

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, MARCH 13, 2014 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #1-14SPR – The Berkeley Holding/Belpointe Capital – 500-520 West Avenue – 6 story, 150,000 sq. ft. mixed use development with 127 units – Preliminary review
- b) #X-14SPR – Marcus Partners – 101 Merritt 7 – Installation of emergency generator – Determine if minor change
- c) #1-14CAM – Muse Paint Bar – 55 North Main St – Reuse as painting studio serving alcohol – Preliminary review

II. SPECIAL PERMIT

- a) #X-14SP – ASW Management, LLC – 352 Main Ave – Jerry’s Artarama Retail center – Request to add 10 parking spaces to site – Determine if minor change
- b) #1-14SP – 15 Arch St. Assoc., LLC - 15 Arch St & Lynes Place – 16 unit multifamily development – Preliminary review
- c) #X-14SP – K. Rava – 126 Connecticut Av – Conversion of 3 service bays to retail - Determine 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
- b) #2-08SPR/#2-08CAM – Norwalk Land Development (formerly 95/7 Ventures LLC) - West Av/Putnam Av & Reed St – North of Reed St – ±605,000 sf mixed use development in a Design District Development Park (park includes #5-11SPR – South of Reed St) - Request for 1 year extension of approval time
- c) #6-10SP/#9 -10CAM – Cedar Hammocks, LLC - Cedar Hammock Island – Single family residence - Request for 1 year extension of approval time
- d) #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development – Extension of time granted until June 20, 2014 - Review of follow up status report dated Jan 23, 2014

IV. REQUEST FOR RELEASE OF SURETY

- a) #7-08SP - Sono Field House – 350 Ely Ave/Dr. Martin Luther King Jr. Dr – Commercial recreation facility – Request for release of maintenance bond
- b) #8-07SPR – Fortis Property Group – 10 Norden Place – 168,000 sf data center facility – Request for 50% reduction in surety

AGENDA
ZONING COMMITTEE
THURSDAY, MARCH 13, 2014 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP, SITE PLAN & COASTAL SITE PLAN REVIEWS

- a) #1-14M/#2-14SPR/#2-14CAM – Norwalk West VI, LLC. – 26-36 & 33 Orchard St/2 Quincy St – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (8 parcels) & 6 story, 62 unit multifamily building in a Design District Development Park (7 parcels) with 89 pkg. spaces & related modifications to DDDP – Preliminary review & request for waiver of 3D model

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

- a) #8-13R – Planning Commission - Proposed amendments to regulate the location and screening of mechanical equipment and HVAC units on rooftops in multifamily and business zones – Further review
- b) Indoor contractor parking facility: Discussion of possible amendments