

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, DECEMBER 9, 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) #26-10CAM – Bad Dawgs – 40 N. Main St - Hot dog restaurant with walk-up take out window – Prelim review
- b) #X-10SPR – Glenwood Ave LLC – 9-11 Glenwood Av – 9 unit residential development – Request to add front porch in front setback as allowed by regulations – Preliminary review
- c) #X-10CAM – Sail American Grill (formally RiverCat) – 148 Rowayton Ave – Request to add live music
- d) #X-10SPR – Midas – Main Av – Auto service – Request to add automatic changeable copy sign – Prelim review
- e) #27-10CAM – Bulls Head Market Cafe – 46 N. Main St – Add seating to delicatessen – Preliminary review

II. SPECIAL PERMITS

- a) #9-10SP – Casatelli Tile – 114 Connecticut Av – Warehouse/wholesale – Request to modify approved plans
- b) #9-08SP/#25-08CAM – Stepping Stones Museum for Children – 303 West Ave (Mathews Park) – Additions & alterations to existing museum – Request for return of surety bond

III. DEP/ARMY CORPS REFERRALS

- a) DEP / USACE – 97 and 101 Rowayton Ave – Retain marina configuration for marine commercial use

IV. DPW REFERRALS

- a) Dept of Public Works - Rename Meadow Street Extension to Hatch and Bailey Place - Section 95-19 referral
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AGENDA
ZONING COMMITTEE
THURSDAY, DECEMBER 9, 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/CAM

- a) #14-10R/#15-10SP/#25-10CAM - 345 Ely LLC/SoNo Court Assoc – 345 Ely Av/Gray Rock Rd - Proposed amendment to add passenger motor vehicle assembly in existing buildings and indoor & outdoor storage of motor vehicles on lots of 10 acres or less as new special permit use & special permit for 36,000 sf passenger motor vehicle processing & assembly w/indoor & outdoor storage at 345 Ely Av - Final review prior to public hrg
- b) #12-10R/#23-10CAM – Wave Hill Bread – 30 High St – Proposed amendments to add boutique manufacturing as a permitted use in Neighborhood Business zones and CAM application for ±3,100 sq ft retail and boutique manufacturing at 30 High St – Final review prior to public hearing
- c) #11-10R – Zoning Commission – Proposed amendments to sign regulations for East Avenue Village District and Golden Hill Village District – Final review prior to public hearing
- d) #13-10R – Zoning Commission - Amend Flood Hazard zone regulations to revise definition of substantial improvement – Final review prior to public hearing
- e) Discussion of signs in urban settings, changeable copy signs & ground signs in Neighborhood Business zones
- f) Athletic field lighting by special permit – Informal discussion
- g) Comments of Commissioners
- h) Comments of Staff