

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
October 9, 2014**

PRESENT: Jill Jacobson, Chair; Emily Wilson, Joe Santo; Nora King; Nat Sumpter; Adam Blank; James White; Mike O'Reilly

STAFF: Michael Greene; Dori Wilson; Frank Strauch

OTHERS: Atty Mark Grenier; Peter Greenberg; Holt McChord;

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

I. SPECIAL PERMITS

a) #6-14SP – Knipschildt Chocolate – 133 Washington St – 333 sq ft Boutique manufacturing use – Preliminary review

Mr. Strauch began the presentation by showing the commissioners the site plan. He explained how the applicant recently moved around the corner from his old space. The applicant was seeking a permit for the boutique manufacturing which they are allowed to do at their current space. Since this is a special permit, it states that there must be a public hearing. There was a discussion about the increased parking in those.

b) #7-14SP – 587 CT Avenue, LLC – 587 CT Ave – Mixed use development with 98,576 sq ft self storage facility and 50 units residential – Preliminary review

Mr. Strauch began the presentation by showing the commissioners an aerial map to orient the commissioners as to the location of the property. This property had previously received an application which the commissioners had approved.

Atty Grenier spoke about the application. He described the residential units, workforce housing and storage facility. There was a discussion about the workforce housing. There was a discussion about how many units would be at the storage facility. Ms. King said that she would like to know the number of units at the storage facility before the next meeting. Some of the commissioners asked for additional information on the traffic study as well as a traffic count at the Westy's Storage Facility which was not too far away.

The public hearing would be in November if all signoffs were obtained.

b) #3-04SP – W.B. Mason – 151 Woodward Ave – Modify plan by adding 4 loading docks on side of building – Determine if minor change

Mr. Strauch began the presentation by showing the commissioners an aerial map to orient them as to the location of the property. There is a minor issue with the property in that the applicant would like to install loading docks and doors. Mr. Strauch

said that the staff would like the Zoning Commission to approve it. The warehouse is currently empty. Some of the commissioners had concerns about the traffic that would be generated in the area. He also showed the floor plans for the proposed use by W. B. Mason. There was a discussion of the trucks idling as well as the loading times for them. There was an explanation of the loading process. The use as a warehouse has been allowed but the Zoning Department staff wanted the commissioners to be aware of the request for the doors. The committee members deemed it a minor change, although Ms. King and Mr. Sumpter did not.

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #9-11SPR - North Water, LLC - 20 N. Water St – 133,035 sf mixed use development – Request to modify approved plan to add outdoor fireplace to patio at Washington Prime Restaurant – Determine if minor change

Dori Wilson began the presentation by showing the renderings of the plan that the applicant was requesting which was an outdoor fireplace. There was a discussion about what type of fireplace it was and the location of it. Some of the commissioners did not like the location of the fireplace. The commissioners agreed that it was a minor change.

b) #19-14CAM – Kerschner Dev., LLC – 14 Farm Creek Rd – New single family residence – Preliminary review

Mr. Strauch began the presentation by showing the commissioners an aerial map to orient them as to the location of the property. He then showed them the site plan as well. He said the house would be elevated and have breakaway walls. He told the commissioners that a public hearing would be up to the discretion of the Zoning Commission. Ms. King requested having a copy of the plans with her packet. The committee members agreed that a public hearing was not necessary.

c) #7-14CAM – Beinfield Architecture – 16 Farm Creek Rd – New single family residence – Further review

Mr. Strauch began the presentation by showing the commissioners an aerial map to orient them as to the location of the property. He then showed them the site plan as well. He said the house would be elevated and have breakaway walls, similar to the previous application. He told the commissioners that a public hearing would be up to the discretion of the Zoning Commission. There was a discussion as to whether these types of applications should go to a public hearing. The committee members agreed that a public hearing was not necessary.

d) #16-14CAM – Piantidosi – 7 Sammis Street – New single family residence – Preliminary review

Mr. Strauch began the presentation by showing the commissioners the site plan. He described the drainage system. He showed them the rendering of the house. There was concern about the drainage especially since there was a walkway. Mr. Strauch

said that there was a wall which was not a sediment or erosion structure. There was a discussion about a possible buffering but Mr. Strauch said they don't typically ask for a landscape plan.

Peter Greenberg continued the presentation. He assured the commissioners that the owners would have landscaping especially near the walkway.

Ms. King believed that this application should go to a public hearing. Some members of the audience spoke out but were told that they were not allowed to speak.

Although the application would be on the Zoning Commission agenda the following week, there would be no public hearing.

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

Mr. Strauch began the presentation for both of these applications by showing the commissioners an aerial map to orient them as to the location of the properties. There was an erosion and sediment control structure on the site which would be reconstructed. It was damaged in Superstorm Sandy. Ms. Balint, from the state DEEP, suggested that they use the stones that were on the site and not bring new stones onto the site. There were some other comments that they were waiting for from Ms. Balint.

Mr. McChord continued the presentation. He was concerned about waiting for the comments from Ms. Balint because they wanted to have the structure re-built before the winter.

There was a discussion about whether they should wait for Ms. Balint's comments. They decided to have the items on the agenda and see whether they had received her comments. Mr. Strauch said that they would send out any comments to the commissioners as soon as possible.

g) #15-11CAM – Norwalk Museum Partnership, LLC – 41 North Main St – Proposed changes to approved plan – Determine if minor change and #15-11CAM – Norwalk Museum Partnership, LLC – 41 N. Main Street - Request for 1 year extension of time

Mr. Strauch began the presentation by showing the commissioners an aerial map to orient them as to the location of the property. He went over the site plan as well as a brief history of the application for those commissioners that had not been on the Commission when the application was approved. There would no longer be a restaurant, but rather, an office. Outside tables and chairs would be a nice amenity for the office workers. The commissioners said that this was a minor change. The applicants were also asking for a 1 year extension, in case the lease for the office space does not work out.

III. REQUESTS FOR EXTENSION OF APPROVAL TIME

a) #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development with 101 multifamily dwelling units – Review of extension of time Status Report submitted September 18, 2014

Dori Wilson began the presentation by discussing the status letter sent from the applicant's attorney. She said that much of the funding is either in place or about to be. A groundbreaking and demolition had occurred in September. Mr. Santo asked about some archways that he had seen underneath the rubble. No one was sure what they were. This item will be on the November Committee agenda for an update.

b) #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year extension of time (2nd request)

Mr. Strauch began the presentation by advising the commissioners that this was the applicant's second request for an extension and their taxes were paid.

The meeting was adjourned at 8:42 p.m.

Respectfully submitted by,

Diana Palmentiero