

**AGENDA  
PLAN REVIEW COMMITTEE  
THURSDAY, APRIL 14, 2016 - 7:00 P.M.**

**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. REQUEST FOR EXTENSION OF APPROVAL TIME**

- a) #2-08SPR/#2-08CAM – Norwalk Land Development (GGP) – 1 Putnam Av/West Av – District 95/7 North – ±605,000 sf mixed use development with 507,596 sf office, 88,094 sq ft of retail, 15,000 sf restaurant in a Design District Development Park - Request for 1 year extension of approval time (8th request)
- b) #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 63 West Av/Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year extension of approval time (5th request)
- c) #2-15SPR/#5-15CAM – 25 Butler LLC – 25 Butler Street - Relocate historic building from 3 Quincy St for reuse as 8,350 sq. ft. office building – Request for 1 year extension of approval time (1st request)
- d) #9-06SP – 110 Richards Ave LLC – 110 Richards Av – 3rd story, 13,056 sf office addition - Request for 1 year extension of approval time (9th request)

**II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

- a) #9-16CAM – Michael Smith Architecture – 9 Gregory Ct – Additions to single family residence – Further review
- b) #6-16CAM – Landtech – 46 Shorefront Park - New single family residence – Further review
- c) #3-16SPR/#12-16 CAM – Odd Properties – 89 Day St – Contractor storage yard – Preliminary review
- d) #8-84SPR – Campbell Office Bldg – 14 Westport Ave – Modify landscaping/replacement tree – Deter if minor change
- e) #X-16SPR – Lazaros Realty LLC (Jordan’s Restaurant) – 369 Westport Av/319 Strawberry Hill Av – 707 sf restaurant addition – Determine if minor change; Add off street pkg & access to/from Strawberry Hill – Preliminary review
- f) #X-16SPR - NW MFP Norwalk Town Ctr. II LLC - Modify DDDP to add 605 West Ave – Final review prior to hrg
- g) #1-16SPR/#4-16CAM - NW MFP Norwalk Town Ctr II, LLC – 467 West Av/6 Butler/605 West Av – 6 story, 109,157 sf mixed use development with 76 multifamily dwelling units, 16,820 sf retail – Final review prior to public hearing

**III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS**

- a) #5-16SP/#10-16CAM - NW MFP Norwalk Town Ctr II LLC – 17 Butler St – 303 space off street parking lot – Final review prior to public hearing
- b) #4-16SP - 6 Butler Properties, LLC – 6 Butler St – 14 space off street parking lot with new switchgear equipment – Final review prior to public hearing
- c) #1-03SP/#2-03 CAM – Norwalk River Rowing – 1 Moodys La – Modify rowing club fabric structure – Determine if minor change
- d) #7-16SP/#11-16CAM – Shore & Country Club – 220 Gregory Blvd – Replacement bathhouse – Preliminary review
- e) #1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) - 43-47 S. Main St – 8 story, 110 rm extended stay hotel w/70 sp valet pkg garage – Modify to 102 room extended stay hotel w/106 sp garage – Deter if minor change
- f) #X-16SP – RKJ Flax Hill Rd LLC – 204 Flax Hill Rd – 35 units: Legalize 4 units; provide 4 workforce units – Deter if minor change

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**AGENDA  
ZONING COMMITTEE  
THURSDAY, APRIL 14, 2016 - 7:30 P.M.**

**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMITS**

- a) #1-16R – NW MFP Norwalk Town Ctr II, LLC – Proposed amendments to Article 121 regarding Design District Development Park signs in Central Business Design District and related modifications to approved plans for South Block to add signage – Final review prior to public hearing
- b) #2-16R/#2-16SP – United Parcel Service – 254 MLK Jr. Drive - Proposed amendments to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots within 500 feet of facility, proposed amendments to lease terms for off-site parking and related technical amendments and special permit for 187 space off-site parking lot at 254 MLK Jr. Dr – Final review prior to public hearing
- c) #4-16R/#6-16SP - 10 Lubrano Pl, LLC, AMEC Holdings LLC et al - 7-15 Olean St/10-12 Lubrano Pl/ 26 Hemlock Pl/0 San Vincenzo Pl - Proposed amendment to Industrial #1 zone to allow storage and maintenance of trucks, equipment, containers, refuse collection and recycling receptacles associated with an approved transfer station at an approved transfer station in Norwalk or at another location a minimum of 2 acres in size by special permit and special permit for storage and maintenance of trucks, equipment, containers, refuse collection & recycling receptacles at an offsite location a minimum of 2 acres in size – *For distribution only*
- d) #3-16R – Zoning Commission – Proposed amendments to Articles 111/140 to add certified mail notice requirement for submittal of new applications affecting Special Permit, SPR & Coastal Site Plan Review applications – Further review
- e) #X-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from the Coastal Jurisdiction Line for properties in the Coastal Zone – Further discussion
- f) Zoning Commission – Preliminary discussion of Potential Main Ave Zone Changes