

CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
January 10, 2013

Before the meeting began, Emily Wilson appointed Harry Rilling as acting chairperson of the Plan Review Committee.

Harry Rilling called the meeting to order at 7:32 p.m.

**PRESENT:** Harry Rilling, acting as Chair; Emily Wilson; Nathan Sumpter; James White

**STAFF:** Michael Greene; Mike Wrinn; Dori Wilson; Adam Carsen

**OTHERS:** Craig Flaherty

**I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

**a) #22-12CAM - Fort Point St, LLC - Perfect Plantings LLC - 19 Fort Point St - Proposed contractor's storage yard & storage building - Final review prior to public hearing**

Mr. Carsen began the presentation. He told the commissioners that all the sign-offs were in the file. Although the property is within the flood zone, it is not adjacent to water. The Zoning Department staff did not see any problems with that. None of the commissioners had any questions. It would be placed on the agenda of the January Zoning Commission meeting.

**b) #15-12CAM - Fore & Aft, LLC - 56 & 56 1/2 Roton Av - Elevate, retain & reconstruct a non-conforming single family structure - Preliminary review**

Mr. Carsen began the presentation. The single family house is within 100 ft. of the water. The house has many nonconformities. There is even a second single family house granted by variance. They had received variances from the Zoning Board of Appeals which they needed to reconstruct the house. They will be staying on the same footprint as the house currently is on. The new house will have a garage on the first floor, and the living space will be on the second floor. It will be elevated above flood levels.

Craig Flaherty, the civil engineer on the project, continued the presentation. Some areas on the plan showed that they were going beyond the footprint but these were compliant with setbacks. They are increasing the impervious coverage but they proposed drip strips to catch water from the roof.

Mr. Carsen said that there were no adverse effects to coastal resources. He also said that a public hearing was at the discretion of the commissioners since it was a single family house. Mr. Rilling asked if the neighbors had been notified. Mr. Flaherty

said that neighbors had voiced their opinions at the Zoning Board of Appeals. It would be placed on the agenda of the January Zoning Commission meeting for a vote.

**c) #25-12CAM - D. Woodward - 16 Tonetta Circle- Replacement single family dwelling - Preliminary review**

Mr. Wrinn began the presentation. He said that the house that had been on the lot was destroyed by Hurricane Sandy. He showed the commissioners a rendering of the proposed house. It complies with all setbacks. The footprint would remain the same although they had added a second story. All the neighbors knew about the demolition but no one notified the Zoning Department. It would be placed on the agenda of the January Zoning Commission meeting for a vote.

**d) #21-96CAM/#11-89CAM - 2 Meadow St LLC - 2 Meadow St/300 Wilson Av - Modification of site plan to expand parking for DHL Delivery & modify contractor's yard - Preliminary review**

Mr. Wrinn began the presentation. The property has had violations on it. He encouraged the commissioners to go and view the site. DHL leased some land on the property and created a parking lot with no permits. There are still some issues to be handled. Work has to be done on the parking lot, drainage, and lighting as well as remove anyone who does not have a permit or get them a permit.

## **II. EXTENSION OF APPROVAL TIME**

**a) #9-11SPR/#22-11CAM - North Water LLC - 20 N. Water St - 133,035 sf mixed use development with 108 units, retail & restaurant - Request for extension of approval time (First request)**

Ms. Dori Wilson began the presentation. She reported that the applicant had received their permit to start the foundation. Although they started construction, this request was precautionary in case it was not completed in time. They did not want to lose their approval.

The meeting was adjourned at 7:43p.m.

Respectfully submitted by,

Diana Palmentiero