

**CITY OF NORWALK
PLAN REVIEW COMMITTEE
October 11, 2012**

PRESENT: Jill Jacobson, acting as chair; Michael Mushak; Jim White; Mike O'Reilly; Harry Rilling; Adam Blank; Nathan Sumpter

STAFF: Michael Greene; Frank Strauch; Adam Carsen

OTHERS: Atty Frank Zullo; Bill Andriopolous;

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

I. SPECIAL PERMITS

a) #4-12SP - Mary T. Fawcett - 329 & 335 Chestnut Hill Rd - 9 unit conservation develop - Final review prior to hrg

Mr. Strauch began the presentation. He told the commissioners that the applicant had all necessary approvals. They are ready to go to public hearing. There was some discussion about the traffic pattern. No dimensions on the road were changed.

b) #6-12SP - David Anspach - 140 Water St - Expansion of existing office use - Preliminary review

Mr. Strauch began the presentation. An existing office plans to expand into space that had previously been retail use. He showed the plans to the commissioners along with color samples, window framing, etc. There are no other changes. Mr. White asked how big it was and how big the expansion would be. A public hearing would be necessary for this application.

c) #13-84SP - Thomas Properties - Bluff Ave - 20 unit conservation develop - Modifications to Unit #20- Determine if minor change

Mr. Carsen began the presentation. The applicant wanted to raise the roof and add more living space. Since it was previously a special permit, any changes had to be reviewed by the commissioners. Mr. O'Reilly wanted to know why it was a special permit. Mr. Carsen stated that it was a special permit because of the Conservation development. There was no change in the footprint of the building. It complied with Zoning regulations. Mr. Mushak asked whether neighbors across the street had been notified. At this juncture, those neighbors would not be notified, only the association. The commissioners agreed it was a minor change.

d) #7-11SP - SoNo Ice House - 310 Wilson Ave - Ice rink - Modification to awning - Determine if minor change

Mr. Carsen began the presentation. The applicant would like to change the exterior awning. It would be smaller. The staff did not have an issue with it but it would

still have to be decided by the commissioners as to whether it was a minor change. Mr. Mushak asked whether they had a mural on the outside. Mr. Greene said that they would have to bring that to the commissioners as well. They decided it was a minor change.

e) #7-12SPI#21-12CAM - Trust Realty Corp. - 11 Commerce St - 6,249 sf office space on two floors - Set public hearing date

Mr. Strauch began the presentation. He gave a brief background of the application. He said that the applicant went to the ZBA for a variance because the office space was over the 6,000 sq. ft. limit. Now they need a special permit because of the zone that the property is in. There are no changes to the outside. It is only a use change. Mr. Mushak asked whether this was the first time the applicant was going through the process. Mr. Strauch indicated that they had gotten permits in the early 1990s and a site plan review in the 1980s. Ms. Jacobson asked what the use was on the second floor before. Mr. Strauch said that there was no assigned use before. There were questions as to why the basement was not included by ZBA. Mr. Greene said that the ZBA did not see it as an hardship. It would be on the agenda for a public hearing in November.

f) #19-05SP - Greek Orthodox Church - 238 West Rocks Rd - Community center and hall for existing church - Modification to architectural design/size and site plan - Determine if minor change

Mr. Greene began the presentation. He said that the church was reducing the square footage of the plans. Atty Zullo continued the presentation. He showed new plans of what they would like to build. He appreciated the commissioners giving the applicant extensions on their permit. The previous plan included demolishing a church house. Now it will remain.

There was a discussion about the parking and the accessory use at the fellowship hall. Atty Zullo said that there would not be a combined use of the principal use (the church) and the accessory use (the fellowship hall) being used at the same time.

Bill Andriopolous, the architect for the project, continued the presentation. The revised plan was done so that they would do more with less. It was Father Nick's idea to keep the church house so as to save money on demolition. He discussed the lower level of the church house. They will try to use the architecture in the church house. The fellowship hall will be renovated. Mr. Blank asked if the parking had changed from what was approved. Mr. Andriopolous said that significant changes had been made. He explained about the driveway and the connection between the church and church house in the approved site. There is now less parking on the new plans and the driveway has not changed. The commissioners agreed that it was a minor change. Although they were substantial changes, the revised plans made the church smaller. They did not want to burden the applicant with re-filing, etc. Mr. Mushak thought it reflected the neighborhood. Mr. Sumpter asked what type of shrubbery would be on site. Mr. Andriopolous said that they would work with the Zoning Department staff on that issue.

Dean Martin continued the presentation by answering Mr. Sumpter's question. He said that they were not recommending much landscaping and would use what is there naturally. There was also a discussion about the impervious surfaces which would be less in the revised plan.

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

a) #20-12CAM - All in Hookah - 23 Leonard St - Expansion of existing retail use - Preliminary review

Mr. Strauch began the presentation. He showed the commissioners pictures of the front of the building. They have a tenant fit-up permit to use the space. They want to expand into adjacent space. It would be both retail and a lounge. They have some sign-offs, including from the Health Department, DPW and the Conservation Commission. Since the square footage is small, it would be at the discretion of the commissioners as to whether it would go to public hearing. There are no changes to the footprint or to the site. There would be no live music or food or beverages served. It is open to the public. Mr. Strauch also discussed the parking which would have to be increased. The commissioners agreed that there would be no need for a public hearing.

III. EXTENSIONS OF APPROVAL TIME

a) #3-05SPR - Merritt River Partners - Glover Av - 82,700 sf. office bldg - Request for ext of time

Mr. Carsen began the presentation. Since this was the applicant's 7th request for an extension of time, he showed then an aerial photograph of the site. The construction has been delayed because of problems with the Connecticut Department of Transportation ("DOT"). The DOT has not finalized where the entrance ramp would be located. The applicant is zoning compliant.

b) #7-11SPR/#20-11CAM - Norwalk West, LLC/NW MFP Norwalk Town Ctr I, LLC - 15 Merwin St -145,951 sf mixed use development - Request for extension of approval time

Mr. Carsen began the presentation. This is the applicant's first request for an extension of time. All taxes have been paid and there have been no relevant zoning changes. Although the permits are ready to be picked up, the expiration is coming up; therefore, the applicant thought it would be necessary to request an extension.

The meeting was adjourned at 8:13p.m.

Respectfully submitted by,

Diana Palmentiero