

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, JANUARY 12, 2017 - 7:00 P.M.
COMMUNITY ROOM – FIRST FLOOR - CITY HALL - 125 EAST AVENUE

I. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #14-15SP – 150/166/170 Glover, LLC – 150 Glover Avenue – Grist Mill Village Bldg A - 235 unit Commercial PRD - Request for 1 year extension of approval time
- b) #15-15SP – 150/166/170 Glover, LLC – 166 Glover Avenue – Grist Mill Village Bldg B - 230 unit Commercial PRD - Request for 1 year extension of approval time
- c) #16-15SP – 150/166/170 Glover, LLC – 170 Glover Avenue – Grist Mill Village Bldg C - 250 unit Commercial PRD - Request for 1 year extension of approval time
- d) #7-15SPR/#20-15CAM - Highpointe Holding LLC – 74-88 Main St/6-8 North Av/37-45 High St – Highpointe West: 6 story mixed use development w/ 212 units & 14,250 sf retail - Request for 1 yr ext of time
- e) #8-15SPR - Highpointe Holding LLC – 42-48 High St – Highpointe East: 6 story mixed use development with 66 units & 4,320 sf retail - Request for 1 year extension of approval time
- f) #8-14SPR/#9-14CAM/#18-15SP – NW MFP Norwalk Town Ctr. II, LLC - 17 Butler/467 West Av/3 Quincy - Waypointe South Block: 7 sty, 236,475 sf mixed use development w/526 seat iPic theater, 46,866 sf retail, 6,604 sf restaurant, 4,428 sf office, 16 ln bowling alley & 80 units - Req for 1 yr ext of approval time (2 applications)
- g) #5-15SP – Special Properties II LLC – 440 Newtown Av/78 Cranbury Rd - 15 unit conservation development - Request for 1 year extension of approval time

II. REQUEST FOR RELEASE OF SURETY

- a) #15-11CAM – Hey 19, LLC – 41 North Main St – Restaurant use - Request for release of maintenance surety

III. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #34-16CAM – P. Gill - 10 Gregory Boulevard - Conversion of SFR to two family residence – Prel review
- b) #9-16SPR/#33-16CAM – King Industries – 1 Jennings Place – 15,000 sf building for Maritime Rowing Club – Final review prior to public hearing

IV. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #22-15SP/#27-15CAM/#7-16SPR – Norwalk Land Development, LLC (The SoNo Collection) – 63 West Av/N Water/Pine St Ext – South Parcel: 8 story, 311,703 sf development w/±156,945 sf retail, ±23,747 sf restaurant/café, 152 rm hotel (±105,427 sf), public improvements and 558 sp in a shared pkg garage – Request to modify approved plans with architectural/façade changes and request to modify Exterior Signage Manual to revise location and style of signs – Determine if minor change (2 applications)
- b) #13-16SP - Main Norwalk, LLC – 272 - 280 Main Avenue – “The Village” – Proposed new ±75,000 sf retail development – Further review

AGENDA
ZONING COMMITTEE
THURSDAY, JANUARY 12, 2017 - 7:30 P.M.
COMMUNITY ROOM – FIRST FLOOR - CITY HALL - 125 EAST AVENUE

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

- a) #8-16R/#12-16SP – V. Penna Sr. – 284 New Canaan Ave – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to Article 30 to amend special permit criteria for such uses when located in AAA Residence zones and special permit to reuse former Armory Building for a public utility storage facility owned by an independent entity – Review of public hearing
- b) #9-16R – Zoning Commission – Proposed amendment to Section 118-1110 Coastal Zone regarding vegetated buffers from Coastal Jurisdiction Line for properties in the Coastal Zone – Final review prior to public hearing
- c) #10-16R - Zoning Commission – Proposed amendments to Articles 111 and 140 regarding fees for various applications and adoption of new fee schedule – Preliminary review
- d) #11-16R - Zoning Commission – Proposed amendments to Article 140 regarding technical review of various applications – Preliminary review
- e) Draft amendments and map changes associated with South Norwalk Transit Oriented Development (TOD) Redevelopment Plan – Status report