

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, MAY 8, 2014 - 7:30 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

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

- a) #2-14SP – Swim Seventy LLC – 8 Willard Road – Aquatic facility in existing bldg – Final review prior to public hearing
- b) #5-14SPR – Swim Seventy LLC – 11 Willard Road – Off street parking facility, 116 spaces for #2-14SP – Final review prior to public hearing
- c) #2-11SPR – Norwalk Fire Department – 121 Connecticut Ave – Fire Department Headquarters – Request to modify approved landscape plan - Determine if minor change
- d) #9-11SPR – North Water LLC – 20 N. Water St – Proposed modifications to approved plan for outdoor dining area, to add signage for Harlan Publick restaurant and related improvements - Determine if minor change
- e) #X-SPR – Equity One (Dorinoor), LLC – 500 Connecticut Ave. – Add 2 Story, 3,776 sf free-standing restaurant Starbucks) - Determine if minor change
- f) #6-14CAM – Kerschner – 5 St. James Place – New SFR – Preliminary review
- g) #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. – 4 story, 28,198 sf mixed use development with 24 multifamily dwelling units – Preliminary review
- h) #3-14 SPR – Kingsway Sr. Housing – 152 Westport Avenue – Off street parking facility for 29 cars – Prel review

**II. REQUEST FOR RELEASE OF BOND**

- a) #2-10SPR / #14-10CAM – A. J. Penna & Son - 10 Goldstein Place – Request for return of maintenance bond

**III. CT DEEP REFERRALS**

- a) CT Dept of Energy and Environmental Protection – 46 South Beach Road – Seawall height modification

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**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, MAY 8, 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 (1.44 acres; 8 parcels) & 6 story, 69 unit multifamily bldg in a Design District Development Park with 87 pkg spaces (7 parcels) & related modifications to DDDP – Further review

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

- a) #1-14R – 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) #2-14R – Zoning Commission – Discussion of possible amendments to revise minimum lot size for indoor contractor parking facility from 12,500 sf to 10,000 sf, to allow as principal use in Bus #1, Bus #2 subject to submittal of Environmental impact statement (EIS) and related technical amendments – Further review
- c) #3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood elevation plus one foot - Preliminary review
- d) Rowayton Avenue Village District: Discussion of possible amendments to reduce parking requirements
- e) Discussion of possible zoning regulation changes: Traffic studies, traffic peer review and possible moratorium on Special Permits over 20,000 SF