

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
May 12, 2011**

PRESENT: James White, Chair; Emily Wilson; Jill Jacobson; Michael O'Reilly; Joseph Santo; David McCarthy; (arrived after the meeting was called to order) Adam Blank; Robert Hard; Robert Keyes; Mike Mushak

STAFF: Mike Greene; Mike Wrinn; Adam Carsen

OTHERS: Atty. Liz Suchy; Craig Flaherty; Tim Gooding; Paxton Kinol; Jane Didona; Henry Dittman; Drew Kordis; Jaime Guerrero

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

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #6-11CAM – Cornacchia – 49 1/2 Rowayton Av – New single family residence with attached boathouse/ garage – Final review prior to public hearing

Mr. Carsen presented the application. Atty. Suchy continued the presentation. All sign-offs are in the file and they are ready to go to the public hearing.

b) #4-11SPR/#11-11CAM – Norwalk West LLC/Belray Development LLC – 467-525 West Av/Orchard & Merwin Sts – Waypointe Phase 1: 470,829 sq ft mixed use development with 326 units, 31,783 sq ft retail, 12,000 sq ft restaurant & 626 space parking garage – Preliminary review

Mr. Greene presented the application. It was basically the same project that the commissioners had seen at the last meeting with some minor changes. The Code Enforcement Committee met with the applicant the previous week to go over the application. The Zoning staff is also reviewing the file to make sure it conforms to the Zoning regulations. Atty. Suchy continued the presentation by starting with a background of the project. The total parcel is 10 acres that would be developed. The through arcade has been changed so that there is no curb cut on West Avenue. There was one sign-off from the Fire Dept. in the file.

Mr. Flaherty, a civil engineer on the project, continued the presentation. He discussed sidewalks, basements, and run-off from the site. He also spoke about the permeable pavers that would be used on the walk-ways and courtyard as well as the tree wells. This will help reduce run-off at the site. Mr. Blank asked where the mechanicals for the residential units would be on the roof terrace. The architect, Tim Gooding said that they would be within the units. The mechanicals on the roof on West Ave. would not be visible from the street.

Atty. Suchy requested that the commissioners waive the parking that is required. The commissioners could reduce the parking by 30% to allow the developers to build 626 parking spaces. A discussion followed about the city's parking requirements.

Mr. Gooding continued the presentation about the architecture of the building. They varied the architecture to make it look like the buildings were not all put up at once or look like a monolith. Since there were so many materials for the varied buildings, he also showed the commissioners the materials board. Mr. Knowles answered additional questions about the parking spaces. He also discussed the pricing of the residential units with the commissioners. Jane Didona, the landscape architect, on the project continued. She discussed the lighting and how it would be different for the residential part of the project as opposed to the retail part of the project. Mr. Mushak discussed the Unilock permeable pavers with Ms. Didona.

Mr. Dittman reported on the traffic study that his firm performed for the project. The study showed that the level of service at this intersection would be C or better with improvements. There would be a slight impact on traffic. They suggested a widening of Orchard St. to mitigate the traffic. They also submitted a Letter of Determination to the State of Connecticut Traffic Commission.

There was a discussion about scheduling a special hearing for the project for June 22, 2011. It was agreed that the special hearing would be on June 22, 2011; however, if no room was available then the special hearing would be on June 29, 2011.

c) #X-11SP – Stew Leonard’s – 100 Westport Avenue – Replacement of existing changeable copy ground sign – Determination if minor change

Mr. Wrinn presented the application. Although the sign will look the same, the middle part will be different because they could not get the replacement parts to service it anymore. Drew Kordis, of Stew Leonard’s, confirmed this. The commissioners decided it was a minor change.

d) #8-88SPR - Brasitas – 430 Main Ave – Request to modify approved plan to continue outdoor dining

Mr. Greene presented the application. This was a restaurant that was approved for outdoor dining. Although the city required 5 ft. clearance for safety, Brasitas has been in violation constantly. Staff has had to go to the site to show them where to set the boundaries which they continue to ignore. The owner, Jaime Guerrero, continued the presentation. He apologized for what had happened. Mr. Blank suggested that if it happened again, then next year the commissioners could decide to not renew their one year permit. Mr. White also suggested that they could give them a Cease and Desist Letter.

e) #9-11CAM – Red LuLu – 128 Washington St – Request to add live music

Mr. Carsen presented the application. Red LuLu has been in operation in South Norwalk since last fall. Staff has received complaints since March about live music. They asked them to make an application and part of the application was that they would submit a letter stating that they would cease having live musical performances. The staff received the letter on May 4, but on May 5 there was a DJ. Mr. White disagreed

that a DJ was live music. The general manager also agreed that it was not live music. Some of the upstairs neighbors were in attendance but would not be able to speak until the public hearing. Some of the commissioners thought that Red LuLu should try to be a “good neighbor” to the residents that live above them. They would not allow them to have live music until the public hearing in June and the decibel level would have to comply with city ordinances.

f) #12-04CAM – Sixth Taxing District – 2 Wilson Avenue – Request to modify lighting plan for 43 space municipal parking lot – Determination if minor change

Mr. Carsen presented the application. The district administrator, Jack Robson, also sent a letter asking that a light be installed in the parking lot on Wilson Ave. to help prevent vandalism. Mr. McCarthy also noted that there has been some vandalism in the area and that the light would help. The commissioners agreed that this was a minor change.

II. SPECIAL PERMITS

a) #3-11SP – L.A. Fitness – 761 Main Avenue (iPark) – 12,000 sift addition to L.A. Fitness – Final review prior to public hearing

Mr. Greene gave an update on this application. Staff is still waiting for a sign-off from Wilton, Ct. Since they then still have to go before the Zoning Board of Appeals on June 2, 2011, the public hearing will be in June.

b) #4-11SP – P. Mendence – 8 Scribner Ave – Expand existing group daycare to child day care center in single family – Final review prior to public hearing

Mr. Wrinn presented the application. It would be on the agenda for May 18, 2011.

c) #X-11SP – Shore & Country Club – Gregory Boulevard – Replacement of existing tennis court lighting –Determination if minor change

Mr. Wrinn presented the application. The commissioners determined it was a minor change.

III. REQUEST FOR RELEASE OF SURETY

a) #1-05SPR – Pepperidge Farm - 595 Westport Avenue – 235 units/33,000 sf office – Request for release of surety

Mr. Carsen presented the application. Mr. Blank asked whether there would be a surety bond on the new project at the site. Mr. Mushak asked about the drainage issues on the property.

IV. MOTOR VEHICLE LICENSE

a) #5-11MV – Ace Auto – 6 Goldstein Place – Replacement auto service

Mr. Wrinn presented the application. He told the commissioners that this was being put off.

V. DEP/ARMY CORPS

a) DEP/AC – 49 ½ Rowayton Avenue – Replacement and relocation of ramp and float for recreational boating access

Mr. Carsen presented the application. He told them what changes the owner would be making. Staff recommended passing on favorable comments.

The meeting was adjourned at 9:06p.m.

Respectfully submitted by,

Diana Palmentiero