

**CITY OF NORWALK
ZONING COMMISSION
DECEMBER 10, 2009**

PRESENT: Jackie Lightfield, Chair; Michael Mushak; Robert Hard; Larry Bentley; Andrea Light; Adam Blank

STAFF: Mike Greene; Mike Wrinn; Brenda Hrtanek

I. CALL TO ORDER

Ms. Lightfield called the meeting to order at 9:32 pm.

II. ROLL CALL

Mr. Greene took the roll call.

III. REPORT OF PLAN REVIEW COMMITTEE, JAMES WHITE, CHAIR

Ms. Light agreed to act as Chair, in Mr. White's absence.

- a. **#10-02SPR – AvalonBay Communities – 26 Belden Ave – 311 units – Modification to approved plan to redesign public access walkway – Report & recommendation**

**** MS. LIGHT MOVED: RESOLVED** by the Norwalk Zoning Commission that application #38-02 CAM/10-02 SRP, Avalon Bay Communities, Inc, a 311 unit multifamily/mixed use project at 24 Belden Avenue for the modification of the walkway as shown on plans by Milone and MacBroom, Cheshire, CT, revised to November 25, 2009 be **APPROVED**, *with the conditions that the stairwell entrance be enlarged, and also that the pedestrian access and low stone wall be modified*; and

BE IT FURTHER RESOLVED that the effective date of this modification approval is December 18, 2009.

**** MR. BENTLEY SECONDED.
** MOTION PASSED UNANIMOUSLY.**

- b. **#26-09CAM – Hillside Plaza, LLC – 14 & 16 North Main St – Restaurant, office, retail & residential change from retail – Report & recommendation**

No action was taken on this item

- c. **#6-05SP/#6-05CAM—BG Dev'; Co, Inc—Harbor Bluff 12 unit conservation development—Request for release of final surety—Report & recommendation**

**** MS. LIGHT MOVED: RESOLVED** that application #6-05 SP/6-05 CAM, BG

Development co, Inc, for the construction of a 12 unit conservation Development at 26, 30 Highland Avenue (now known as Harbor Bluff) have the remaining surety released, as all the required improvements have been completed and are in good condition.

- ** MS. BENTLEY SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

IV. APPROVAL OF MINUTES: November 18, 2009

- ** MS. LIGHT MADE A MOTION TO APPROVE THE MINUTES.
- ** MR. BENTLEY SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

V. COMMENTS OF THE DIRECTOR

Mr. Greene noted the addition of a street map indicating the hierarchy of streets as far as busy-ness.

VI. COMMENTS OF COMMISSIONERS

Ms. Lightfield suggested that the Commission plan for a holiday party in January.

VII. ADJOURNMENT

- ** MR. BENTLEY MADE A MOTION TO ADJOURN.
- ** MS. LIGHT SECONDED.
- ** MOTION PASSED UNANIMOUSLY.

The meeting was adjourned at 9:37 pm.

Respectfully submitted by Charlene Smith.