

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

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

STAFF: Mike Wrinn; Adam Carsen

OTHERS: Atty. Albert Vasko; Mike Galante; Atty. Liz Suchy; Councilwoman Nora King; Kevin Conroy; Ron Kellogg; Mr. Kim Morque; Mr. Clay Fowler

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

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #8-10SPR – Alyssa Holdings LLC – 770 Connecticut Ave (Crunch Fitness) – Discussion of request to change approved uses on site to 8,500 sf retail, 11,000 sf office and 21,000 sf health club – Proposed modifications to plan

Mr. Wrinn presented the application. It was approved several years ago with slightly different plans. Part of the problem with the site was the traffic on Connecticut Ave. Crunch Gym is located upstairs. The question is what to allow in the space below the gym and how it affects the traffic. Mr. Galante gave a presentation on the traffic on Connecticut Ave. with the proposed new use noting that there would be a slight reduction in the amount of traffic. There are no tenants yet. They are trying to make sure that they are careful who they rent to because of the different levels of traffic that would be generated. The Committee agreed that this was considered a minor change.

b) #1-11SPR – Norwalk Fire Dept – 180 Westport Ave - 1,975 sq ft addition to existing fire station – Final review prior to public hearing – Mike Mushak recused himself and left the room. Mr. Carsen presented the application to the commissioners. They are ready to go to the public hearing.

c) #2-11SPR – Norwalk Fire Dept – 121 Connecticut Ave – 32,000 sf Fire Station/Fire Dept Hdqtr – Final review prior to public hearing - Mr. Carsen presented the application to the commissioners. They are ready to go to the public hearing.

d) #3-11SPR – Pepperidge Farm – 595 Westport Ave – 3 story, 33,000 sq ft office/R&D Ctr – Final review – Mr. Mushak returned to the room. Mr. Wrinn presented the application. Atty. Suchy continued the presentation and noted that except for a minor change to the setbacks, nothing had changed on the plans. There have been no calls from the public regarding the application. Since the plans had not changed, the commissioners considered the application a minor change from the original plans. This item would go to the full commission for action.

e) #7-04SPR/#27-04CAM – Jefferson at Maritime – 33, 55 & 77 N. Water St - 275,000 sq ft mixed use development with 197 units, 37,607 sf office & 1,000 sf restaurant in 3 buildings – Request to modify plans to eliminate 1,000 sq ft restaurant space in Building B and convert to 1,000 sq ft office space – Determination if minor change – Mr. Wrinn presented the application. Atty. Suchy explained why the applicant was converting the restaurant space to office space. Basically a realtor has tried for the last 2 ½ years to rent out the 1,000 sq. ft as a restaurant or coffee house with very little success. The office that is currently there, kayak.com, would take over the 1,000 sq. ft. They also need approval from the Norwalk Redevelopment Agency to modify the Urban Renewal Plan for which they are waiting. This item would go to the full commission for action.

f) #5-11CAM – One Hundred Fifty Seven Rowayton Partners LLC – 157 Rowayton Av – Seasonal Kayak rentals & lessons – Preliminary review – Mr. Wrinn presented the application. Down Under Kayak is a kayak rental place that needs permits. The project has been vetted by the DEP. There was concern about public access to get to the rental shop if the public has to use the alleyway next to Rowayton Market. Mr. McCarthy noted that he had been to the site that day and saw the Rowayton Market's garbage. Mr. Wrinn stated that people can go through the Rowayton Market. Atty. Suchy continued the presentation. Atty. Suchy noted that if there were any concerns about parking, Mr. Conroy, who owned 140 Rowayton Ave., would speak about them. There was no parking so people would have to park at 140 Rowayton Ave. Councilwoman from District E, Nora King, spoke on behalf of Down Under Kayak. Mr. Conroy described how the public walked through the alleyway which was kept clean during the summer months. It is not so at the present time because it is still winter and things are stored there. Mr. McCarthy did have some concerns about the parking which Mr. Wrinn said had been reviewed by Planning & Zoning and was fine.

