

AGENDA
PLANNING COMMISSION
TUESDAY, SEPTEMBER 14, 2010 - 7:45 PM
P&Z CONF. RM – 2ND FLR – CITY HALL - 125 EAST AVENUE - NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a) CHANGES TO THE BY-LAWS AND RULES OF PROCEDURE OF THE PLANNING COMMISSION - Article V, Section 1. Annual Meeting – Changing the Commission’s annual meeting from June to October

IV. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair

- a) Subdivision #3499 – Robert McCarthy – 321 Ely Avenue – 3 Lots – Calling of maintenance bond to complete landscape work

V. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair

Referrals – Report & recommendation

- a) Action on Item III (a)
- b) Special Capital Appropriation – Norwalk Land Trust – A request for a grant in the amount of \$125,000 for the purchase of real property at 34 Sammis Street (a.k.a the Hart Property)
- c) Special Capital Appropriation – First District Water Department – Proposed authorization to issue bonds in the sum of \$8.585 million for capital projects on behalf of the First Taxing District
- d) 8-24 Review – Department of Public Works – Proposed drainage easements and non-exclusive accessway easement between the City of Norwalk and Maplewood At Strawberry Hill, LLC for property at 73 Strawberry Hill Avenue
- e) Zoning Commission referral #5-10R - Zoning Commission - Proposed amendments to require wooden signs with black letters in East Avenue Village District
- f) Zoning Commission referral #7-10R – Zoning Commission – Proposed amendments to exempt awnings for health care & elderly facilities from lot coverage & setbacks
- g) Zoning Commission referral - #2-10M/#9-10R – Norwalk Inn & Conference Ctr – 99 East Av- Proposed change to Building Zone Map to extend East Avenue Village District to 480 ft and Proposed amendments to Building Zone Regulations to allow hotels to 3 stories and 35 ft (2 applications)
- h) Zoning Commission referral - #8-10R – Hillside Plaza LLC - Proposed amendments to modify density for multifamily housing that complies with workforce housing requirements
- i) Zoning Commission referral - #10-10R – iPark – Proposed amendments to permit tenant directory signs for multitenant bldgs of 250,000 sq ft or more
- j) DEP/USACE Referral – 15 Rowayton Avenue - Repair seawall, replace groins and conduct substantial maintenance on existing dock
- k) DEP/USACE Referral – 18 Tonetta Circle - Retain seawall and construct a new dock

VI. APPROVAL OF MINUTES: July 6, 2010

VII. COMMENTS OF THE DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. COMMENTS FROM SWRPA

X. ADJOURNMENT

XI. FUTURE MEETINGS

Subdivision Committee – Tuesday, October 12, 2010 – 7:30 p.m. – P & Z Conference Rm.
Land Use Committee - Tuesday, October 12, 2010 – 7:35 p.m. – P & Z Conference Rm.
Planning Commission – Tuesday, October 12, 2010 – 7:45 p.m. – P & Z Conference Rm.