

**CITY OF NORWALK  
PLAN REVIEW COMMITTEE  
July 9, 2015**

**PRESENT:** Nate Sumpter, acting as Chair; Linda Kruk; Emily Wilson; Adam Blank

**STAFF:** Mike Wrinn; Frank Strauch; Adam Carsen

**OTHERS:** Atty. Liz Suchy; Lyle Fortune; Atty. Al Vasko; Ray Sullivan;

Nate Sumpter called the meeting to order at 7:30 p.m.

**I. SPECIAL PERMITS**

**a) #5-15SP – Special Properties LLC – 78 Cranbury Road/440 Newtown Ave. – 15 unit conservation development – Further review**

Mr. Wrinn began the presentation by telling the commissioners that the public hearing that had been scheduled for the July Zoning Commission meeting would be postponed because of the lack of commissioners.

Atty. Suchy continued the presentation by discussing the fact that the Conservation Commission had not rendered a decision on this application but would probably have one before the August Zoning Commission meeting.

**b) #10-15SP – Consulting and Design, LLC – 104 Connecticut Avenue – 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 get a new canopy and a new building. Both would be raised. He also noted that there was an issue about the planted areas that the applicant proposed mulch. He also said they received a turning radii plan for trucks. There were concerns because of Lowe's. He would speak with the state Department of Transportation. He also discussed several other issues, including parking spaces and waiting for sign-offs.

Mr. Fortune continued the presentation. He explained why the applicant did not think they would be able to put trees on the property. He said they would work with Mr. Strauch to see what could be done.

**c) #4-15SP – Rackson Corp. – 380 Main Avenue – 6,558 sq. ft., 2 story free standing restaurant (Burger King) in existing shopping center – Preliminary review**

Mr. Strauch began the presentation by explaining that a similar application had been withdrawn due to parking issues.

Atty. Vasko continued the presentation by explaining that the commissioners had previously seen the application in March. They were short about 40 parking spaces.

Mr. Blank expressed concern about the safety of the high school kids that attended the nearby high school since they would probably go to the Burger King. Atty. Vasko requested a public hearing in August but they were not sure whether that would be possible.

**d) #4-11SP – Safe and Sound Daycare – 8 Scribner Ave – Addition of 10 children – Determine if minor change**

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property. The applicant would like to add additional children to the daycare. He said that there was enough room for parking, etc. The commissioners agreed that it was a minor change.

**e) #9-08SP – Stepping Stones Museum for Children – 297 West Ave – Request to add outdoor play area – Determine if minor change**

Mr. Carsen began the presentation by orienting the commissioners as to the location of a new playground area that they would like to add to the facility. It would be used by children's classes that are going on at the museum.

Atty. Suchy continued the presentation by explaining that it would be used at certain times. There are cones that also block off the area so that vehicles would not drive through. There was a discussion about the cobblestones in the roadway as well as having a tent over the garden area to shade the children. However, it was noted that it would be difficult to grow plants in the area if it is shaded. They were looking into ideas for it. There was also a question about a retaining wall between the Stepping Stones Museum and AMEC Carting. The city was working on it. Trees would also be planted in the area which could provide shade, but only when the trees were more mature. The commissioners considered it a minor change.

**f) #5-81SP – Riverview East - 148 East Ave – Request to modify approved plan – Determine if minor change**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. The applicant is requesting a minor change to the atrium which would face the water and not East Avenue. Doors will be changed to revolving doors for energy efficiency. The commissioners considered it a minor change.

## **II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW**

**a) #4-15SPR/#11-15CAM – 587 CT. Ave LLC – 11 Belden Ave – 60 multifamily dwelling units – Preliminary review**

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property and explaining what has changed since the last application at this property.

Atty. Suchy continued the presentation by describing in detail the location of the property as well as what would be built. She also discussed the parking. There was then a discussion of the overflow from library patrons.

Mr. Sullivan, the architect on the project, continued the presentation, by describing in greater detail what the housing units would look like. He said that there is also a recreational center. There was also a discussion of the workforce housing units.

**b) #X-15SPR – SG Belden LLC – 747 Belden Ave – Convert proposed medical office space to 8 residential apartments – Determine if minor change**

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property. The applicant has decided to change medical office space to residential units. He explained that they now don't need as much parking as it would have needed if there was

medical office.

Atty. Suchy continued the presentation. She also explained that the first floor would be medical office and the rest would be residential. Although they may need more parking, there is still a parking lease in place from the prior approval. There was a discussion about the parking spaces. Construction could be completed by spring of 2016. The commissioners deemed this a minor change.

**c) #X-15CAM – 18 Sheehan Ave LLC – 16 & 18 Sheehan Ave – Combine lots for existing contractors; add parking – Determine if minor change**

Mr. Wrinn began the presentation by orienting the commissioners as to the location of the property. The applicant is hoping to combine lots for a bigger contractor's yard. There was a discussion about the drainage and a landscaping plan. Mr. Wrinn said that the neighbors were happy to see it cleaned out.

Atty. Suchy continued the presentation by explaining how it would be cleaned up and how the parking would work.

The commissioners deemed this a minor change.

**d) #X-15CAM – Pentecostal Church John 3:16 – 8 Woodward Ave – Replacement church – Preliminary review**

Mr. Wrinn began the presentation describing the application. He said that he had hoped that the applicant would be at the meeting, but they were not.

**e) #7-15CAM – Hickory Bluff, LLC – 31 Bluff Avenue – New SFR – Preliminary review**

Adam Blank recused himself and left the room.

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He explained why this was a CAM application. The existing house would be destroyed and a new house would replace it. They had received some sign-offs but were waiting for one from the Department of Public Works. He said that there was a drainage report. Although there was an issue that they were dealing with the state DEEP, he hoped that it would be resolved before the July Zoning Commission meeting.

**f) #12-15CAM – Charles Eaton – 22 Point Road – Additions to SFR – Preliminary review**

Mr. Blank returned to the room.

Mr. Wrinn began the presentation but then Mr. Carsen continued by orienting the commissioners as to the location of the property. He showed them the current house as well as where the addition would be.

One of the neighbors asked to speak but he was told he could ask questions of the architect.

The commissioners decided that it would not be necessary to hold a public hearing.

**g) #13-15CAM – 24 Valley Road-RBB, LLC – 24 Valley Road – New SFR – Preliminary review**

Mr. Strauch began the presentation by orienting the commissioners as to the location of the property. He explained that the current house would be destroyed and a new house built. Since it is near water, it is a CAM application. He discussed the parking. He said they were waiting for a few sign-offs and there was a drainage report in the file. The commissioners said that it would not be necessary to hold a public hearing.

### **III. REQUEST FOR RELEASE OF SURETY**

#### **a) #9-13SPR/#25-13CAM – CP IV Waypointe BP I, LLC – 515 West Av – Waypointe Midblock 494,578 sf mixed use development – Request for 50% reduction of surety**

Mr. Carsen explained that this is one of their main buildings. They have completed most of what they had to but there was still work to be done. That is why they were only requesting a partial payment of the surety.

#### **b) #7-09SP – Avalon Norden Place LLC - 8 Norden Place - 240 unit multifamily development – Request for release of surety**

Mr. Carsen began the presentation by explaining that most improvements had been completed. Only 15% would still be held for maintenance.

The meeting was adjourned at 8:28 p.m.

Respectfully submitted by,

Diana Palmentiero