

CITY OF NORWALK
SPECIAL MEETING OF THE PLAN REVIEW COMMITTEE
August 11, 2011

PRESENT: James White, Chair; Michael O'Reilly; Joseph Santo; David McCarthy;
Adam Blank; Emily Wilson; Jill Jacobson; Mike Mushak

STAFF: Michael Greene; Mike Wrinn; Frank Strauch

OTHERS: Atty. Chris Smith; Mike Galante; Ron Kellogg; Bruce Beinfield;

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

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

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

Before Mr. Wrinn began the presentation, Mr. Santo stated for the record that he would no longer be recusing himself from this matter. He had done so at previous meetings for this application because he believed that a relative would be working for the applicant, AMEC Carting. Since this is no longer the case (his relative does not work for AMEC), he stayed for the meeting.

Mr. Wrinn began the presentation which would be going to a public hearing in the following week. There would be an increase in tonnage to the facility, storage of loaded trailers that would leave the property early in the morning, area for recycling items, as well as 4 additional parking spaces. They would open the facility to other carriers.

Atty. Chris Smith continued the presentation. He reminded the committee that the increase to 600 tons a day was a cap. At the present time, their cap is 200 tons and they do not exceed that every day. He also stated that the facility was a seasonal use. The construction and debris material that comes from demolitions is generated by the seasons with a decrease in use in the winter months. Mr. White did not agree that the facility was a seasonal use.

Mr. Wrinn pointed out to the commissioners that there was a letter submitted by the Stepping Stones Museum, co-signed by others in the area, in which there was opposition to the application.

Mike Galante, the traffic engineer, continued the presentation. He stated that there were two reports, one of which was a supplemental report that was prepared in June, 2011. This was the report that he discussed during his presentation. The supplemental report was an analysis of the worst case scenario of the applicant

receiving 600 tons of C&D material every day. The report also factored in the traffic coming from future developments such as Waypointe and 95/7. Mr. Galante said that accidents were studied and there was no issue from accidents in the area. Mr. Santo asked about the level of service on several intersections that Mr. Galante had studied. There were questions about some of the traffic signals that were being built but Mr. Galante did not know about them. He said that they were being put up in connection with the other developments.

b) #5-11SPR/#10-11CAM – 95/7 Ventures LLC – 51-63 West Av/15-25 Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a design district development park – Review of public hearing

Mr. Greene began the presentation. Although the public hearing was closed last month, the staff had been waiting for the comments from the Redevelopment Agency. Dept. of Public Works had also given its approval. The Redevelopment Agency requested some modifications to which the applicant had agreed.

c) #15-11CAM – Hey 19.LLC – 41 N. Main St – New restaurant with live entertainment – Further review

Frank Strauch presented the application. The Redevelopment Agency will have a third party architect review the application. The report will be done in September 2011. The applicant also went before the Historical Commission. The applicant is working with the Fire Dept. because there are concerns about the Norwalk Museum's collection which is in the building. The noise level will be made a condition for the permit because windows should remain shut if there is to be live music. There was a discussion about where the flag pole would be moved to.

d) #X-11SPR – REI, Inc - 189 CT Av – Request to prune 2 trees near entrance – Determine if minor change

Frank Strauch presented the application. The applicant wants to trim some trees that are in front of the building. The commission agreed that it was a minor change.

e) #14-08CAM – West Pine Place LLC – 1 West Ave – Proposed change to approved plan to change office to residential

Mr. Greene began the presentation. The applicant is requesting a change in order to allow them to turn commercial space that they could not lease into residential space. The commissioners considered this a minor change.

f) #11-08CAM – Glazer Construction - 65 Rowayton Av – 4 unit multifamily development with public access – Request for release of surety

Mr. Greene stated that all the work had been completed. Staff recommended release of the surety.

II. SPECIAL PERMITS

a) #6-11SP – Club Italia – 3 Brook Street – Proposed club use – Final review prior to public hearing

Mr. Wrinn began the presentation. They have all the sign-offs. No one had any questions for the applicant's representative, Mr. Kellogg.

b) #7-11SP/#17-11CAM – 300 Wilson Av LLC – 310 Wilson Av – Ice rink facility – Further review

Mr. Wrinn began the presentation. Everything is in place to move forward to the public hearing.

Bruce Beinfeld, the architect on the project, continued the presentation. Mr. Blank asked about his idea to have a themed graphic on the ice skating rink's façade. Mr. Beinfeld said they did not have a final design to submit but when they do, it would be turned in to staff.

c) #14-09SP – Norwalk Hospital – Maple Street – 326 space parking garage – Proposed modifications to add 2 air handling units and revise landscaping – Determination if minor change

Mr. Greene began the presentation. Two trees were scheduled to be removed but Mr. Greene said that one of them was saved. A noise report was submitted which stated that there was no adverse impact because of the addition of 2 air handling units. The commissioners agreed that this was a minor change.

d) #16-90SP – Housing Authority – 16 School St – Request to remove 60" oak and add 2 replacement trees – Determination if minor change

Mr. Strauch began the presentation. Based upon the arborist's report, the tree should be removed and then replaced. There is a safety issue because of the tree. The commissioners considered this a minor change.

The meeting was adjourned at 8:05p.m.

Respectfully submitted by,

Diana Palmentiero