

**DRAFT
CITY OF NORWALK
PLAN REVIEW COMMITTEE
December 8, 2011**

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

STAFF: Michael Greene; Mike Wrinn; Adam Carsen

OTHERS: Atty Liz Suchy; Judd Moore; Atty Frank Zullo; Mark Sweeney; Steve Wissak; Bobby Sherman;

James White called the meeting to order at 7:38 p.m.

SPECIAL PERMITS

a) #3-10SP - Maplewood at Strawberry Hill - 73 Strawberry Hill Av - Color change to metal standing seam roof - Determination if minor change

Mr. Carsen began the presentation. He told the commissioners that the applicant wanted to change the color of the roof from red to bronze. The commissioners considered it a minor change.

b) #9-11SP - Winston Prep - 57 West Rocks Rd - Proposed 12,155 sq. ft. classroom building on lower campus - Final review prior to public hearing

Mr. Carsen told the commissioners that this was ready for the public hearing in the following week. Mr. Mushak had questions about the concrete pond. The first step was to clean it and then to re-build the wetlands.

c) #11-11SP - Gault Oil - 8 Willard Rd - Wholesale/warehouse - Preliminary review

Mr. Wrinn began the presentation. This was a special permit whose extensions had lapsed. Atty Suchy continued the presentation. The special permit granted warehouse space. The original approval was granted in 2003. At the time, there was no opposition. She asked to be on the agenda in January. Mr. Blank had a question about the location of dumpsters on the site. The dumpsters were near the SNET building and could be screened. The commissioners agreed to hold the hearing in January and waived the applicant having a 3D model.

d) #10-11SP - Tumble Jungle - 250 Westport Av - Commercial recreation in existing bldg - Prelim review

Mr. Wrinn began the presentation. He explained the Tumble Jungle concept and that it required a special permit. Judd Moore, the owner, continued the presentation. He told the commissioners that the business had two components, children's fitness

and children's birthday parties which he described to them. There would be a public hearing on the agenda in January.

e) #12-05SP/#25-05CAM - Norwalk Yacht Club - 10 Nathan Hale Dr - Request to modify plan

Mr. Greene began the presentation. The applicant was making changes to the plan which would make it a slightly smaller building. The commissioners agreed it was a minor change.

f) #8-11SP - Norwalk Hospital - Maple/Stevens Street - New 92,600 sq. ft. addition for outpatient facility and relocated helicopter landing site - Further review

Mr. Greene began the presentation. Atty Zullo gave a background of the application. They had not defined the average elevation at the last meeting. Now they have defined it and found that a little section of the proposed renovation was higher than the regulations allowed. Mark Sweeney, the architect on the project, continued the presentation. He explained how they determined the average elevation. The part that is approximately 12 ft. higher is where the elevator and staircase are located. It also leads to the mechanicals. The commissioners asked Mr. Greene for some advice. Mr. Greene said there were 3 things that could be done: (1) the applicant would have to change the plans, (2) the applicant would have to go to Zoning Board of Appeals or (3) the applicant would have to request a change to the Zoning regulations. Mr. Blank wanted to know why there were two entrances. The second entrance is to the Whittingham Cancer Center. He also asked about valet parking for the patients. They are still trying to determine if they will offer that service for the lower level entrance. Lastly, he wanted to know if they lost some parking spaces would more green spaces be available. Atty Zullo and some of the commissioners thought it was more important to have parking spaces rather than green spaces. The hospital staff would be parking in a separate lot with a separate 5th level entrance.

g) #12-10SP - Hillside Plaza LLC - 14-16 N. Main St - Mixed use - Modify plan to add rooftop generator

Mr. Greene began the presentation. He showed the commissioners some photos of the Avrck Center as it was being rehabbed. A sound study was done because the applicant wants to put a generator on the roof. The study showed that it would comply with Norwalk's noise ordinances. There was some discussion about the restaurant space.

h) #7-08SP - SoNo Field House - 350 Ely Av - Comm. recreation facility - Modify to allow special events

Mr. Greene began the presentation. There had been events at the Field House which were not approved. Mr. Greene and the staff asked the applicants to come before the Plan Review committee to discuss the situation; however, they were told that

everyone was out of town. The commissioners felt that the Field House should have events but that they should still be compliant with Norwalk's regulations.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #23-11CAM - SoNo Yogurt - 73 N. Main St - Retail food convert to allow additional dining space - Preliminary review

Mr. Carsen began the presentation. The parking calculation does not apply on this application since this area of town is exempt. It would be voted on at the full commission hearing.

b) #6-08SPR/#16-08CAM - POKO IWSR Developers - Wall St - Mixed use development - Extend approval time

Mr. Carsen began the presentation. The applicant would like a one year extension. He also told the commissioners that the taxes were paid. Steve Wissak, director of POKO, discussed the problems they had been facing since the original application was made in 2007. There have been financial problems. The site plan included some mixed use with condos. There were also some problems with the CHAFA funding. Talks are ongoing with them. If they do not receive it, then they have to go back to the drawing board to determine where else they could get the funds. Mr. Mushak asked about the automated garage and how it would affect wait times. Mr. Wissak said that the wait time would be lower. The commissioners decided to give them a six month extension so that they could come back to the committee and give a report about their status.

