

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, FEBRUARY 10, 2011 - 7:30 P.M.**  
**P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

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

- a) #1-11CAM – Greenberg – 22 Shorehaven Road – Construction of single family residence – Preliminary review
- b) #8-97SPR – Towers at Merritt River – 45 Glover Ave - Request to add emergency generator
- c) #1-11SPR – Norwalk Fire Dept – 180 Westport Av - 1,975 sq ft addition to existing fire station – Prelim review
- d) #2-11SPR – Norwalk Fire Dept – 121 Connecticut Av –32,000 sf Fire Station/Fire Dept Hdqtr – Preliminary review
- e) #2-11CAM – Hinnant – 57 Rowayton Av – Addition to single family residence – Preliminary review
- f) #3-11SPR – Pepperidge Farm – 595 Westport Ave – 3 story, 33,000 sq ft office/R&D Center – Preliminary review
- g) #4-94SPR – Toys R Us – 59 Connecticut Av –Proposed changes to approved signs – Determination if minor change
- h) #1-08SPR – Crunch – 770 Connecticut Ave – Revisions to approved floor plan – Determination if minor change

**II. SPECIAL PERMITS**

- a) #12-10SP/#15-10CAM – Hillside Plaza (The Avrck) – 14-16 N. Main St - Request to modify plans to revise uses from 12 units w/2 workforce units on 2nd & 3rd floors to office on 2nd floor and 8 units w/1 workforce unit on 3rd floor – Determination if minor change
- b) #1-11SP/3-11CAM – Casale Auto Body Inc. – 7 & 9 Van Zant St – 2 story addition – Preliminary review
- c) #24-05SP/#39-05CAM – Cottages & Gardens – 142 East Av – Proposed wall sign – Determination if minor change

**III. DEP/ARMY CORPS REFERRALS**

- a) DEP / USACE - Village Creek Harbor Corp – Dredge, reconfigure & install floats for recreation boating access in Village Creek
- b) DEP / USACE – 65 Rowayton Ave. – Proposal to retain a deck section on a bulkhead for public access

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

- a) #2-03SP/#6-03CAM City of Norwalk - Calf Pasture Beach Rd – Restaurant– Request for ext of approval time
- b) #1-07SPR – 34 Oakwood Av Assoc – 22 Oakwood Av – 11 units – Request for 1 year extension of approval time

**V. MODIFICATION TO APPROVED PLANS**

- a) #13-10SP/#17-10CAM – Norwalk Inn & Conference Ctr – 93-99 East Av – Request to modify approved plans to eliminate retaining walls, reconfigure rear parking area, replace rain gardens with underground retention system & modify landscape plan – Determination if minor change

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**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, FEBRUARY 10, 2011 - 8:00 P.M.**  
**P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS**

- a. #15-10R – Zoning Commission – Proposed amendments to permit ground signs on small lots in Neighborhood Business zones – Final review prior to hearing
- b. #16-10R – Zoning Commission – Proposed amendments to Article 121 to delete changeable copy sign (automatic) regulations – Final review prior to hearing
- c. #17-10R – Zoning Commission – Proposed amendments to Articles 10 & 30 to require special permit for athletic field lighting and audio systems – Final review prior to hearing
- d. Discussion of signs in urban settings
- e. Chestnut Street TOD – Informal discussion
- f. Comments of Commissioners
- g. Comments of Staff