

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, JUNE 12, 2014 - 7:30 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

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

- a) #1-84SPR – Cablevision – 28 Cross St – Minor modifications to approved plan – Determine if minor change
- b) #7-14CAM – Beinfield Architecture – 16 Farm Creek Rd – New single family residence – Preliminary review

**II. SPECIAL PERMITS**

- a) #15-14SP - Recreation & Parks Dept – Nathan Hale Middle School – 176 Strawberry Hill Ave – Athletic field lighting – Preliminary review
- b) #16-13SP – A. Glazer – 192-194 Perry Av/Silvermine Tavern - Request to modify approved plans for single family residence at Mill building to remove/rebuild logging shed on side of structure – Determine if minor change

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

- a) #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development – Request for extension of approval time and review of status report submitted May 22, 2014
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**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, JUNE 12, 2014 - 8:00 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. 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 – Final review prior to public hearing
- 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 zones subject to submittal of Environmental impact statement (EIS) and related technical amendments – Further review prior to July hearing
- 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 and related technical amendments - Further review prior to July hearing
- d) #X-14R - Discussion of draft amendments to reduce retail and restaurant parking requirements in Rowayton Avenue Village District
- e) Discussion of possible zoning regulation changes regarding traffic studies and peer review requirements for traffic studies – Further review