

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
June 9, 2011**

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

STAFF: Mike Greene; Mike Wrinn; Brenda Hrtanek

OTHERS: Atty. Chris Smith; Guy Mazzola, Jr.; Atty. Liz Suchy; Tim Gooding; Paxton Kinol; Jane Didona; Mr. Kim Morque; Bruce Beinfield; Clay Fowler; Lynne Ward; Gary Sorge

James White called the meeting to order at 7:31 p.m.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #14-11CAM – Calderon – 83 Wall Street – Expansion of existing restaurant use – Preliminary review

Ms. Hrtanek presented the application. She gave the background of the application. The applicant would like to add another 500 sq. ft. to the restaurant. More parking would be needed because of the additional space. It is in the exempt parking zone. Although it would continue to have the same use, the owners will be changing the name of the restaurant. The committee recommended this item for action at the next Commission meeting.

b) #12-11CAM – Cove Marina – 48 Calf Pasture Beach Rd – New high bay 10,800 sq ft boat storage building – Preliminary review

Mr. Wrinn presented the application. Mr. Wrinn gave the background of the property and discussed other projects that were proposed for the site but never went forward. The applicant would like to erect a high bay boat storage facility which would be across from the travel lift. It would then make it easier to put boats in the storage facility. They still need to obtain a flood certification from DEP. The building would be 48 ft. high. The height of the current building is 35 ft. It does require a public hearing because of the size of the building. Although Commissioner Blank was not in attendance at the meeting, Mr. Greene said that he had questions about the parking. He also said that there would be an answer for Mr. Blank at the public hearing.

c) #13-11CAM/5-11SP – AMEC Carting – 1 Crescent St – Modify existing transfer station by adding tonnage, additional haulers, exterior storage, ext storage of loaded trucks – Preliminary Review

Mr. Wrinn began the presentation. Currently the site is being used by as a transfer station for one operator, Amec Carting LLC. The applicant would like to

increase the amount of tonnage brought to the transfer station to 600 tons of construction debris. There were some other ancillary items that they would like to have approved for the site. Atty. Smith continued the presentation on behalf of the applicant. The CT DEP is responsible for the transfer station permit. They have filed for a modification to the special permit and there will be a public hearing for that. A traffic study will be provided as well. Mr. Mazzola continued the presentation by discussing the operation of his business. They want to increase the tonnage for 2 reasons: (1) they want to accept construction debris from outside carting companies; and (2) the business is growing. Although they are asking for an increase to 600 tons he thought they would only average 400 tons. Mr. White asked if Mr. Mazzola knew about the increase in traffic to and from the site. Mr. Smith said that Mr. Galante would address that at the public hearing. Mr. Mazzola was asked whether AMEC's transfer station took MSW a/k/a household garbage. He told them that the site was only for construction and demolition debris.

Mr. McCarthy asked Mr. Mazzola to describe what happens when a truck arrives at the transfer station. Mr. White wanted to confirm that the doors would be closed on the transfer station. AMEC Carting takes out any recyclables. Mr. Mazzola discussed the misting system used on the debris. He said that because of the misting system, they did not have a problem with dust outside of the building. Mr. Mazzola said that the goal of his business was to recycle since this is where they make their money. Mr. Mushak asked whether they had received any complaints. The commissioners asked Mr. Greene to check with their neighbors about AMEC's current use of the property. Mr. Mushak also asked whether the property was being maintained and he was told that it was. The discussion led to questions about the other carting companies that would bring construction and demolition debris to the transfer station. Mr. Mazzola said that they would be made aware of the rules that had to be followed as to what would be accepted at the transfer station, traffic, etc. Mr. Mazzola reminded the commissioners that this transfer station was on a dead end street but that it used to be a cut through road when they first opened. AMEC also helps maintain the street because they don't want any of the neighbors think that their trucks are causing a mess.

d) #3-11SPR – Pepperidge Farm – 595 Westport Ave - Request to modify approved plan –Determination if minor change

Mr. Wrinn presented the application. The applicant wanted to modify the existing plans with a change to the front of the building. They are not changing the floor plan. It was determined to be a minor change.

e) #4-11SPR/#11-11CAM – Norwalk West /Belray Develop 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 garage in a design district development park – Further review

