

**AGENDA  
PLAN REVIEW COMMITTEE  
THURSDAY, NOVEMBER 12, 2009 - 7:30 P.M.  
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

**I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

- a) #24-09 CAM – Jill Hanau – 8 Valley Road – Additions to a single-family residence – Preliminary review
- b) #24-95 CAM – Crystal LLC (Grasso) – 314 Wilson Av – Add boat prep & shrink wrap to boat storage – Prel review

**II. SPECIAL PERMITS**

- a) #10-02SPR – AvalonBay Communities – 30 Belden Av – 311 units – Request to modify public access walkway
- b) #9-09SP – Anchor Academy – 3 & 7 Academy St – Private elementary school in the Carver Center building – Final review prior to public hearing
- c) #4-07SP – CT Friends School – 440 Newtown Av – Elementary school – Request to phase & modify plans – Preliminary review
- d) #X-09SP – Pasta Fair Restaurant – Connecticut Avenue - Replacement of previously permitted automatic changeable copy wall sign – Preliminary review

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

- a) #16-08SP – AG Phase I – Jefferson/W. Main Sts – 32 units – Request for extension of approval time
- b) #8-07SPR – Norwalk Ctr, LLC - 10 Norden Pl – 154,691 sq. ft. office building – Request for extension of approval time
- c) #4-09SPR/#11-09CAM – Shawn's Lawns – 15 Chapel St – Proposed contractor's storage yard - Request for extension of approval time

**IV. REQUEST FOR RELEASE OF SURETY**

- a) #4-98SP/#28-96SP - Norwalk Hospital – Hemodialysis bldg & addition to Emergency Dept – Request for release of surety
- b) #2-90SPR – Harwill Homes, Inc. – 330 Connecticut Av – 14,932 sf retail building (Rickels) – Request for release of surety
- c) #7-08SP/#18-08CAM – Q Properties LLC – 350 Ely Ave – 51,276 square foot commercial recreation facility - Request for reduction of surety

**V. REFERRALS**

- a) DEP/USACE Referral – 32 Yarmouth Road – Install new pier, ramp, and float for recreational boating use
- b) DEP/USACE Referral – CL&P Norwalk substation – Norwalk River – Restoration & rip-rap of embankment

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**AGENDA  
ZONING COMMITTEE  
THURSDAY, NOVEMBER 12, 2009 - 8:00 P.M.  
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

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

- a) #8-09R/#8-09SP – Norwalk Board of Education – 23 Calvin Murphy Dr/Strawberry Hill Ave - Proposed amendments to Article 121 regarding signs at public high schools in residential zones and proposed changeable copy (automatic) ground sign at Norwalk High School – Review of public hearing
- b) #7-09R/#7-09SP - Norden Place, LLC - 8 Norden Place - Proposed amendments to Section 118-711 to permit multifamily and single family dwellings by special permit in Restricted Industrial zone and special permit for 240 multifamily units, 4 single family residences (25 units to be designated as workforce housing units) and related recreation facilities – Review of public hearing

**II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & PROPOSED CHANGES TO THE BUILDING ZONE MAP**

- a) #10-09R/#1-09M - Zoning Commission – 59 – 87 Cedar Street/100 Fairfield Avenue - Proposed amendments to establish a new Golden Hill Village District and proposed changes to the Building Zone Map from Neighborhood Business to Golden Hill Village District – Further review
- b) Comments of Commissioners