

CITY OF NORWALK
PLAN REVIEW COMMITTEE
February 12, 2015

PRESENT: Jill Jacobson, Chair; Emily Wilson; Nora King; Linda Kruk

STAFF: Michael Greene; Frank Strauch; Adam Carsen

OTHERS: Atty. John Bovi; Lance Zimmerman; Steve Owen; Ron Bryan;

Jill Jacobson called the meeting to order at 7:33 p.m. Linda Kruk was appointed to the Plan Review Committee since they were missing a member.

I. SPECIAL PERMITS

a) #11-14SP/#23-14CAM – B. Craighead – 8 Lewis Street – Convert from 2 units to 5 units – Preliminary review

Ms. Wilson recused herself and stepped out of the room. Mr. Carsen began the presentation by orienting the commissioners as to the location of the property on a map. He explained that there is an existing 2 family house which would change into 5 units on the interior. There were minor changes to the exterior which included a retaining wall. There would also be an agreement with the church across the street for parking since it would be 5 units when the renovations were complete. Mr. Carsen said it would have to go to a public hearing.

Atty. Bovi, the attorney for the applicant; said that the parking lease was 99 years with the church. Mr. Zimmerman, the architect on the project, continued the presentation by explaining the retaining wall and how it would look. There was a discussion about the retaining wall as well as the number of bedrooms in each of the units. A handicap ramp at the front of the property would be maintained. The public hearing would be on the Zoning Commission's agenda in March.

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

Ms. Wilson returned to the meeting. Mr. Carsen began the presentation by explaining that the applicant had given them an extension of time due to zoning issues.

c) #1-15SP – Alliance Energy, LLC – 224 Connecticut Ave – Replacement gas station – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He explained that the gas station would be demolished for a new gas station to be built. There would no longer be a repair shop, but rather, a retail store. There would be adequate parking for the pumps and retail store. Since it was a special permit application, there would be a public hearing. There

was a discussion about the exiting traffic at the site especially since it was directly across from the I-95 Exit 14 ramp. Steve Owen, the traffic engineer, explained that this intersection was being re-done by Connecticut's Department of Transportation ("DOT"). He explained the DOT's reasoning for what they were doing at this light. There was then a discussion about the traffic service on Route 1 because of concerns about the retail that will now be at this gas station.

Ron Bryan, the attorney for the applicant, continued the presentation. He thought the traffic would be lessened because vehicles would not be going there for inspections and service. He did not think the retail store would be a destination for people. It was there for convenience as people stopped there for gasoline. There was then a discussion about how the tankers would pull in which would be more beneficial for the site. The application would most likely be on the Zoning Commission agenda in March.

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

a) #8-14SPR/#9-14SPR - NW MFP Norwalk Town Ctr. LLC/3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av (Waypoint South Block) –130,280 sf mixed use development – Proposed modifications to approved plans to increase floor area to 138,630 sf, increase height above theater by 16 inches, add third loading dock, widen pedestrian walkway along front of building to 12 ft. and related changes - Determine if minor change

Atty. Suchy began the presentation by describing the changes to the application which included an increase in square footage and an increase in height. Mr. Greene said that the staff had not been concerned with these changes.

b) #3-15CAM – ManTech – 215 Row Ayton Ave – New single family residence – Preliminary review

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property on an aerial map. He said that the current house would be demolished for a new one to be constructed. It meets all the zoning requirements and they have all of their sign-offs. He also showed them the plans for drainage.

There was a discussion about the notices that were sent to the neighbors. Ms. King asked that they have a public hearing for this application since the house would be much larger than what was there. She felt it would have an impact on the wetlands in the area. Ms. Kruk and Ms. Jacobson did not think a public hearing was necessary. The application would be on the Zoning Commission's agenda for the following week.

III. REQUEST FOR EXTENSION OF APPROVAL TIME

a) #15-13SP/#21-13CAM – Trinity Washington Village Ltd partnership/City of Norwalk – Raymond, Water & Day Sts - 193 unit multifamily development – Request for 1 year extension of approval time b) #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – 13 Day

St - 10 unit multifamily development – Request for 1 year extension of approval time and c) #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /Norwalk Housing Authority - 20 Day St - 70 unit multifamily development – Request for 1 year extension of approval time

These three matters were discussed together. Mr. Carsen said that this was the applicant's first request for an extension, their taxes had been paid and they were in compliance with all other zoning regulations.

d) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Rd – Restaurant – Request for 1 year extension of approval time

Mr. Carsen explained that this was not the first request. When asked why there had been so many extensions, Mr. Greene said that Mr. Mocciaie, the director Recreation and Parks, has been working on trying to find someone to open a restaurant here.

The meeting was adjourned at 8:02 p.m.

Respectfully submitted by,

Diana Palmentiero