

## **\*SPECIAL MEETING NOTICE\***

The Norwalk Zoning Commission will hold a Special Meeting of the Plan Review and a Special Meeting of the Zoning Committee on Thursday August 11, 2011 at 7:30 pm and 8:00 pm respectively in the Planning & Zoning Conference Room, Second floor, City Hall, 125 East Avenue, Norwalk, CT.

### **AGENDA SPECIAL MEETING OF THE PLAN REVIEW COMMITTEE THURSDAY, AUGUST 11, 2011 - 7:30 P.M.**

#### **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 – Final review prior to public hearing
- b) #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 – Review of public hearing
- c) #15-11CAM – Hey 19.LLC – 41 N. Main St – New restaurant with live entertainment – Further review
- d) #X-11SPR – REI, Inc - 189 CT Av – Request to prune 2 trees near entrance – Determine if minor change
- e) #14-08CAM – West Pine Place LLC – 1 West Ave – Proposed change to approved plan to change office to residential
- f) #8-88SPR - Brasitas – 430 Main Avenue – Rescind permit
- g) #11-08CAM – Glazer Construction - 65 Rowayton Av – 4 unit multifamily development with public access – Request for release of surety

#### **II. SPECIAL PERMITS**

- a) #6-11SP – Club Italia – 3 Brook Street – Proposed club use – Final review prior to public hearing
- b) #7-11SP/#17-11CAM – 300 Wilson Av LLC – 310 Wilson Av – Ice rink facility – Further review
- c) #14-09SP – Norwalk Hospital – Maple Street – 326 space parking garage – Proposed modifications to add 2 air handling units and revise landscaping – Determination if minor change
- d) #16-90SP – Housing Authority – 16 School St – Request to remove 60” oak and add 2 replacement trees – Determination if minor change

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### **AGENDA SPECIAL MEETING OF THE ZONING COMMITTEE THURSDAY, AUGUST 11, 2011 - 8:00 P.M.**

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

- a) #1-11M/#6-11SPR - SoNo Metro LLC – 11-15 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) – Further review

#### **II. PROPOSED AMENDMENTS TO BUILDING ZONE REGULATIONS & SITE PLAN REVIEW**

- a) #4-11R – D. Friedman – Proposed amendment to the East Avenue Village District to permit offices of Business Service establishments as a principal use – Preliminary review
- b) #5-11R/#4-11SPR – Norwalk West, LLC - Proposed amendments to allow 1 story buildings in interior courtyards & modify outdoor dining criteria in CBDD and modifications to approved plan to add 1 story buildings to interior courtyard & to modify recreation area – Preliminary review
- c) #3-11R – Zoning Commission – Proposed amendments to require that windows and doors are closed when live music is playing – Further review
- d) #6-11R – Zoning Commission – Proposed amendments to revise the definition for contractor’s storage yards – Further review
- e) Comments of Commissioners