

**AGENDA**  
**ZONING COMMISSION**  
**WEDNESDAY, NOVEMBER 16, 2016 - 7:00 P.M.**

**COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARINGS**

- a. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – New multifamily development with 40 units
- b. #11-16SP – Side by Side Charter School – 85 & 97 South Main Street – New 2 story school bldg

**IV. REPORT OF PLAN REVIEW COMMITTEE**

- a. Action on Items III. a. and b.
- b. #3-14SP/#11-14CAM – Maritime Village I, LLC – 19 Day St – 57 unit mixed use development (2 new bldgs.) & 9,790 sf office (existing bldg) – Request for 1 yr ext of approval time – Rpt & recommended action
- c. #3-15SP – Black Gold Enterprises – 479 Main Av – Gas station - Request for 1 year extension of approval time – Report & recommended action
- d. #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev - Request for 1 yr ext of approval time – Report & recommended action
- e. #17-13SP – 1 Glover Ave – Commercial PRD - Request for release of surety – Rpt & recommended action
- f. #7-09SP – Avalon East Norwalk - 8 Norden Pl – 240 unit MF develop - Request for release of main surety – Report & recommended action
- g. #28-16CAM – Richard Wood – 9 Cudlipp St – Addition to single family resid. – Rpt & recommended action
- h. #30-16CAM – Landtech – 7 Gregory Court – New single family residence – Report & recommended action
- i. #14-15SP – 150/166/170 Glover LLC – 150 Glover Av – Grist Mill Village Bldg A - 230 unit Commercial PRD – Request to modify Bldg A to enlarge footprint, modify exterior façade, add 5 units (inc. 1 wkfree unit); add parking & recreation area and related changes – Report & recommended action

**V. REPORT OF ZONING COMMITTEE**

- a. #6-16R - Norwalk Land Development LLC - Proposed amendments to Article 121 regarding Electronic Video Screen Signs and Exterior sign manual for Mixed use retail shopping centers in Reed Putnam Design District Subarea A – Report & recommended action
- b. #6-16SPR/#20-16CAM - Norwalk Land Development LLC - 1 Putnam Ave (North parcel) - Proposed The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 and graphic examples dated revised October 7, 2016 for The SoNo Collection properties – Report & recommended action
- c. #7-16SPR/#21-16CAM - Norwalk Land Development LLC - 63 West Ave (South parcel) - Proposed The SoNo Collection Comprehensive Exterior Signage Manual dated revised October 4, 2016 and graphic examples dated revised October 7, 2016 for The SoNo Collection properties – Report & recommended action  
*Note: Action on zoning amendment must precede action on related site plan/coastal area management applications*
- d. #21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av/N. Water St – North Parcel: 8 story, 762,000 sf mixed use retail shopping center w/506,705 sf retail, 31,350 sf restaurant/cafe w/2,484 pkg sp & South Parcel: 8 story, 302,000 sf mixed use retail shopping ctr w/154,817 sf retail, 13,017 sf restaurant/cafe & public improvements & 13 story, 152 rm hotel (105,427 sf) w/539 pkg sp - Request to modify approved plans – Report & recommended action (2 actions)
- e. DPW Referral: 8-24 Review – Public Works Committee/Common Council – Hanford Place - Proposed street abandonment and discontinuance under Section 95-35 of City Code of a 92+/- sf portion of Hanford Place Right-Of-Way (known as Parcel X-1) – Report & recommended action

**VI. APPROVAL OF MINUTES:** October 19, 2016

**VII. REPORT OF NOMINATING COMMITTEE:** Election of officers

**VIII. ANNUAL MEETING SCHEDULE:** Adopt 2017 Annual Meeting schedule

**IX. COMMENTS OF DIRECTOR**

**X. COMMENTS OF COMMISSIONERS**

**XI. ADJOURNMENT**

**XII. FUTURE MEETINGS**

Plan Review Committee Thursday, December 1, 2016 - 7:00 PM - Conference Room 231 - 2nd Flr City Hall  
Zoning Committee Thursday, December 1, 2016 - 7:30 PM - Conference Room 231 - 2nd Floor City Hall  
Zoning Commission Wednesday, December 14, 2016 - 7:00 PM Council Chambers - Third Floor City Hall