

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, MAY 11, 2017 - 7:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. REQUESTS FOR EXTENSION OF APPROVAL TIME

- a) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Rd - Renovations and additions to existing concession building at Calf Pasture Beach for full service restaurant – Request for 1 yr extension of app time
- b) #21-15SP/#22-15SP – Norwalk Land Development – The SoNo Collection – 1 Putnam Ave/63 West Ave – Mixed use retail shopping center development (2 parcels) - Request for 1 yr extension of approval time (2 requests)

II. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #X-17CAM – K. Conroy – 89 Rowayton Ave – 2nd floor storage room addition – Preliminary review
- b) #X-17CAM – K. Conroy – 140 Rowayton Av – 2 apartments in existing building with dormer – Prel review
- c) #X-17CAM – Pentecostal Church John 3:16 – 8 Woodward Ave – Replacement church – Preliminary review (Previously approved Sept 2015)

III. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #5-17SP – Paul Garavel – 85 Dr. MLK Jr. Drive – Storage of motor vehicles – Final review prior to public hearing
- 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 to modify approved plans to revise use of Bldg A to manufacturing (distillery with tasting room) and office (2nd floor) – Determine if minor change
- c) #X-17SP – United Church of Rowayton – 210 Rowayton Ave - Revise existing lighting – Deter if minor change
- d) #2-17SP/#5-17CAM – Web Construction – 34 Meadow Street – Indoor contractor parking for contractor’s storage yard – Preliminary review

AGENDA
ZONING COMMITTEE
THURSDAY, MAY 11, 2017 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

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

- a) Draft amendments to the zoning regulations and changes to the zoning map associated with South Norwalk Transit Oriented Development (TOD) Redevelopment Plan – Status report and further review
- b) Tree Advisory Committee – Review of Committee activities and discussion
- c) #3-17R/#21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av/N. Water St – Proposed amendments to Section 118-100 to revise definition of mixed use retail shopping center developments to add public realm, commercial recreation and cultural arts and entertainment facilities as additional permitted uses and request to modify plans for North Parcel: 8 sty, 762,000 sf mixed use retail shopping ctr w/506,705 sf retail, 31,350 sf restaurant/cafe w/2,484 pkg sp & South Parcel: 8 sty, 302,000 sf mixed use retail shopping ctr w/154,817 sf retail, 13,017 sf restaurant/cafe , public improvements & 13 sty, 152 rm hotel (105,427 sf) w/539 pkg sp to remove hotel use and various architectural/site plan changes including modify/reduce parking counts – Preliminary review (Waiting for Redevelopment comments)
- d) #1-17R/#1-17SPR/#1-17CAM – Meadow Street Partners, LLC – 6 & 30 Meadow St – Proposed amendment to Industrial #1 zone to allow storage of empty solid waste containers and refuse collection receptacles associated with an approved solid waste transfer station as a contractor’s storage yard and site plan review/CAM for new contractor’s storage yard to store empty containers and refuse collection receptacles within 100 ft of an existing solid waste transfer station – Final review prior to public hearing
- e) Discussion of medical marijuana dispensaries and information from Norwalk Hospital and other municipalities – Further review & discussion
- f) Waypointe South Block – Presentation and informal discussion of proposed modifications to approved plans