

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
August 14, 2014**

**PRESENT:** Jill Jacobson, Chair; Joseph Santo; Emily Wilson; Mike O'Reilly;  
Linda Kruk; Jim White; Nora King and Adam Blank (arrived late)

**STAFF:** Michael Greene; Mike Wrinn; Frank Strauch

**OTHERS:** Atty. Chris Smith; Guy Mazzola; Matt Brown

Jill Jacobson called the meeting to order at 8 p.m.

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

**a) #12-14CAM – Amy Tyson – 6 Point Road – Shoreline flood and erosion control structure – Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He described the flood and erosion structure. The applicant has received a permit from the CT Department of Energy and Environmental Protection (“D.E.E.P.”) but still need a permit from the city because it is in their jurisdiction. Since the existing wall was built in 1947, they can put the wall back. Mr. Strauch reminded the commissioners that a public hearing was at the discretion of the committee.

At this point in the meeting, Mr. Santo appointed Mike O'Reilly and Jim White as members of the Plan Review Committee. They agreed that a public hearing was not necessary. This will be acted on by the Commission in September.

**b) #17-14CAM - Mark Litchman – 68 Shorefront Park – New single family residence – Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. The applicant was constructing a single family residence. He explained the drainage and said there would be no impacts to coastal resources. The structure would be raised with breakaway walls. The committee forwarded to the Commission for action and agreed that a public hearing was not necessary.

**c) #18-14CAM – McDonough –15 North Main St – Request to add live music for Bradford’s Restaurant**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that the applicant was requesting to bring live music to the restaurant. The sound report indicated that the proposed live music would not exceed the level set forth in the city’s ordinance. Mr.

Strauch explained the hours that the applicant was requesting live music. The commissioners had some concerns including whether the doors and windows would be closed while the music was playing. Mr. Strauch said that the music would be played near the back of the restaurant. The committee agreed that a public hearing was not necessary and forwarded the application to the Commission for action.

## **II. SPECIAL PERMITS**

### **a) #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - preliminary review**

Mr. Wrinn began the presentation. He explained the previous application in 2011 which was on appeal. The applicant was requesting changes to the original permit. He explained what materials were in their packets. He discussed this new application and what changes were being made.

Atty. Smith continued the presentation by orienting the commissioners as to the location of the property on a map. He also began explaining AMEC'S current permit. He discussed the prior application that was on appeal. He then explained AMEC's proposal which included increased tonnage as well as a trial period for serving the public. The applicant had a proposed contractor's agreement for the public as well as a traffic management plan. Since the commissioners had had concerns on the previous application about run-off, there would be a storm water management plan as well as a separator for the run-off.

There was a discussion as to the traffic in the neighborhood if the facility was opened to the public. This was the concern of the commission on the previous application. They discussed the Waypointe project as well. There was then a discussion about the open doors on the weekends which could be seen from the Stepping Stones Museum. Mr. Mazzola discussed the historical data from the previous application and their intentions under the new application. They would test the facility at 200 tons and also allow the public to dump their garbage as well. A few months later they would provide the commissioners with a traffic report to see whether it was working. If it was the applicant would be allowed to increase the tonnage. There was a discussion about the facility doors being open on Saturdays. Mr. Mazzola noted that their facility was recycling from construction sites which would help the environment. Several commissioners asked for a verbatim transcript of the previous public hearings. There was then a discussion about the storm water drainage.

Matt Brown, the engineer on the project, showed the commissioners the current drainage plan which he said was very similar to the previous plan. The commissioners asked why a certain drain had not been put in. The applicant assumed that because the application was under appeal, they did not have the right to do it. The commissioners said that it would be a minor change. There was a discussion as to whether the trucks could line up in the parking lot of a chemical company nearby.

Mr. Mazzola explained the cycle of trucks going in and out. Some commissioners had further questions about how it would work. Mr. White thought it would be difficult to manage the trucks from other companies. Mr. Mazzola said that they had a traffic management plan for this. The commissioners discussed imposing conditions on the application. The application was placed on the Zoning Commission's agenda for September.

### **III. MOTOR VEHICLE**

#### **a) #1-14MV - Joseph Williams – 13 Church Street – Motor vehicle repairer's license – Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. The applicant is still waiting for sign-offs and a drainage plan. There was a discussion about the towing which would also meant that cars would be stowed there overnight.

The meeting was adjourned at 8:41 p.m.

Respectfully submitted by,

Diana Palmentiero