

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, DECEMBER 4, 2014 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SPECIAL PERMITS

- a) #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 & recommended action
- b) #9-11SP – Winston Prep – 57 West Rocks Rd – Proposed modification to approved plan to install 6 ft. chain link fence and gates – Determine if minor change
- c) #8-11SP – Norwalk Hospital Association – 34 Maple St - New 97,600 sf outpatient addition – Request to modify approved Exterior Sign & Graphics Manual to revise ground signs at driveways along Maple Street

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #22-14CAM – Fairfield County Engineering, LLC – 2 Woodland Rd – Additions to single family residence – Preliminary review
- b) #X-14SPR/#X-14CAM – Northeast Utilities – 12 Harbor Ave – Addition to rear bldg and construction of 18’X30’ carport canopy – Determine if minor change

III. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #2-08SPR/#2-08CAM – Norwalk Land Development, LLC (GGP) - West Av/1 Putnam Av & Reed St – **District 95/7 North** – 605,000 sf mixed use development in a Design District Development Park - Request for 1 year extension of approval time
- b) #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 51-63 West Av/15-25 Putnam Av - **District 95/7 South** - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year extension of approval time

IV. REQUEST FOR RELEASE OF SURETY

- a) #8-08SP – Alyssa Holdings – 770 CT Ave – 180 child day care center – Request for release of surety

V. MOTOR VEHICLE LICENSE

- a) #1-14MV – Joseph Williams – 13 Church St – Replacement repairers license – Further review

AGENDA
ZONING COMMITTEE
THURSDAY, DECEMBER 4, 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 – Further 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 to permit extended stay hotels & related parking/technical amendments and modify special permit to 110 room extended stay hotel (formerly 121 room hotel with office) with 70 space indoor valet parking in an automated garage – Final review prior to public hearing
- b) #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 – Review of public hearing
- c) Zoning Enforcement - Proposed new Chapter 117 to permit zoning officer to issue fines – Review of draft ordinance