

CITY OF NORWALK
PLAN REVIEW COMMITTEE
December 4, 2014

PRESENT: Jill Jacobson, Chair; Linda Kruk; Joseph Santo; Nora King; Jim White; Emily Wilson; Mike O'Reilly

STAFF: Michael Greene (after the meeting began); Mike Wrinn; Dori Wilson; Frank Strauch; Jim Bova

OTHERS: Atty. Al Vasko; Sarah Meyers; Atty. Liz Suchy

Jill Jacobson called the meeting to order at 7:31 p.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 – Review of public hearing & recommended action

Mr. Wrinn began the presentation. The commissioners decided to table this item to see whether Mr. Blank, who helped to draft the resolutions, would arrive to be a part of the discussion. It was tabled for 15 minutes.

b) #9-11SP – Winston Prep – 57 West Rocks Rd – Proposed modification to approved plan to install 6 ft. chain link fence and gates – Determine if minor change

Mr. Strauch began the presentation by showing the commissioners an aerial photo of the site. He also handed out photos of the site. He then showed them a site plan which had on it the proposed gates. The gates would be open during school hours but closed at night. Since the gates would be open during the day, there would be no issue of vehicles queuing on West Rocks Road. The gate should not be seen from off the property. The Plan Review Committee, made up of Jill Jacobson, Jim White and Nora King, agreed that this was a minor change.

c) #8-11SP – Norwalk Hospital Association – 34 Maple St - New 97,600 sf outpatient addition – Request to modify approved Exterior Sign & Graphics Manual to revise ground signs at driveways along Maple Street

Dori Wilson explained the sign plan and showed the commissioners aerial photos of the existing approved signs as well as the proposed signs. Before the applicant could make a presentation, the Plan Review Committee said they liked the look of the signs. They did not make a presentation. Mr. Santo had some concerns about the main entrance sign. There was a discussion about this sign. The application would be on the full Zoning Commission agenda for the following week.

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #22-14CAM – Fairfield County Engineering, LLC – 2 Woodland Rd – Additions to single family residence – Preliminary review

Mr. Strauch began the presentation by showing the commissioners an aerial map of the property. He also showed them the site plans and noted that the addition was outside of flood zone. The applicant has met all zoning requirements and did send out notices that an application had been made to all the abutting neighbors. There was a discussion as to whether the Dept. of Energy and Environmental Protection (D.E.E.P.) should review the application. The Plan Review Committee, Ms. Jacobson and Mr. White, decided against a state review and a public hearing. Ms. King wanted it firmly noted that she wanted the application to be reviewed by the state and to have held a public hearing.

b) #X-14SPR/#X-14CAM – Northeast Utilities – 12 Harbor Ave – Addition to rear bldg and construction of 18’X30’ carport canopy – 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 explained that they are putting a small addition on the property as well as a canopy for their vehicles. There was a discussion of a landscaping buffer. It was decided that this would be a minor change and the applicant would be encouraged to put some buffering on the residential side.

III. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #2-08SPR/#2-08CAM – Norwalk Land Development, LLC (GGP) - West Av/1 Putnam Av & Reed St – District 95/7 North – 605,000 sf mixed use development in a Design District Development Park - Request for 1 year extension of approval time and b) #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 51-63 West Av/15-25 Putnam Av – District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year extension of approval time

Dori Wilson began the presentation with a brief history of both applications from 2008. She said that they were seeking a 1 year extension for both. The taxes were current on both applications. The Committee recommended approval of the proposed extensions.

b) #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 & recommended action

At this point, Mr. Wrinn had not received a message from Mr. Blank as to whether he would be attending the Plan Review committee meeting. Since there was a major traffic jam on I-95, the commissioners felt they could no longer delay the discussion. Mr. Wrinn said that the commissioners could vote on this application at their

next Zoning Commission meeting without an extension from the applicant. The commissioners discussed what the approval should allow. There were concerns about the quality of life in the area especially because of the building that was going on in the area. There was also a discussion about how to enforce the application if the transfer station was allowed to be opened up to outside carting services. A traffic study would be done but the commissioners questioned the next steps if the study showed that the levels of service had drastically been reduced. Some of the commissioners were fine with increasing the tonnage but not having outside contractors bring their loads to this facility.

IV. REQUEST FOR RELEASE OF SURETY

a) #8-08SP – Alyssa Holdings – 770 CT Ave – 180 child day care center – Request for release of surety

Dori Wilson began the presentation. She said that all improvements had been made by the applicant so the Zoning Department staff recommends the release of the surety. The Committee recommended approval of the request.

V. MOTOR VEHICLE LICENSE

a) #1-14MV – Joseph Williams – 13 Church St – Replacement repairers license – Further review

Mr. Strauch began the presentation by showing the commissioners the revised site plan which was modified based on the commissioner's comments to the applicant. He said that nothing else had changed on the site, except for ownership. The Committee recommended approval of the proposed changes.

The meeting was adjourned at 8:10 p.m.

Respectfully submitted by,

Diana Palmentiero