

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
December 6, 2012**

PRESENT: James White, acting as Chair; Joseph Santo; Adam Blank; Mike O'Reilly; Mike Mushak; Nathan Sumpter, Jill Jacobson

STAFF: Michael Greene; Mike Wrinn; Frank Strauch

OTHERS: Atty. Frank Zullo; Steve Wissak, Robert Moisiadis, Rick Redness

Mr. Santo called the meeting to order at 7:30 p.m.

Before the start of the meeting, Mr. Santo appointed James White as acting Chair for the night's meeting.

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #22-12CAM - Fort Point St, LLC - Perfect Plantings LLC - 19 Fort Point St - Proposed contractor's storage yard & storage building - Further review

Mr. Strauch began the presentation. He told the Commissioners that Atty. Moran from Attorney Oberst's office was available to answer any further questions. The commissioners had no further questions.

b) #4-12SPRI/#24-12CAM - 67 Ft. Point St, LLC - 7 unit multifamily development - Preliminary review

Mr. Strauch began the presentation. He showed the commissioners an aerial map of where 67 Fort Point was located. He mentioned that there was an existing three family dwelling on the site which will be razed to make way for a proposed 7-unit residential development. The project is in the CAM zone.

Mr. Strauch continued with the presentation stating that there would be two buildings on the site, one in the front and one in the back of the site. The front building would be three units and 2 ½ stories high and the rear would be four unit and two stories high. 14 parking spaces would be provided to meet the zoning codes.

Site runoff would be mitigated by providing underground galleries on the site. Both buildings would tie into this new system. Mr. Strauch mentioned that there was a traffic report and that it stated that the increase from three to seven units would only yield an increase of two cars during peak hours.

Mr. Strauch stated that there would be no impacts to coastal resources.

Commissioners Blank and Mushak brought up the issue of a public hearing. The Committee decided that that would not be necessary based on some of the commercial uses surrounding the property.

Mr. Mushak felt strongly about dormers. He had questions for the applicant's architect Mr. Robert Moisiadis. Mr. Moisiadis spoke about zoning issues that prevented them from having dormers in the front. It was finally agreed to have staff will work with the

applicant to have them place false dormers in the front.

The Committee sent the application to the full Zoning Commission meeting next week for an action.

c) Merritt 7 Office Park - Main Ave - Proposed streetscape landscape improvements - Determine if minor change for the following buildings :

- #X-12SPR - Building 101
- #X-12SPR - Building 201
- #6-82SPR - Building 301
- #1-85SPR - Building 401
- #1-86SPR - Building 501
- #2-86SPR - Building 601

Mr. Strauch began the presentation. He showed the commissioners an aerial map of where Merritt 7 was located. Then he rolled out a very long plan of the site and proposal. Mr. Strauch mentioned that the Merritt 7 Complex has been there 30+ years and that the landscaping along Main Avenue was in need of a 'facelift'. The plan is to take out trees in decline and replace any that are diseased. Install native material and open the entry points in order to have more visibility and have visitors better locate their facility.

The Committee deemed the changes as minor.

d) #9-11SPR/#22-11CAM - North Water LLC - 20 N. Water St - 133,035 sf mixed use development with 108 units, retail & restaurant - Request to modify approved plan to revise location of workforce housing units from 11 onsite units to 4 onsite units & 7 offsite units at 1 Elmcrest Terrace - Final review prior to public hearing

Mr. Greene began the presentation. He said the public hearing was scheduled for next week and the applicants were here to answer any other questions. Commissioner Blank made the comment that he would like to see the units distributed throughout the city. Rick Redness, representing the applicants said that they were exploring the issue.

II. SPECIAL PERMIT

a) #8-01SP/#18-01CAM - Canfield Crossing Associates - Canfield Avenue - 5 unit conservation development - Unauthorized modifications to approved site plan

Mr. Strauch began the presentation. He stated that an unauthorized modification was done on the site. Some trees were cleared and others 'topped off' in the conservation area. This is not allowed without permission by the Zoning Commission first. A compliant was made and a cease and desist issued. The Canfield Crossing Homeowners Association moved swiftly to rectify this issue by submitting the \$1,060 fee and working with staff to submit a mitigation plan and report. The report replaces the oaks and birches that were affected in the south eastern peninsula of the site. Staff has accepted the plan and the Association would like to move forward and implement this plan as soon as possible.

The Committee was willing to work with the Association to resolve the cease and desist and deemed the changes to the plan as minor.

III. EXTENSION OF TIME

- a) #5-08SPR - The Berkeley Frost Bldg LLC - 500 & 550 West Av - 150,000 sf mixed use development - Request for **extension of approval time: Expiration date Sept 26, 2012 (Awaiting confirmation of tax status)**

Mr. Strauch began the presentation. He noted that all taxes were paid on the property, that no zoning changes were to affect the development and that a one-year request was being made. The commissioners asked about funding. Mr. Strauch stated that the developer was still making efforts to get the funding and that in the future they might come back with a minor change to this development.

Mr. Mushak asked about the number of units. Mr. Strauch answered that there were 60 units.

Mr., Strauch mentioned that if there were any more questions that Atty. Zullo was in the audience to answer them. Mr. Santo asked this question of Atty. Zullo. Atty. Zullo stood up and responded that they were making efforts to get the funding together and that it was a good project. Atty. Zullo, as an aside, spoke about the YMCA across the street from The Berkeley, of its decline over the years and that he was sorry to see it go. There were some nostalgic points made by Atty. Zullo and some Commissioners in regard to the YMCA.

The Committee granted a one-year extension of time.

- b) #6-08SPR/#16-08CAM - POKO IWSR Developers - Wall St/Isaacs St - Wall St Place mixed use development - Request for extension of approval time (Fourth request)

Mr. Strauch noted that this was the applicant's request for an extension of time, that taxes were paid and, that no zoning changes were to affect the development. A one-year request was being made. A few Commissioners were concerned about financing. Mr. Strauch mentioned that the applicants had received a \$5 million dollar grant from DECD and was ready to break ground by the first quarter of 2013. Mr. Wissak, from POKO, mentioned the same and said that they expect to go vertical in the second quarter of 2013.

The Committee granted a six-month extension of time.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted by,

Diana Palmentiero