g) #4-11CAM – N. Kiriakidis – 7 Isaacs Street – Convert Social club to restaurant – Preliminary review - Mr. Wrinn presented the application. The social club would like to convert into a restaurant while still allowing the social club to meet once a week. Since the restaurant required additional parking over what the social club required, the Commission had the authority to waive the additional parking. Mr. White noted that his company was on the second floor of the building but he did not think he had a conflict. Mr. Wrinn said he might want to consider not voting which would probably happen at next week's meeting. The dumpsters are not a problem. Mr. Mushak wanted to set a condition on the hours for pickup from the dumpsters. It would go to the full commission.

II. SPECIAL PERMITS

a) #1-11SP/#3-11CAM – Casale Auto Body Inc. – 7 & 9 Van Zant Street - 2 story addition – Final review prior to public hearing – Mr. Wrinn presented the application. Atty. Suchy continued the presentation. Although she had not received comments from the neighbors, the owner had received one. It was to change the hours on Saturdays to a later time. Some trees had been added to the plans.

b) #2-11SP – Patriotic American Club – 34 Main Street – Reuse of 550 sq ft for a social club – Preliminary review – Mr. Carsen presented the application.

Because it is a special permit, a public hearing will be required. Ron Kellogg continued the presentation with a background of the Patriotic American Club.

III. REQUEST FOR EXTENSION OF APPROVAL TIME

a) **#9-06SP – 110 Richards Ave LLC – 110 Richards Avenue – 13,056 sf, 3rd story office addition - Request for extension of time** – Mr. Carsen presented the application. Some of the work has been started but not the addition.

b) **#2-08SPR/#2-08CAM - 95/7 Ventures LLC - 105-141 West Av/3-11 Reed St/1-41/62-64 Putnam Av – North of Reed St – ±605,000 square foot mixed use development (Phase 1) – Request for 1 year extension of approval time**

c) **#3-08SPR/#3-08CAM - 95/7 Ventures LLC – 51-63 West Av/15-25 Putnam Av – South of Reed St - District 95/7±106,500 square foot mixed use development (Phase 1) - Request for 1 year extension of approval time** – Mr. Carsen presented both of these items together. Their taxes have been paid and this is their 3rd request for an extension. Mr. Mushak discussed 2 issues with the owners who were present. He was concerned about the erosion problems at the site as well as the fact that the site was still not generating taxes. Mr. Fowler and Mr. Morque, the owners, answered some questions from the commissioners. Mr. Mushak presented photos of gully erosion off the steep slopes of the site and into the new storm drains on Reed St. He requested that the steep slopes be reduced, and the entire site be hydro seeded with a wildflower mix to stabilize the site and make it more attractive. The owner agreed to cooperate with the commission on this request. They noted that the project could change to rental units. They also stated that the site is being used by a city contractor which is why there are erosion problems. The commissioners told the owners that if they needed help to alleviate the situation to let them know.

d) **#2-09SPR – Tilly – 25-29 Bouton St – 12 units – Request for 1 year extension of approval time** – Mr. Carsen presented the request. Taxes have been paid. This is the second request for an extension.

e) **#3-10SPR – CVS – Connecticut & Scribner Avenues – Request for 1 year extension of approval time** – Mr. Wrinn presented the request. Atty. Suchy answered questions from the commissioners and explained why they were requesting an extension so early. There would be a condition about the taxes.

IV. DEP/ARMY CORPS

a) **DEP / USACE – 16 Hawkins Avenue – Proposal to install a fence** - Mr. Carsen presented the application. Under normal circumstances, it would not be a problem to put up an 8 ft. fence but since it would be located near the high tide line, they had to make an application to the Dept. of Environmental Protection. Thus, it was before the commission as a referral. The fence would be anchored into concrete footing.

The meeting was adjourned at 8:42p.m.

Respectfully submitted by,

Diana Palmentiero