

CITY OF NORWALK
PLAN REVIEW COMMITTEE
January 8, 2015 as revised

PRESENT: Jill Jacobson; Chair; Joseph Santo; Emily Wilson; Adam Blank; Linda Kruk; Nathan Sumpter; Nora King; James White

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

OTHERS: Atty. Liz Suchy; Atty. Al Vasko, Holt McChord; Keith Peacock

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

I. SPECIAL PERMITS

a) #2-15CAM – 61 Bluff Ave, LLC – 61 Bluff Avenue – Proposed single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He discussed the details of the lot and size of the single family residence. He told them that the neighbors had been noticed about the plans. He reminded them that a public hearing was at the commissioners' discretion. There was a discussion about when the notices were sent out. Atty Suchy said that the notices were sent by her office which had not heard back from any of the neighbors. The Zoning Department staff said that one neighbor had come to the office to review the file. Ms. King said that she would like to have a public hearing on this matter. There was a discussion about whether there should or should not be. This will be added to the Jan 21st Commission agenda for action.

b) #8-11SP – Norwalk Hospital Association – 34 Maple St - 97,600 sf outpatient addition – Request to modify flight paths for relocated helicopter landing site - Determine if minor change

Dori Wilson began the presentation by orienting the commissioners as to the location of the helicopter landing site on an aerial map. They are modifying it to avoid the new, higher addition. They are also removing trees that are taller with smaller ones. Most of the flights come from upstate Connecticut rather than the western part of the state. There was a discussion of the amount of flights that came into the hospital. Atty Vasko gave a further explanation of the flight paths. This will be added to the full Commission agenda for action.

c) #10-14SP – Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 21 unit Conservation development – Preliminary review

Commissioner Blank recused himself on this item. Mr. Wrinn began the presentation by giving some background on the property's history as well as orienting the commissioners as to the location of it on a map. There is a bit of work to be done until the public hearing which would probably be in March.

Atty Suchy continued the presentation by going through a more detailed history of the property as well as introducing members of the project's team. She gave an explanation of a conservation development. She then discussed some of the sign-offs that the applicant has received.

Mr. Wrinn said there were some emails from the neighbors who have concerns.

Holt McChord, the engineer, continued the presentation by discussing the utilities and the storm water drainage system.

There was a discussion about a theater that was on the property which the applicant intended to demolish.

The architect continued the presentation by discussing the different units that would be constructed on the property. He said their target market was empty nesters. Mr. Sumpter asked to see the trails on the plans. Atty Suchy said that they would get them to the commissioners. Mr. McChord indicated on the site plans where the trails and parking lots would be. The plans would be developed as the project progressed. Some of the commissioners indicated they would look at the property. Mr. Santo asked that the gate be opened so that they could do that. Atty Suchy seemed to think that there was room for 1 car to park.

d) #7-11SP/#17-11CAM – SoNo Ice House – 310 Wilson Avenue – Request for release of surety

Mr. Wrinn began the presentation. He explained that all the necessary work had been completed. It would be on the Zoning Commission agenda for the next meeting.

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #6-08SPR/#16-08CAM - POKO IWSR Developers – 61-65 Wall St/Isaacs St - Wall St Place 182,112 sf mixed use development with 101 units, 14,759 sf retail & 2,424 sf restaurant – Proposed modifications to approved plans – Determine if minor change

Dori Wilson began the presentation by orienting the commissioners as to the location of the property. She went through a brief history of the application which dates back to 2008. The applicant is requesting changes which she had summarized and put in the commissioners' packets. She also passed around before and after photos. They would like to add a pool and rooftop terrace as well as different building materials, among other changes.

Keith Peacock, the architect, continued the presentation. He discussed the changes which included changes to stairs, an amenities deck, a center courtyard, etc. There was a discussion about whether this was a minor change. Mr. White thought the design went from a more residential look to a more industrial look. The commissioners decided that they should have input from the Redevelopment Agency because the

design changes seemed more than minor. There was a discussion about the fact that the building height has been lowered. The application would be on the Zoning Commission agenda in January.

b) #1-15CAM – Walter Mattera – 61 Main Street – Conversion of storage to retail – Preliminary review

Mr. Strauch began the presentation by orienting the commissioner as to the location of the property on a map. Some of the storage would be converted to retail. This would change the parking requirements. It is not considered a minor change. A public hearing is at the discretion of the commissioners.

The meeting was adjourned at 8:45 p.m.

Respectfully submitted by,

Diana Palmentiero