

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, OCTOBER 9, 2014 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SPECIAL PERMITS

- a) #6-14SP – Knipschildt Chocolate – 133 Washington St – 333 sq ft Boutique manufacturing use – Preliminary review
- b) #7-14SP – 587 CT Avenue, LLC – 587 CT Ave – Mixed use development with 98,576 sq ft self storage facility and 50 units residential – Preliminary review
- c) #3-04SP – W.B. Mason – 151 Woodward Ave – Modify plan by adding 4 loading docks on side of building – Determine if minor change

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #9-11SPR - North Water, LLC - 20 N. Water St – 133,035 sf mixed use development – Request to modify approved plan to add outdoor fireplace to patio at Washington Prime Restaurant – Determine if minor change
- b) #19-14CAM – Kerschner Dev., LLC – 14 Farm Creek Rd – New single family residence – Preliminary review
- c) #7-14CAM – Beinfield Architecture – 16 Farm Creek Rd – New single family residence – Further review
- d) #16-14CAM – Piantidosi – 7 Sammis Street – New single family residence – Preliminary review
- e) #13-14CAM- Holt McChord – 10 1/2 Woodland Rd – Reconstruct shoreline flood & erosion structure – Further rev.
- f) #14-14CAM – Holt McChord – 12 Woodland Rd - Reconstruct shoreline flood & erosion structure – Further review
- g) #15-11CAM – Norwalk Museum Partnership, LLC – 41 North Main St – Proposed changes to approved plan – Determine if minor change

III. REQUESTS FOR EXTENSION OF APPROVAL TIME

- a) #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development with 101 multifamily dwelling units – Review of extension of time Status Report submitted September 18, 2014
- b) #15-11CAM – Norwalk Museum Partnership, LLC – 41 N. Main Street - Request for 1 year extension of time
- c) #4-12SP – Mary T. Fawcett – 329 & 335 Chestnut Hill Rd – 9 unit conservation development - Request for 1 year extension of time (2nd request)

AGENDA
ZONING COMMITTEE
THURSDAY, OCTOBER 9, 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) #5-14R/#3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day/Raymond St – Proposed amendments to Section 118-700 to revise TOD height and density requirements and revise affordable housing requirements from 30% to 20% (with 10% at 100% of State Median Income) for selected developments and to revise multifamily residential parking requirements for Transit Oriented Developments & related technical amendments & special permit for new 68 unit multifamily development (2 bldgs) & 9,790 sf mfg (existing bldg) in TOD area – Final review prior to public hearing
- b) #6-14R/#1-14SPR/#10-14SPR – The Berkeley Holding, LLC & 520 West Ave, LLC – 500-520 West Av (West Block) - Proposed amendments to revise the definition for Height of Building in a Design District Development Park to measure from centerline of highest street (currently measured from centerline of West Av) and modifications to approved site plan for The Berkeley for 6 story, 177,302 sf mixed use development with 4,932 sf restaurant (formerly retail), 6,943 sf medical office, and 129 residential dwelling units (#1-14SPR) and Frost Building (#10-14SPR) – Final review prior to public hearing
- c) #X-14R – Zoning Commission - Proposed amendments to reduce retail and restaurant parking requirements in Rowayton Avenue Village District – Further review of proposed draft amendment
- d) Discussion of CAM exemptions
- e) #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