

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, SEPTEMBER 8, 2016 - 7:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #25-16CAM – 1800 Real Estate Assoc. – 8 Adamson Ave - New 2 family residence - Preliminary review
- b) #26-16CAM – 1800 Real Estate Assoc. – 10 Adamson Ave - New 2 family residence - Preliminary review
- c) #27-16CAM – Jennie Bedusa – 17 Washington St – Proposed tavern - Preliminary review
- d) #5-16SPR/#19-16CAM – Seaman Construction Inc. – 149 Woodward Ave – Proposed contractor’s storage yard – Preliminary review
- e) #8-13SPR – FM Investments LLC – 587 CT. Ave – Proposed site changes including new generator at residential building – Determine if minor change
- f) #X-16SPR/#X-16CAM – Head of Harbor North – High & Wall Sts – ±70 residential units – Informal review

II. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #1-13SPR/#1-13CAM – TR SoNo Partners LLC – 99 Washington St – 5 story, 66 unit multifamily bldg in a mixed use development with 154 sp valet, tandem, compact, stacked parking garage – Request to modify approved plans to add sliding glass doors and decks for units on 2nd floor – Determine if minor change
- b) #5-15SP – Special Properties II LLC – 440 Newtown Av/78 Cranbury Rd. – 15 unit conservation development - Request to modify approved plan – Determine if minor change
- c) #13-13SP/#14-13SP/#15-13SP – Trinity Washington Village Ltd Prtnrs/City of Norwalk – Raymond, Water & Day Sts - 273 unit multifamily development (3 applications) – Request to modify approved plans with architectural changes, TOD parking & revise conditions of approval regarding offsite improvements – Deter if minor change
- d) #X-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – 40 residential units – Preliminary review

III. EXTENSION OF APPROVAL TIME

- a) #8-15SP – Miracle Temple Church of God – 1 Trinity Place – Child day care center – Request for 1 year extension of approval time

AGENDA
ZONING COMMITTEE
THURSDAY, SEPTEMBER 8, 2016 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SITE PLAN REVIEWS

- a) #21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/North Water St/Crescent St – **North Parcel:** 8 story, ±762,000 square foot mixed use retail shopping center with ±506,705 sf retail, ±31,350 sf restaurant/cafe with 2,484 pkg sp & **South Parcel:** 8 story, ±302,000 square foot mixed use retail shopping center with ±154,817 sf retail, ±13,017 sf restaurant/cafe and public improvements and a ±13 story, 152 room hotel (±105,427 sf) with 539 parking spaces in a shared garage – Explain revisions required by OSTA and separate request to modify approved plans with architectural/façade changes/add retail space
- b) #6-16R/#6-16SPR/#7-16SPR/#20-16CAM/#21-16CAM - Norwalk Land Development LLC - 1 Putnam Av (North parcel) & 63 West Ave (South parcel) – Proposed amendments to Article 121 regarding Mixed use retail shopping center signs in Reed Putnam Design District Subarea A and site plan review of The SoNo Collection Exterior Signage Manual and proposed signs for The SoNo Collection property (2 parcels) – Further review
- c) #7-16R – NW MFP Norwalk Town Center II, LLC (Waypointe) – Proposed amendments to Section 118-504 to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B and related technical amendments – Preliminary review
- d) Overview of medical marijuana regulations in adjoining municipalities