

CITY OF NORWALK
PLAN REVIEW COMMITTEE
November 13, 2014

PRESENT: Jill Jacobson, Chair; Emily Wilson; Joe Santo; Adam Blank; Nora King; Jim White; Nathan Sumpter

STAFF: Michael Greene; Mike Wrinn; Dori Wilson

OTHERS: Atty. Mark Grenier; Michael Galante; Atty. Liz Suchy;

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

I. SPECIAL PERMITS

a) #X-14SP – Best Buy Center – 333 Connecticut Av/Scribner Av – Request by DPW to tee up Scribner Ave exit

Mr. Wrinn began the presentation by showing the commissioners pictures of the Scribner Ave. exit. He explained the history of how the exit became the way it was. Now the Department of Public Works (“DPW”) would like to change it to a right hand, left hand, straight through exit. The commissioners did not have questions for Mr. Alvord.

b) #7-14SP – 587 CT Avenue, LLC – 587 CT Ave – Mixed use development with 98,576 sq ft self storage facility and 50 multifamily dwelling units – Final review prior to public hearing

Mr. Wrinn began the presentation by notifying the commissioners that the application would be going to public hearing the following week.

Atty. Grenier continued the presentation. Mr. Blank thanked Mr. Galanty for updating the parking counts. Atty. Grenier described the application to the commissioners. There was a discussion about the storage units. He also told them they planned to break ground in the second quarter of 2015.

c) #16-02SP – Costco – 779 Connecticut Av – Proposed 1,860 sf produce cooler addition - Determine if minor change

Mr. Wrinn began the presentation by showing the commissioners the site plan. He said the cooler would look the same as the rest of the building. There was a discussion about the sidewalk and curbing around the cooler and how it would look from Connecticut Avenue. There was then a discussion about why the cooler was being put in that spot. Mr. Blank asked if they were going to put snow on the walkway in the winter. Mr. Wrinn and the applicant assured him that they would not. Ms. Jacobson, Ms. King and Mr. Blank agreed that this was a minor change.

d) #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - Review of public hearing

Mr. Wrinn began the presentation by asking if anyone needed additional information. Emily Wilson explained that, although she had left the public hearing, she had listened to the recording of it so she was prepared to help make a decision on the application. There was a discussion about extending Crescent Street.

Ms. King asked some questions because she had not been a commissioner at the time of the 2011 application. Mr. Wrinn explained that the 2011 application was under appeal, although it does still allow them to work at a higher tonnage. At this point, he handed the commissioners a copy of the 2011 approved resolution. Mr. Blank asked whether they could have an executive session with corporation counsel. Mr. Greene said they would try to set it up. Mr. Wrinn suggested that they have the executive session before the Zoning Commission meeting the following month. The commissioners decided to have 2 resolutions drafted, one to approve and the other to deny.

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #21-14CAM – Khanh Du Le – 10A & 10 B Main Street – Tenant fit-up for expansion of existing nail Salon (Magic Nail Salon) – Preliminary review

Mr. Wrinn began the presentation by telling the commissioners about the history of the nail salon. He then explained that this application was for an expansion of the salon into the space next door.

b) #X-14SPR – Merrittview Offices – 383 Main Ave – Request to add emergency generator – Determine if minor change

Mr. Wrinn began the presentation by explaining that the nearest residences were over 800 ft. away if the commissioners were to allow them to install an emergency generator. The staff did not think there would be many sound problems. It would be screened with landscaping. The commissioners deemed it a minor change.

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 Status Report submitted Oct 23, 2014 (extension of time due to expire Dec 20)

Dori Wilson reminded the commissioners that this was an update on the applicant's application which was extended until December 20, 2014.

Atty. Suchy continued the presentation by informing the commissioners of all the meetings that the applicant had scheduled to get started on the project. She said that

they did not expect to request any more extensions. Mr. Santo asked when they would pour concrete and Atty. Suchy said that it would be in the 1st quarter of 2015.

The meeting was adjourned at 8:05 p.m.

Respectfully submitted by,

Diana Palmentiero