

**AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, NOVEMBER 13, 2014 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. SPECIAL PERMITS

- a) #X-14SP – Best Buy Center – 333 Connecticut Av/Scribner Av – Request by DPW to tee up Scribner Ave exit
- b) #7-14SP – 587 CT Avenue, LLC – 587 CT Ave – Mixed use development with 98,576 sq ft self storage facility and 50 multifamily dwelling units – Final review prior to public hearing
- c) #16-02SP – Costco – 779 Connecticut Av – Proposed 1,860 sf produce cooler addition - Determine if minor change
- d) #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - Review of public hearing

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #21-14CAM – Khanh Du Le – 10A & 10 B Main Street – Tenant fit-up for expansion of existing nail Salon (Magic Nail Salon) – Preliminary review
- b) #X-14SPR – Merrittview Offices – 383 Main Ave – Request to add emergency generator – 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 Status Report submitted Oct 23, 2014 (extension of time due to expire Dec 20)
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**AGENDA
ZONING COMMITTEE
THURSDAY, NOVEMBER 13, 2014 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. PROPOSED CHANGE TO THE BUILDING ZONE MAP & SPECIAL PERMIT/COASTAL SITE PLAN

- a) #2-14M/#8-14SP/#20-14CAM – Head of the Harbor South, LLC - 6 Smith St/2 East Wall St - Proposed map change for 2 East Wall St from entirely East Ave Village District (EAVD) to EAVD (in part) & Central Business Design District Subarea C (in part) and special permit for 4 story mixed use development with 5,000 sq ft office and 60 dwelling units in 2 buildings – Preliminary review

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SPECIAL PERMIT/CSPR

- a) #7-14R/#1-09SP/#1-09CAM – TR SoNo Partners, LLC - SoNo Hotel – 43-47 South Main St - Proposed amendments to Washington Street Design District and modify special permit to 110 room extended stay hotel (formerly 121 room hotel) with 70 space indoor valet parking in an automated garage – Preliminary review
- b) #X-14R – Zoning Commission - Proposed amendments to require notification of neighbors for pending Coastal Site Plan applications – Draft for discussion
- c) #X-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10% – Draft for discussion
- d) #X-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site – Draft for discussion
- e) #2-14R – Zoning Commission – Proposed 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 – Final review prior to public hearing