

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, JULY 14, 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) #13-11CAM/5-11SP – AMEC Carting – 1 Crescent St – Modify existing transfer station by adding tonnage, additional haulers – Further review
- b) #X-XXSPR – Toys R’Us – Connecticut Ave – Modification to allow additional office space – Determination if minor change
- c) #12-11CAM – Cove Marina – 48 Calf Pasture Beach Rd – New high bay 10,800 sq ft boat storage building – Final review prior to public hearing
- d) #4-11SPR/#11-11CAM – Norwalk West/Belray Development LLC – 525 West Av/Orchard/Merwin Sts – Waypointe Phase 1: 469,839 sf mixed use development w/325 units, 33,654 sf retail, 11,550 sf restaurant & 626 sp garage in a design district development park – Final review prior to public hrg
- e) #5-11SPR/#10-11CAM – 95/7 Ventures LLC – 51-63 West Av/15-25 Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a design district development park – Final review prior to public hrg
- f) #16-11CAM – Chute – 43 Rowayton Av – Proposed single family residence – Preliminary review
- g) #15-11CAM – Hey 19, LLC – 41 N. Main St – New restaurant with live entertainment – Prel review
- h) #18-11CAM – Crystal LLC (Grasso) – 314 Wilson Av – Indoor/outdoor Flea Market/Farmers market - Preliminary review
- i) #1-10SPR – Dr. Syed Reza – 346 Main Av – 38,000 sf bldg – Request for 50% reduction in surety

**II. SPECIAL PERMITS**

- a) #14-09SP – Norwalk Hospital – Maple Street – 326 space parking garage – Proposed modifications to relocate Maple St driveway and revise Stevens St landscaping – Determination if minor change
- b) #6-11SP – Club Italia – 3 Brook Street – Proposed club use – Preliminary review
- c) #3-10SP – Maplewood at Strawberry Hill – 73 Strawberry Hill Av – Relocate emergency generator – Determination if minor change
- d) #7-08SP – SoNo Field House – 350 Ely Ave – Proposed modifications to approved plans to allow trade shows, concerts & corporate/political events – Determination if minor change
- e) #11-89SP – Ben Franklin Gardens – 135 Flax Hill Rd – Proposed modifications to lights, dumpsters, landscaping – Determination if minor change
- f) #7-11SP/#17-11CAM – 300 Wilson Av LLC – 310 Wilson Av – Ice rink facility – Prel review

---

**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, JULY 14, 2011 - 8:00 P.M.**  
**P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

**I. PROPOSED CHANGES TO THE BUILDING ZONE MAP & SITE PLAN REVIEW**

- a) #1-11M/#6-11SPR - SoNo Metro LLC – 7-13 Chestnut St – Proposed change to Building Zone Map from Ind #1 & D Residence to SoNo Station Design District & site plan for mixed use development with 11,000 sq ft office and 17 multifamily units (11 studios & 6 one bedroom) – Preliminary review

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

- a) #2-11R – Zoning Commission – Proposed amendments to establish screening requirements for dumpsters – Final review prior to public hearing
- b) #3-11R – Zoning Commission – Proposed amendments to require that windows and doors are closed when live music is playing – Further review
- c) #X-11R – Zoning Commission – Contractor’s yard definition – Informal discussion
- d) Comments of Commissioners