

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, APRIL 10, 2014 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #9-11SPR/#22-11CAM – North Water, LLC - 20 N. Water St – 5 story, 133,035 sf mixed use development with 108 units, 7,700 sf retail, 6,000 sf office, 7,200 sf restaurant & related amenities – Request to modify pedestrian plaza amenity to reduce size and seating provided and discussion of proposed retail tenants – Preliminary review
- b) #3-14SPR – Kingsway Senior Hsg – 152 Westport Av – Off street parking facility for 29 spaces – Preliminary review
- c) #4-14CAM – Shorehaven Golf Course – 14 Canfield Av – Additions & alterations to main clubhouse – Preliminary review
- d) #6-14SPR – Norwalk Fire Dept – 180 Westport Ave – 1,975 sq ft addition to existing firehouse – Prelim review
- e) #2-14SP – Swim Seventy LLC – 8 Willard Rd – Aquatic facility in existing bldg – Preliminary review
- f) #5-14SPR – Swim Seventy LLC – 11 Willard Rd – Off street parking facility, 116 spaces for #4-14SPR – Preliminary review

II. SPECIAL PERMITS

- a) #1-14SP – 15 Arch St. Assoc., LLC - 15 Arch St & Lynes Place – 16 unit multifamily development – Final review prior to public hearing
- b) #8-11SP – Norwalk Hospital – 34 Maple St - Outpatient addition – Request to modify approved sign manual with new cornice sign for outpatient addition & to relocate Whittingham Cancer Center, Main entrance & Emergency Dept. wall signs – Preliminary review
- c) #8-10SP – Norwalk Inn – 99 East Ave – Modify approved plans to remove storage trailers and replace with proposed 3 story addition to rear of existing hotel – Determine if minor change

III. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #1-09SP/#1-09CAM - SoNo Hotel/TR SoNo Partners, LLC – 43 - 47 South Main St – 121 room hotel with 7,764 sf office & 70 space indoor valet parking in automated garage – Request for 1 year extension of approval time
- b) #9-06SP – 110 Richards Ave LLC – 110 Richards Avenue – Third story, 13,056 sq. ft office addition - Request for 1 year extension of approval time
- c) #2-09SPR – Tilly – 25 - 29 Bouton Street – 12 unit multifamily development – Request for 1 year extension of approval time
- d) #4-13SP – Shelter Development, LLC – 162 New Canaan Ave & 9 Wood Acres Road – 90 unit congregate housing and assisted living facility - Request for 1 year extension of approval time
- e) #5-13CAM – B. Beinfield – 280 Wilson Ave – Single family residence – Request for 1 yr ext of approval time
- f) #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 status report submitted March 20, 2014

AGENDA
ZONING COMMITTEE
THURSDAY, APRIL 10, 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 bldg in a Design District Development Park with 89 pkg. sp (7 parcels) & related modifications to DDDP – Further review

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 – Review of revised draft amendment
- b) #X-14R - Indoor contractor parking facility: Review and discussion of draft amendments
- c) Rowayton Avenue Village District: Discussion of possible amendments