

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
October 10, 2013**

PRESENT: Jill Jacobson, Chair; James White; Linda Kruk; Nathan Sumpter; Mike Mushak; Emily Wilson (after the meeting began)

STAFF: Frank Strauch; Dori Wilson

OTHERS: Andy Glazer; Atty Mark Grenier; Atty Al Vasko

Jill Jacobson called the meeting to order at 7:32 p.m.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #17-13CAM – Glazer – 79 Rowayton Ave – New single family residence – Preliminary review

Mr. Strauch began the presentation. He oriented the commissioners to the property on an aerial map. He explained what is on the property currently. It would be a single family residence on the property, in keeping with the Village. There would be no impact to coastal resources. He also showed the commissioners the materials board.

Mr. Mushak asked Mr. Strauch if the Planning and Zoning Dept. had an opinion about the letter that they had received from the Department of Energy and Environmental Protection (“DEEP”). Mr. Strauch said that they did not have an opinion although they did know that there could be conflicts in the zoning. When this zone had been put in, there had been an exemption for public access at single family residences. Mr. Mushak read several paragraphs of the letter into the record. He said that if the single family residence home was constructed then there would be no public access and that the public would have to go around the house to continue walking on the other side. Mr. Strauch said that if the goal of the regulation had been to have public access be continuous they would not have put the exemption in place.

Mr. Glazer continued the presentation. He stated that he had further correspondence with the DEEP. He also said that his company wanted to rebuild the marina but DEEP would not agree to it. There was a discussion as to whether there should be a public hearing. Mr. Glazer reminded the commissioners that there were not that many neighbors around the property and it was probably not necessary. Mr. Glazer said that the property needed to be improved because it was in disrepair. Mr. Santo said that the Plan Review Committee should decide whether there was a public hearing.

**** MR. SANTO MOVED:** that no public hearing would be necessary for this application.

**** MS. KRUK SECONDED.**
**** MOTION PASSED UNANIMOUSLY.**

Mr. Mushak asked if the commissioners could receive the additional correspondence from the DEEP and Mr. Glazer.

b) #22-13CAM – James Falsey & Two St. James Place LLC – 41 Rowayton Av – New single family residence - Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He explained that the applicant had tried to save 20% of the structure. However, that structure fell so they had to re-apply. Since they were now under the new FEMA regulations, they would be raising the structure to conform to the flood elevations. The remainder of the application remained the same. Mr. Strauch showed the commissioners the new plans. The commissioners agreed that the application did not require a public hearing.

c) #8-13SPR – FM Investments LLC – Proposed mixed use development with 34,700 sq ft office and 80 multifamily dwelling units – Preliminary review

Ms. Wilson told the commissioners that the address was 587 Connecticut Avenue. Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He said the building was an industrial use and would remain an industrial use.

Atty Grenier continued the presentation by handing out copies of the site plans. He described the 80 unit mixed use building which included 8 workforce housing units. Mr. Santo asked about an abutting neighbor. Mr. Mushak asked if there were any gaps in the sidewalks near the building. There was then a discussion about sidewalks and sidewalk connections. Mr. Strauch said that there was a walkway from the building to Connecticut Avenue.

II. SPECIAL PERMITS

a) #11-13SP – Norwalk Public Schools – Rowayton Elementary School – 1 Roton Ave – Construction of gym and additional classrooms – Review of public hearing

Mr. Strauch said that this application could be on the next Zoning Commission agenda.

b) #8-11SP – Norwalk Hospital – Maple Street – 96,700 sf outpatient addition – Request to modify hours of construction to permit Saturday hours from 8:00 am – 5:00 pm – Determine if minor change

Dori Wilson began the presentation. She said that the applicant was requesting a modification to the hours of construction so that the project could be completed on time. They wanted to work on Saturday as well. Ms. Wilson asked about the neighbors' response to the extended hours during the construction of the parking garage. Dori Wilson said that they had not received any complaints. The applicant had spoken with

the neighbors about this modification as well and there still were no complaints. The commissioners considered this a minor change.

c) #3-10SP – Maplewood – 73 Strawberry Hill Av – Congregate housing facility - Unauthorized modification to approved plan without prior authorization to add multi-purpose room

Mr. Strauch said that this application had to be postponed until the November meetings since the attorney would be having surgery.

III. EXTENSION OF APPROVAL TIME

a) #5-08SPR– The Berkeley – Frost Building, LLC - 500 and 550 West Ave – 150,000 sq. ft. mixed-use development - Request for 1 year ext of time

Mr. Strauch began the presentation. He said that the applicant was requesting an extension. He noted that all taxes had been paid on the property and that no regulations had changed.

Atty Vasco continued the presentation. Mr. Mushak asked if he knew when they would start. He was not sure but he said that this was a great project.

b) #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year ext of time

Mr. Strauch began the presentation by showing the commissioners the plans for the property. He told them that this was the applicant's first request for an extension. No regulations had changed which would affect this property. The commissioners agreed to the extension of time.

The meeting was adjourned at 8:08 p.m.

Respectfully submitted by,

Diana Palmentiero