

**AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, JULY 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) #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. – 4 story, 28,198 sf mixed use development with 24 multifamily dwelling units – Final review prior to public hearing
- b) #6-13SPR – iPark Norwalk LLC - 761 Main Ave - 6,924 sf 2nd floor addition to existing bldg – Request to modify approved plan to add rooftop generator – Determine if minor change
- c) #4-97SPR – P.C. Richards 444 CT. Ave – Two week tent sale (yearly May & Sept) – Determine if minor change
- d) #13-14CAM- Holt McChord – 10 1/2 Woodland Rd – Reconstruct shoreline flood & erosion structure – Prel review
- e) #14-14CAM – Holt McChord – 12 Woodland Rd - Reconstruct shoreline flood & erosion structure – Prel review
- f) #8-14-CAM –Robert Bruggemann – 18 Harbor View Ave. – New single family residence – Preliminary review
- g) #7-14SPR – 3 Color, LLC – 175 W. Cedar St – Proposed mixed use 8 units MFR & 1,300sf office – Prel review

II. SPECIAL PERMITS

- a) #5-14SP - Recreation & Parks Dept – Nathan Hale Middle School – 176 Strawberry Hill Av – Athletic field lighting – Final review prior to hrg
- b) #16-13SP - A. Glazer – 1 River Rd/192-194 Perry Av - Silvermine Tavern - Request to modify approved plans for single family cluster homes to increase finished grades & first floor elevations due to site conditions – Determine if minor change
- c) #17-13SP - Merritt River Partners, LLC – 1 Glover Ave – 132 unit Commercial PRD - Request to modify approved plans to comply with Office of State Traffic Administration (OSTA) requirements - Determine if minor change
- d) #6-13SP/#10-13CAM - R. Grosvenor Ely - 71 & 77 Rowayton Ave - Change location of marina shed on approved site plan – Determine if minor change
- e) #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Site changes; open to public haulers& increase tonnage for existing transfer station
- f) #10-92SP – Liberation Programs – 4 Elmcrest Terrace - Residential treatment facility - Request to modify approved plan

III. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #1-13SPR/#1-13CAM – TR SoNo Partners, LLC – 99 Washington St – New 66 unit building with 154 space valet, tandem, compact & stacked parking garage – Request for extension of approval time

IV. REFERRALS

- a) Oak Hills Master Plan – Review & comment

V. CT DEEP REFERRALS

- a) CT DEEP Referral – City of Norwalk – 148 East Avenue (20 Hendricks Avenue) – Municipal public access

**AGENDA
ZONING COMMITTEE
THURSDAY, JULY 10, 2014 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SITE PLAN REVIEW/SP PERMIT

- a) #4-14R/#8&9-14SPR/#9&10-14CAM - NW MFP Norwalk Town Ctr LLC & 3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av – Proposed amendments to revise CBDD residential setbacks to require only when residential use in residence zone & site plan for new 129,600 sf mixed use development with retail, restaurant, gym and 620 seat theater (#8-14SPR) and retain 18,193 sf existing retail/ rest @ 467 West Av (#9-14SPR) – Preliminary review
- b) #5-14R/#3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond Sts – Proposed amendments to I#1 to revise TOD affordable hsg requirements from 30% to 20% of units & to allow 10% at 100% of Area Median Income instead of State median for multifamily and mixed use of 5 stories & 60 ft and reduce residential parking requirements & allow compact pkg for developments of 25 units or more and special permit for new 70 unit multifamily development with 9,920 sf mfg (existing building) in TOD area – Preliminary 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 - Final review prior to hrg
- d) #X-14R - Discussion of draft amendments to reduce retail and restaurant parking requirements in Rowayton Avenue Village District
- e) Discuss possible zoning regulation changes regarding traffic studies and peer review requirements for traffic studies
- f) Zoning enforcement – Fines for violations
- g) Amend By-Laws – Refer to Administration Committee