

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, SEPTEMBER 2, 2010 - 7:30 P.M.
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #16-10CAM – Thomas Balsley – 14 Pine Point Road – Addition to SFR – Preliminary review
- b) #2-10SPR/#14-10 CAM – 10 Goldstein Pl – Alfred Jackson, Jr. – Proposed contractor’s yard – Further review
- c) #5-08SPR– The Berkeley – Frost Building, LLC - 500 and 550 West Ave – 150,000 sq. ft. mixed-use development - Request for 1 year extension of approval time
- d) #3-10SPR – CVS – 261/281 Connecticut Av/100 Scribner Av – Proposed 24,010 sq. ft., two story retail pharmacy with drive thru window – Further review
- e) #11-08CAM – MacGregor Development - 65 Rowayton Av – Modification to approved plan to reduce size & # of landscaped islands, eliminate cupolas, revise landscape plan & 50% reduction in surety - Determination if minor change
- f) #3-05SPR – Merritt River Partners – Glover Av – 4 story, 82,700 sq. ft. office building – Request for extension of time
- g) #18-10 CAM – Jose R. Rodriguez – 91 N. Main Street – Tenant fit-up for restaurant use ‘Bella Pasta’ – Prelim. Review

II. SPECIAL PERMITS

- a) #11-10SP – Iglesia Hispana Tiempo de Cosecha – 36 Sniffen St/21 Slocum St – Reuse of social club as church – Preliminary review
- b) #9-08SP/#10-08CAM – Clover Hill School – 2 Emerson St – Conversion of 2 room office to Conference room to be used by school – Determination if minor change
- c) #10-10SP – Al Madany Islamic Center of Norwalk Inc. – 127 Fallow St – Mosque & multipurpose hall – Further review
- d) #3-09SP/#7-09CAM –SIR East Av LLC – 124 East Av – Wall sign for Prudential Realty – Determination if minor change
- e) #10-08SP – STJL/100 Westport Av LLC – Westport Av – 16,000 sf addition Stew Leonard's - Request extension of time
- f) #14-09SP – Norwalk Hospital – Modification to approved plan to change location of for temporary off-site parking

III. MOTOR VEHICLE LICENSE

- a) #6-10MV – East Av Automotive LLC – 216 East Av – Replacement auto repairer service – Prelim review

IV. DEP/ARMY CORPS

- a) 15 Rowayton Avenue – Repair seawall, replace groins and substantial maintenance on dock
- b) 18 Tonetta Circle – Retain a seawall and install a dock

AGENDA
ZONING COMMITTEE
THURSDAY, SEPTEMBER 2, 2010 - 8:00 P.M.
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS & SPECIAL PERMIT

- a) #8-10R/#12-10SP/#15-10CAM – Hillside Plaza LLC – 14-16 N. Main St - Proposed amendments to modify density for multifamily housing that complies with workforce housing requirements and special permit for conversion of upper floors from office & multifamily to 12 multifamily units – Preliminary review
- b) #4-10R – Zoning Commission – Proposed amendments to Article 30 to permit neighborhood clubhouses in residence zones – Review of public hearing
- c) #5-10R - Zoning Commission - Proposed amendments to require wooden signs with black letters in East Avenue Village District - Final review prior to public hearing
- d) #7-10R – Zoning Commission – Proposed amendments to exempt awnings for health care & elderly facilities from lot coverage & setbacks – Final review prior to public hearing
- e) #10-10R – iPark – Proposed amendments to permit tenant directory signs for multitenant bldgs of 250,000 sq ft or more
- f) #X-10R – Zoning Commission - Amend Flood Hazard zone regulations regarding definition of substantial improvement – Preliminary review

II. PROPOSED CHANGES TO THE BUILDING ZONE MAP & BUILDING ZONE REGULATIONS & SP PERMIT

- a) #2-10M/#9-10R/#13-10SP/#17-10CAM – Norwalk Inn & Conf Ctr – 93-99 East Av- Proposed change to Building Zone Map, Proposed amendments to Building Zone Regulations to allow 3rd floor addition w/37 new rooms and convert rooming house to 7 hotel rooms with kitchens & Village District application – Preliminary review
- b) #1-10M - Zoning Commission – 195-201 Liberty Sq/1-21 Goldstein Place/15, 19 & 21 Fort Point St Proposed change to the Building Zone Map from Industrial #1 & AAA to Neighborhood Business & AAA – Preliminary review
- c) Comments of Commissioners