Mr. Greene began the presentation. He noted that since the last meeting the applicant had submitted an additional traffic study as well as parking statistics from other projects they had completed which was distributed at that time. Atty. Suchy continued the presentation. There have been minor changes to the site plan and architectural design which were presented by the project architect, Tim Gooding. They

added a turret on the corner of the building and made changes to the dormers. Mr. O'Reilly had a question about the distance Waypointe is from the railroad station as compared to the distance of Avalon development to the Stamford railroad station. Mr. Kinol reminded them that a shuttle bus would run to the railroad station. Mr. Blank requested shuttle bus information even though he was not in attendance at the meeting. There was a question about the additional recreational area on the side of the building and it was noted that some condo associations voted for what they wanted it to be. Mr. Mushak questioned the landscape architect, Jane Didona, asked about a section of Merwin St. that seemed to have no street trees. Ms. Didona said they are working with the owners of that section of Merwin St. to have that addressed.

f) #5-11SPR/#10-11CAM – 95/7 Ventures LLC – 51-105 West Ave/Reed St - District 95/7 South: 265,283 sq ft mixed use development with 232 multifamily dwellings, 16,500 sq ft retail, 7,200 sq ft office & 321 space garage in a design district development park – Preliminary review

Mr. Greene began the presentation. He reviewed the background of the original District 95/7 site plan. Mr. Morque, one of the principals, introduced the others that would continue the presentation. Mr. Beinfield spoke about the residential buildings to be built. Mr. Santo asked if there was a name for the new private street. Mr. Beinfield indicated that the name would be North Water Street. Mr. O'Reilly asked about whether there is concern that there will be 2 major rental buildings that will come onto the market at about the same time. Mr. Fowler said that it would be their responsibility to have it rented. There was a discussion with Mr. Fowler about the remainder of the site and what the chances were to find commercial tenants for the buildings. Mr. Fowler said that it was not likely in the near future. Mr. O'Reilly asked about the tax burdens to the tax payers if all the units were not rented. Gary Sorge, the landscape architect, gave a presentation about the landscape. Mr. Mushak asked about putting in a green roof which the principals said they would look into in the future.

g) #2-03CAM – Norwalk River Rowing Club – 1 Smith Street – Modification to add 6,000 SF replacement fabric structure for rowing activities – Preliminary review

Mr. Wrinn presented the application. Although the Norwalk River Rowing Club has not been able to raise enough funds to build a permanent structure, they would like to modify the structure they have now with a fabric structure. Matt Lebine, Chairman of the Board of the Norwalk River Rowing Club, continued the presentation. The life span of the equipment is being shortened due to the salt water and the elements since they are left outside. They are proposing to cover the entire slab which is the footprint for the boathouse they would eventually build. The plan is to be able to build the boathouse within the next few years. Staff noted that this application requires a public hearing.

II. SPECIAL PERMITS

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

Ms. Hrtanek began the presentation. Lynne Ward, an agent for iPark, spoke on behalf of L.A Fitness. She gave the background of the building and showed the site plans for the new addition to the gym. Mr. Santo asked about the landscaping in the front of the building.

b) #14-98SP – All Saints – 139 West Rocks Road – Request to modify approved plan – Determination if minor change

Mr. Greene began the presentation. The commissioners determined that the addition of a children's play area was a minor change.

c) #14-09SP – Norwalk Hospital – Maple/Stevens Street – Modify approved plan to revise hours of construction - Determination if minor change

Ms. Hrtanek began the presentation. She stated that they are requesting to extend their hours until 5:30 p.m. This was considered a minor change.

d) #12-10SP/#15-10CAM – Hillside Plaza (The Avrck) – 14-16 N. Main St - Request to modify plans to revise floor plan for first floor & basement restaurant, retail & office uses – Determination if minor change

Mr. Greene presented the application. The applicant has a restaurant tenant that has requested changes to the first floor plan. There would be a shifting of the interior which would result in some changes to the exterior. The commissioners agreed it was a minor change.

III. MOTOR VEHICLE LICENSE

a) #5-11MV – Glenn's Garage – 2 - 4 Fitch Street – Replacement auto service

Mr. Wrinn presented the application. They have all of their approvals in place and this application would be sent to the full commission next week.

The meeting was adjourned at 9:15 p.m.

Respectfully submitted by,

Diana Palmentiero