

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
October 13, 2011**

PRESENT: James White, Chair; Emily Wilson; Nathan Sumpter; Joseph Santo; David McCarthy; Jill Jacobson; Mike Mushak; Adam Blank

STAFF: Michael Greene; Michael Wrinn; Brenda Hrtanek

OTHERS: Mr. Lasala; Ron Kellogg; Ray Sullivan; Atty. Liz Suchy

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

I. SPECIAL PERMIT

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

Mr. Greene presented the modification. Currently they work from 7 a.m. – 5:30 p.m., Mon. – Fri. They are requesting a change to allow them to work on Sat. from 8-5:30 p.m. A representative of Turner Construction said that the hospital would pay for the overtime. They would like to finish a month earlier than scheduled which would mean that the project would be completed by February 23. Mr. Lasala, the owner's representative, stated that it would be better to have it completed sooner rather than later. Mr. McCarthy asked if there had been any complaints from the neighbors. The commissioners agreed this was a minor change.

b) #9-10SP – Casatelli Tile & Marble – Connecticut Av – warehouse/distribution – Request to modify building treatment on Glenwood Av side – Determination if minor change

Mr. Wrinn presented the modification. The problem is that the building would be off the property. They would have to look to the Common Council for an easement for the building to go over the property line. Mr. Kellogg said that the alleyway near the liquor store must be painted as well. The commissioners determined that this was a minor change.

c) #1-10SP – 44-46 Stuart Ave., LLC- 44-46 Stuart Ave – 16 Unit multi-family residential – Request to modify façade and move location of driveway – Determination if minor change

Ms. Hrtanek presented the modification. There were some changes to be made to the façade of the building. Some things that were moved around were that the units which would no longer “face” each other but rather they would be “back to back.” Ray Sullivan explained how they would also like to have a useable deck on top rather than a sloped roof. Mr. Mushak asked whether there was a stairway on a neighboring property

that needed to be moved. It is being worked out with the neighbor. The commissioners believed it was a minor change.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #7-11SPR/#20-11CAM – NW III Norwalk Town Ctr, LLC – 15 Merwin St – 127,865 sq ft mixed use development with 95 units (54 one bedroom & 41 2 bedroom) 10,000 sq. ft. retail, 2,750 sq. ft. restaurant & 159 sp parking garage in a Design District Development Park – Further review

Mr. Greene began the presentation. He noted that there were four issues for the applicant which Atty. Suchy then addressed in her presentation. The first issue dealt with the facades of the parking structure. She showed the commissioners some plans of the façade. She then discussed the recreational space for the buildings. She told the commissioners about the status of the application with the Redevelopment Agency. They received the comments and shared them with staff to begin trying to implement them. The architect also spoke at the meeting. Mr. Santo and some of the other commissioners thought that something needed to be added to the roof line. Tim Gooding, the architect, continued the presentation. He explained that they were trying to keep the cost low so that they did not want to add too much that would increase the cost of the project. Jane DiDona, the landscape architect, continued by discussing the courtyard and how not to make it look like a parking lot. She discussed some of the materials that would be used.

III. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #3-05SPR – Merritt River Partners – Glover Av – 4 story, 82,700 sf. office bldg – Request for ext of time

Ms. Hrtanek presented the request. It is the sixth request which expires on October 28, 2011. Fees and property taxes have been paid. The commissioners agreed to grant the extension.

b) #7-06SPR/#16-06CAM – North Water LLC – 20 N. Water/Washington St – 185,000 sf mixed use development – Request for extension of time

Mr. Greene presented the request. This is the fifth extension. The regulations have not changed except that the commission now requires affordable housing. In the application they applicant had agreed to it. The commissioners agreed to grant the extension.

IV. MOTOR VEHICLE LICENSE

a) #2-09MV – Intune Automotive & Towing – 336 Main Av – Gas station & repair facility – Modification to request commercial towing – Preliminary review

Mr. Wrinn presented the modification. He provided a background and then stated that the owners would now like to have offer towing services. This would entail a storage area in the back of the repair shop. However, there are condos in the back. The staff has not talked to the neighbors but could send them a little to inform them of what is going on. The commissioners have some concerns because a towing service is a 24 hour business which would not be good for the neighbors. Mr. Blank thought the hours of operation should be conditioned. There were also concerns about the number of vehicles that the applicant wanted to store in the storage area. They decided to discuss it one more time in committee before a public hearing would be set.

V. REVIEW OF PUBLIC HEARING

a) #13-11CAM/#5-11SP – AMEC Carting – 1 Crescent St – Modify existing transfer station by adding tonnage, additional haulers – Review of public hearing

Mr. Wrinn presented. He handed out verbatim transcripts from the original application. Mr. Sumpter excused himself from the discussions since he was not at the original meeting. Mr. Wrinn said that the applicant gave the commissioners a 35 day extension to reach a decision. They would review it again in November and if they needed more time, the staff would ask for it. Mr. White had concerns about the hours of operation that the applicant has requested. He did not think it would be a good idea for the facility to operate until 10 p.m. especially since it would set a precedent for other facilities to ask for the same. Mr. Wrinn reminded the commissioners that they would also have to determine the veracity of the intervenor's claims. Any questions that the commissioners had for other departments were to be channeled through staff.

VI. DEEP/ARMY CORPS REFERRALS

a) DEEP/AC – 6 Woodland Road – Install dock; retain and modify section of seawall

The commissioners had no comment.

The meeting was adjourned at 8:14 p.m.

Respectfully submitted by,

Diana Palmentiero