

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
July 10, 2014**

PRESENT: Mike O'Reilly, acting as Chair; Emily Wilson; Joseph Santo; Jim White; Nora King (arrived late)

STAFF: Michael Greene; Mike Wrinn; Dori Wilson; Frank Strauch

OTHERS: Atty Liz Suchy; Clyde Mount

Before the meeting began, Mr. Santo appointed Mike O'Reilly to be acting Chair of the Plan Review Committee. Mr. O'Reilly called the meeting to order at 7:30 p.m.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. – 4 story, 28,198 sf mixed use development with 24 multifamily dwelling units – Final review prior to public hearing

Mr. Strauch began the presentation by telling the commissioners that the applicant had all sign-offs and was ready for the public hearing in the following week.

b) #6-13SPR – iPark Norwalk LLC - 761 Main Ave - 6,924 sf 2nd floor addition to existing bldg – Request to modify approved plan to add rooftop generator – Determine if minor change

Dori Wilson began the presentation by showing the commissioners the current site plan. She informed them that the applicant would like to add a generator to the roof. The Zoning Department staff received a noise study which showed they would be in compliance with the Zoning regulations. The applicant would also add screening if the generator was seen. The commissioners deemed this a minor change.

c) #4-97SPR – P.C. Richards 444 CT. Ave – Two week tent sale (yearly May & Sept) – Determine if minor change

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He said that the applicant had received a temporary permit for the tent sale last year and was requesting another for this year. They would have enough parking by receiving permission from Sport Authority to use their parking. He said that last year the sale went well. It was considered a minor change.

d) #13-14CAM - Holt McChord – 10 1/2 Woodland Rd – Reconstruct shoreline flood & erosion structure – Prel review and e) #14-14CAM – Holt McChord – 12 Woodland Rd - Reconstruct shoreline flood & erosion structure – Prel review

Mr. Wrinn asked that the presentation for these two applicants be done together since the properties were next to each other.

Mr. Strauch began the presentation by orienting the commissioners as to the location of the properties on an aerial map. The house had been on the property before 1978 so the sea wall was eroding. The staff's recommendation for a solution would not work so the sea wall would be re-done. He explained that the work would not be under Connecticut's DEEP jurisdiction so the only permitting would come from the City of Norwalk.

f) #8-14-CAM –Robert Bruggemann – 18 Harbor View Ave. – New single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the properties on an aerial map. He then showed the commissioners a site plan for the single family residence. Since it was a single family residence, it would not have an impact on coastal resources.

At this point in the meeting, Ms. King arrived and asked a question about a previous application, #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. She said she drove by and saw that there were trees being cut down. She thought there were a lot of trees being cut. She asked if they could find out how many were cut.

She also had a question about this application. She thought many people in the city had concerns about single family residences being constructed on the water. She also thought that the public should be given the opportunity to speak at a public hearing.

g) #7-14SPR – 3 Color, LLC – 175 W. Cedar St – Proposed mixed use 8 units MFR & 1,300sf office – Prel review

Mr. Strauch explained that there had previously been an application from this applicant which was exactly the same as this one. He said the application does not comply with Zoning regulations. The applicant was told to withdraw the application or it would go to the Zoning Commission for a denial. It was placed on the Zoning Commission's agenda for the following week.

II. SPECIAL PERMITS

a) #5-14SP - Recreation & Parks Dept – Nathan Hale Middle School – 176 Strawberry Hill Av – Athletic field lighting – Final review prior to hrg

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property on an aerial map. He said that the applicant had made changes as requested by the commissioners at their last meeting. Notices were sent to neighbors.

Mr. Petrini continued the presentation by discussing a spill diagram with the commissioners. There was a discussion about the residents of Dairy Farm Road. Mr. Santo expressed concerns about music that was played at the fields as well.

b) #16-13SP - A. Glazer – 1 River Rd/192-194 Perry Av - Silvermine Tavern - Request to modify approved plans for single family cluster homes to increase finished grades & first floor elevations due to site conditions – Determine if minor change

Dori Wilson began the presentation by showing the commissioners the approved site plan and the revised site plan. She explained the changes that the applicant was requesting including changing the one car garages to two car garages on the single family residences, increasing the height of one retaining wall and adding another retaining wall and raising the grade of the first floor of each of the cluster housing units by 2-3 feet. She explained that the peaks of the homes would remain at the same height, although the houses were being elevated. The commissioners deemed these modifications as a minor change.

c) #17-13SP - Merritt River Partners, LLC – 1 Glover Ave – 132 unit Commercial PRD - Request to modify approved plans to comply with Office of State Traffic Administration (OSTA) requirements - Determine if minor change

Dori Wilson began the presentation by showing the commissioners the approved site plan and the revised site plan. She explained how they were obtaining their permits but since they need the Zoning Commission's approval to for changes, they were before the commissioners. She explained the parking changes being requested as well as other changes. The commissioners deemed these modifications to be a minor change.

d) #6-13SP/#10-13CAM - R. Grosvenor Ely - 71 & 77 Rowayton Ave - Change location of marina shed on approved site plan – Determine if minor change

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property and on an aerial map. He then discussed the site plan and what had been done already in connection with the marina shed. He said that staff said that this was a minor change. There was a discussion about hiding the shed. It was agreed that this item would be placed on the Zoning Commission's agenda for the following week pending submission of additional information by the applicant.

e) #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Site changes; open to public haulers& increase tonnage for existing transfer station –

This item was postponed.

f) #10-92SP – Liberation Programs – 4 Elmcrest Terrace - Residential treatment facility - Request to modify approved plan

Mr. Greene began the presentation. Atty Suchy continued it by showing the commissioners a picture of the site plan. She discussed the history of the use of the

building. She then discussed the requested change to the site plan which was a change back to the original parking lot.

III. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #1-13SPR/#1-13CAM – TR SoNo Partners, LLC – 99 Washington St – New 66 unit building with 154 space valet, tandem, compact & stacked parking garage – Request for extension of approval time

Dori Wilson began the presentation by showing the commissioners a copy of the site plan. The applicant obtained a zoning permit to begin the foundation in November 2013 but since the applicant has been unable to obtain a building permit, they are requesting a one year extension of their Zoning approval. There was a discussion about the amount of time the approval should be extended. Since it is the applicant's first extension, it was agreed that a one year extension of time should be granted. It would be on the Zoning Commission agenda the following week.

IV. REFERRALS

a) Oak Hills Master Plan – Review & comment

Mr. Greene began the presentation. Clyde Mount continued the presentation as he handed out copies of the Oak Hills Master Plan to the commissioners. He discussed the revamping of the park which would include expansion of the nature trails, moving tees, etc. He said the old Master Plan was never approved. The lease required that they come to the Zoning Commission, Planning Commission and City Council for approval.

V. CT DEEP REFERRALS

a) CT DEEP Referral – City of Norwalk – 148 East Avenue (20 Hendricks Avenue) – Municipal public access

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He also showed pictures of different places where the public access would be as well as the piece that the walkway would connect to at 142 East Avenue. He also showed pictures of the boardwalk as well as the site plan. He explained how the city was obtaining a permit from the state for this.

The Redevelopment Agency was trying to obtain the funds for this public access as well as access near the Yankee Doodle Bridge.

The meeting was adjourned at 8:22 p.m.

Respectfully submitted by,

Diana Palmentiero