

CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
September 11, 2014

**PRESENT:** Jill Jacobson, Chair; Emily Wilson; Adam Blank; Linda Kruk; Nat Sumpter;  
Jim White

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

**OTHERS:** Atty. Chris Smith; Guy Mazzola; Jim McTigue; Atty. Mazzelli

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

**I. SPECIAL PERMITS**

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

Mr. Wrinn began the presentation by discussing the traffic management plan and follow-up if they were to receive an approval for their application.

Atty Smith asked that the commissions have their green packets with them at the public hearing. He noted that they were in the process of putting in the trench drains. He gave the commissioners a brief history of the AMEC's business and the various times that they have been before the Zoning Commission. He also discussed the various conditions that could be imposed on AMEC's business if the application was approved.

There was a discussion about payment for a traffic study if the application was approved so that it was an independent, third party review.

Guy Mazzola continued the presentation by discussing AMEC's proposed traffic management plan for the site. He explained to the commissioners the circulation plan which showed how the trucks would wait on the site. The proposed plan assumed the largest trucks. A stop sign would be installed on the site. AMEC currently has a similar circulation plan. There was a discussion about the current conditions on the site. There would also be a traffic coordinator, regulating the amount of trucks on the site at any given time. There were discussions about the number of trucks AMEC currently has as well as the contract that will be given to new clients that would be using the AMEC facility, if the application was approved. The application would be on the Zoning Commission's agenda for a public hearing at their meeting next week.

**b) #7-99SP/#2-03CAM – Norwalk River Rowing Club – 1 Smith St/Moody's Lane – Add fabric covered metal frame structure – Preliminary review**

Mr. Wrinn began the presentation. He noted that the original approval was in 2003. He explained that the Norwalk River Rowing Club has been unable to raise funds until now. They have also not had a roof over the rowing equipment but may have found a solution.

Jim McTigue, the engineer for the project, continued the presentation. They were modifying the original approval. He showed the commissioners the original site plan and explained the modifications. They would comply with flood regulations and install brick pavers on the brick

walk. The current foundation would be saved for future construction. The new roof will be lower than the original as shown on the site plan as well as lower than the condominium's roof next door. The application would be on the Zoning Commission's agenda in the following week.

## **II. MOTOR VEHICLE LICENSE**

### **a) #2-14MV – Aamco Transmissions - 225 Main Ave – Motor vehicle repairers license – Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. The applicant is a replacement tenant. He gave a brief history of the property which included it being a gas station. No improvements will be done to the site except to the drainage. The applicant has an approval from the Department of Public Works and all of its necessary certifications. There will not be any towing services.

Atty Mazzelli continued the presentation by explaining the oil separators and drainage system. The maintenance plan was submitted with the application. The applicant has made other environmental offers as part of the application. The AAMCO franchisor also comes to the property for inspections. The commissioners decided that a public hearing was not necessary and this would be on the next Zoning Commission agenda for a vote.

## **III. REQUEST FOR RELEASE OF SURETY**

### **a) #8-07SPR – Fortis Property Group – 10 Norden Place – 168,000 sf data center facility – Request for release of surety**

Dori Wilson explained that all improvements have been made to the property. The Zoning Department staff recommended release of the surety bond. The application would be on the Zoning Commission's agenda in the following week.

## **IV. CT DEEP REFERRALS**

### **a) CT DEEP Referral – 5 Cliff Place – Installation of a new dock**

Before the discussion of this item, Mr. Blank recused himself. Before he left the room, he told the commissioners that Nora King had a family emergency and could not attend the meeting. She had requested that Mr. Blank ask the commissioners to hold a public hearing on this matter. At this point, Mr. Blank left the room.

Mr. Strauch began the presentation by telling the commissioners that CT DEEP was the governing body for a public hearing, not the Zoning Commission. He then oriented the commissioners as to the location of the property. He showed them the plans for the dock. The application would be on the Zoning Commission's agenda in the following week.

At this point, a member of the audience, Diane Lauricella, made a point of information and said that the Zoning Commission has an obligation to review coastal area management. She was told that members of the public are not allowed to speak at committee meetings.

## **V. REQUEST FOR EXTENSION OF APPROVAL TIME**

### **a) #6-11SPR - SoNo Metro LLC – 11-15 Chestnut St – Mixed use development with 11,000 sq ft office and 17 multifamily units – Request for 1 year extension of approval time**

Dori Wilson began the presentation by showing the commissioners the site plans for the project. The applicant was requesting a 1 year extension of approval time. She explained this would be the third request for an extension. The applicant was planning on getting a demolition permit within the next month. The project is starting to move forward. Taxes have been paid on the property. The application would be on the Zoning Commission agenda for the following week.

The meeting was adjourned at 8:01 p.m.

Respectfully submitted by,

Diana Palmentiero