

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, FEBRUARY 14, 2013 - 7:30 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR CITY HALL - 125 EAST AVENUE**

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

- a) #21-96CAM/#11-89CAM – 2 Meadow St LLC – 2 Meadow St/300 Wilson Av – Modification of site plan to expand parking for DHL Delivery & modify contractor’s yard – Further review
- b) #2-13SPR/#2-13CAM – CPIV Waypointe BP LLC – 515 West Av/Orchard/Merwin St – Request to modify approved site plan for 474,795 sf mixed use develop to revise retail/restaurant mix, add 16 units & increase to 852 spaces - Preliminary review
- c) #3-13SPR/#3-13CAM – CPIV Waypointe BP LLC – 11 Merwin St – Request to modify approved site plan for 140,978 sf mixed use develop to revise retail/restaurant mix, add 3 units & increase to 181 spaces - Prel review
- d) #1-13CAM – Cove Marina – 48 Calf Pasture Beach Rd – Boat storage bldg – Preliminary review

**II. SPECIAL PERMITS**

- a) #14-09SP – Norwalk Hospital – 24 Maple St – 626 space parking garage – Request for reduction in surety
- b) #X-13 SP – Sunoco Station – 1 Winfield St – Convert repair bays to variety store – Determination if minor change

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

- a) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Rd – Restaurant – Request for 1 year extension of approval time

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**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, FEBRUARY 14, 2013**  
**\*\* 7:45 P.M. \*\***  
**CONFERENCE ROOM 231 – SECOND FLOOR CITY HALL - 125 EAST AVENUE**

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

- a) #13-12R/#8-12SP – Lowe’s Home Centers, Inc. – 80-100 Connecticut Avenue - Proposed amendments to add a new definition & parking requirement for retail home improvement stores and special permit for proposed 135,000 sf. retail home improvement store with garden center & outdoor display areas – Review of public hearing
- b) #17-12R/#9-12SP - Muller Park Realty Company LLC – 30 Muller Ave – Proposed amendment to add “artists workspace” as a new special permit use in Business #2 zone & to legalize multiple special permit uses – Final review prior to public hrg
- c) #16-12R/#3-12SPR/CAM/#4-12CAM – TR Sono Partners, LLC – 99 Washington St – Proposed amendment to allow valet, tandem & stacked parking for multifamily developments of 50+ units in the Washington Street Design District & request to modify approved site plan for a 52 unit multifamily development with 99 sp parking garage to add 14 units, add 55 sp, convert garage to valet, tandem & stacked parking spaces & eliminate 24 offsite parking spaces at 43 S. Main – Further review
- d) #1-13R/#7-96SPR – Merritt 7 Venture LLC - Merritt 7 Corporate Park – Proposed amendments to Development Park Sign regulations to permit larger ground signs and review of development park sign plan for Merritt 7 Corporate Park – Further review
- e) #2-13R – Zoning Commission – Proposed amendments to Flood Hazard Zone regulations to adopt new FEMA Flood maps to become effective July 8, 2013 – Preliminary review
- f) #11-12R – Zoning Commission – Proposed amendments to add indoor contractor parking facility as a new use in the Industrial No. 1 Zone, Business No. 1 & No. 2 zone and related technical amendments – Final review prior to public hearing
- g) #15-12R - Zoning Commission – Proposed amendments to Article 30 to limit the number of beehives permitted in residence zones – Final review prior to public hearing
- h) Discussion of Workforce housing regulations

**\*CHANGE OF MEETING TIME \***

**ZONING COMMITTEE MEETING**

The time for the Zoning Committee meeting  
scheduled for

Thursday February 14, 2013 at 8:00 pm  
has been changed

to

**7:45 pm**