III. LIVE MUSIC REQUESTS

a) Hilltop Pub - 139 Ely Ave - Request to add live music

Mr. Carsen began the presentation. The applicant is requesting to add live music to their permit. The building has bullet proof glass which is good for sound proofing. There are apartments upstairs. The sound report said the music should be at moderate levels. The report also recommended putting up ceiling tiles to help with the noise.

b) Club 141 - 141 Main Street - Request to add live music

Mr. Carsen began the presentation. The applicant is requesting to add live music to their permit. The commissioners were concerned about the condos that were across the street. Mr. Wrinn suggested that the applicant meet with the commissioners in January to discuss it further.

IV. DEEP/ARMY CORPS REFERRALS

a) DEEP/AC - 314 Wilson Av - Retain existing structures, install rain garden/berm for flood & erosion control

Mr. Carsen began the presentation. This application was sent to the commissioners for comments. However, this is also a change to the applicant's site plan, so the staff was directed to notify the DEEP that the applicant would have to meet with the commissioners.

b) DEEP/AC - 68 Water Street - Modification of shoreline for flood and erosion control; install a walkway for public access or marine commercial use; and install a ramp and float for recreation boating access

Mr. Carsen began the presentation. It was decided that the applicant should come before the commissioners because this is a CAM application as well.

V. MOTOR VEHICLE LICENSES

a) #1-11MV - Norwalk Chrysler Jeep Dodge - 300 Westport Av - Change of ownership - Prelim review

Mr. Carsen told the commissioners that this item had been withdrawn.

b) #3-08MV - InTune Automotive - 336 Main Ave - Expansion to allow towing - Preliminary review

Mr. Wrinn began the presentation. The condo association that is next door to the property had no objections to the application. The applicant will no longer run the towing service 24 hours. It will start at 6 a.m. and end at midnight. Bobby Sherman further discussed the hours of operation. He also wanted to keep his staff working in order to earn extra money. The application would go on the agenda of the Zoning Commission.

VI. REVIEW OF PUBLIC HEARING

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

Mr. Wrinn began the presentation. He told the commissioners that the Plan Review Committee had to make a recommendation to the Zoning Commission. The meeting was taped at this time for a verbatim transcript. For the review of the public hearing, he passed out copies of the intervenor's pleading, a copy of the resolution from the first application and the modifications being requested by AMEC. The pleading had to be handled separately. The discussions mainly focused on the increase in hours and the threefold increase in tonnage. Mr. Santo thought the increase in hours was too much. Mr. Blank did not think that 400 tons would be unreasonable. There was also a concern about the amount of traffic that would be in the neighborhood if the tonnage increased. Ms. Jacobson said that she had been there at different times and never saw more than one truck. She also thought that their requested tonnage should be modified. She suggested that AMEC re-apply after a certain amount of time. There was also some discussion about outside contractors that would be using AMEC's facility.

Mr. Santo asked each of the commissioners to tell everyone what their recommendations were. Mr. Mushak did not want any increase in tonnage or hours. Ms. Wilson agreed with Mr. Blank's comments about the tonnage. She also thought there were a lot of unknowns because AMEC would be allowing outside contractors to use their facility. Mr. O'Reilly liked that AMEC did not just dump the garbage, but rather, recycled a lot of the materials they received. Ms. Jacobson would reduce the tonnage from what was requested but allow some increase. Mr. White did not want to see an increase in tonnage or hours; however, he would vote for whatever the majority wanted. Mr. Santo would also leave the tonnage and hours the same. After hearing the other commissioners Mr. Santo suggested that they increase the tonnage to 300 and keep the hours the same. Some of the commissioners thought that going over 400 tons was unreasonable. The Plan Review committee members directed the staff to draft a resolution to be sent to the Zoning Commission that AMEC's permit would allow them to receive 300 tons of C&D and allow outside contractors to use their facility. Ms. Jacobson and Ms. Wilson were in favor while Mr. White will make his case at the Zoning Commission meeting. The staff would send all commissioners a copy of the resolution prior to the Zoning Commission meeting.

The meeting was adjourned at 9:35 p.m.

Respectfully submitted by,

Diana Palmentiero