, the engineer on the project. He has recommended a below ground retention system to collect run-off. Mr. Blank also asked about the oil run-off, etc. The commissioners wanted to review a maintenance schedule about the oil run-off. Mike Galante spoke regarding the traffic at the site. It would not generate additional traffic.

**c) #24-05SP/#39-05CAM – Cottages & Gardens – 142 East Av – Proposed wall sign – Determination if minor change**

Mr. Carsen presented the background on this application. It was agreed that the sign was a minor change.

#### **IV. DEP/ARMY CORPS REFERRALS**

**a) DEP / USACE - Village Creek Harbor Corp – Dredge, reconfigure & install floats for recreation boating access in Village Creek**

Mr. Carsen presented the application. The existing dock was being expanded for use by 40-50 homes in the area. The application was consistent with the Department's policy of water dependent uses.

**b) DEP / USACE – 65 Rowayton Ave. – Proposal to retain a deck section on a bulkhead for public access**

Mr. Carsen presented the application. The bulkhead hangs over the high tide line but it should not. The applicant realized it but the deck has already been constructed.

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

**a) #2-03SP/#6-03CAM City of Norwalk - Calf Pasture Beach Rd – Restaurant– Request for ext of approval time**

Mr. Carsen presented the request. It was the seventh extension of time that has been requested by the Department of Parks and Recreation. There have been no relevant changes in zoning. The original plans showed that a full-scale restaurant was planned for the site. However, some of the commissioners believed that restaurants do not want to develop the site because they cannot get a liquor license.

**b) #1-07SPR – 34 Oakwood Av Assoc – 22 Oakwood Av – 11 units – Request for 1 year extension of approval time**

Mr. Carsen presented the request. The project is still in compliance. Mr. White asked whether taxes had been paid and they have been.

The meeting was adjourned at 9:28p.m.

Respectfully submitted by,

Diana Palmentiero