

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
November 13, 2012**

PRESENT: Jill Jacobson, Chair; Emily Wilson; Adam Blank; Harry Rilling; James White; Michael Mushak

STAFF: Michael Greene; Mike Wrinn; Frank Strauch

OTHERS: Atty Frank Zullo; Jim Murphy; Kim Morque; Rick Redness

Jill Jacobson called the meeting to order at 7:30 p.m.

Before the meeting began, Ms. Wilson appointed James White to the Plan Review Committee.

I. SPECIAL PERMITS

a) #6-12SP - David Anspach - 140 Water St - Expansion of existing office use
- Final review prior to **public hearing**

Mr. Strauch began the presentation. He explained that the applicant would like to move the office space into the existing retail space. They have all sign-offs. He told the commissioners that there would be a slight change in the color on the building. He wanted the commissioners to be aware of this change.

b) #13-10SP/#17-10CAM - Norwalk Inn - 93 - 99 East Avenue - Modify plans to add generator -Determine if minor change

Mr. Strauch began the presentation. He pulled out a map for reference and showed the commissioners where the generator would be located. The plans showed a transformer which the applicant would now like to change to a generator. It would be enclosed on three sides by a slatted fence. The fourth side has an evergreen tree as a buffer. There would be no noise violations since it is an emergency generator. The applicant is requesting that it would be viewed as a minor change which the commissioners agreed to.

c) #X-12SP - LaJoie's Auto Wrecking - 40 Meadow St - Replace diesel motor with electric motor - **Determine if minor change**

Mr. Wrinn began the presentation. He reminded the commissioners that there had been a fire at this location, earlier in the year. He showed the commissioners the lot on a map. He explained that the applicant wanted to change a diesel motor to an electric one. The motor powers a shredder at the location. He explained the motor house and the shredder in greater detail.

Mr. Mushak asked if there were any violations. Mr. Wrinn was not aware of any violations. It was Mr. Mushak's understanding that there was an ongoing State investigation. The applicant said that it was all resolved. A member of the public tried

to bring up a point of information but was told that the public was not allowed to speak at a committee meeting. Atty Zullo, who represented the applicant, was not aware of any violations. Mr. Mushak asked the staff about all violations but Mr. Greene said that they would only be aware of Zoning violations. Mr. Murphy was asked to speak about the violations. He said that there was an ongoing investigation about the shellfish in the area but that nothing ever came of it. The commissioners asked if there was a final report about the investigation and that it was over. Atty Zullo reminded the commissioners that this would be a more environmentally friendly motor than the diesel motor.

The commissioners agreed that this was a minor change.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #4-11SPR/#7-11SPR - Waypointe Midblock & North Block - West Av/Merwin St - DPW request to modify street lighting and reduce height of fixtures on side streets - Determine if minor change

Mr. Greene began the presentation. He told the commissioners that the applicant had to come to them to put in smaller lighting fixtures on the side streets. Both the Department of Public Works and the Redevelopment Agency had asked for the change. The larger ones would still be on West Avenue. The commissioners agreed that this was a minor change.

Mr. Mushak asked Mr. Greene if he knew the status of the project. He said that there was a permit waiting for the applicant but it still has not been picked up.

b) #9-11SPR/#22-11CAM - North Water LLC - 20 N. Water St - 133,035 sf mixed use development with 108 units, retail & restaurant - Modify approved plan to revise location of workforce housing units from 11 onsite units to 4 onsite units and 7 offsite units at 50 Connecticut Ave - Preliminary review

Mr. Greene began the presentation. He reminded the commissioners that the applicant had been before them with a previous modification about the offsite housing. The applicant was, once again, attempting to modify the plan and wanted input from the commissioners as to what the concerns were. They would then speak to those concerns at the public hearing.

Kim Morque continued the presentation. He introduced a number of people on the team as well as Mr. Redness who then continued the presentation. He explained that he understood that there were concerns about whether to go to a public hearing. They wanted to understand the commissioners' concerns so that they could get to the public hearing. Mr. Blank said that his concern was that he would like to see financial information to justify why it was necessary to move the workforce housing to a new location. Mr. Rilling agreed with this as well as asking why it was not practicable to have the workforce housing onsite and why they should be moved off-site. Mr. Blank wanted to confirm that no units would be double-counted since there were Section 8 housing units at the proposed site. He wanted to know how they would be counted. He also wanted to know the plan for the site as a whole and if they were considering any

other sites for the off-site housing. Mr. Mushak suggested something closer in geography, although it was not a requirement. Mr. Rilling wanted to know what the dimensions of the off-site 1 bedroom units would be as compared to the ones that were on-site. Mr. Greene told the commissioners that if they had any other questions, they could forward them to him. He would send them to the applicant in preparation for the December public hearing.

c) #22-12CAM - Fort Points St, LLC - Perfect Plantings LLC - 19 Fort Point St
- Proposed contractor's storage yard & storage building - Preliminary review

Mr. Strauch began the presentation. He noted that the applicant had made CAM applications in the recent past. They had also received a variance. After they received the variance, however, they did not apply for building permits. A cease and desist was issued in 2006 which the Zoning Department is still handling. This application is similar to the previous ones except that there would be a storage building on site as well as a smaller storage building for mulch. The application is almost complete however the staff is waiting for two more reports.

Mr. Blank asked about the current violations. Staff told him that the applicant is occupying the space without the required improvements from the first permit. Mr. Mushak said that the actual building looked nicer than the renderings. There would be another presentation once the remaining reports were forwarded.

III. EXTENSIONS OF APPROVAL TIME

a) #5-08SPR - The Berkeley- Frost Bldg LLC - 500 & 550 West Av - 150,000 sf mixed use development- Request for extension of approval time (Awaiting confirmation of tax status)

Mr. Greene said that the staff was waiting for further information so that this matter was withdrawn from the agenda.

The meeting was adjourned at 7:49 p.m.

Respectfully submitted by,

Diana Palmentiero