

**AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, JANUARY 8, 2015 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. SPECIAL PERMITS

- a) #2-15CAM – 61 Bluff Ave, LLC – 61 Bluff Avenue – Proposed single family residence – Preliminary review
- b) #8-11SP – Norwalk Hospital Association – 34 Maple St - 97,600 sf outpatient addition – Request to modify flight paths for relocated helicopter landing site - Determine if minor change
- c) #10-14SP – Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 21 unit Conservation development – Preliminary review
- d) #7-11SP/#17-11CAM – SoNo Ice House – 310 Wilson Avenue – Request for release of surety

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #6-08SPR/#16-08CAM - POKO IWSR Developers – 61-65 Wall St/Isaacs St - Wall St Place 182,112 sf mixed use development with 101 units, 14,759 sf retail & 2,424 sf restaurant – Proposed modifications to approved plans – Determine if minor change
 - b) #1-15CAM – Walter Mattera – 61 Main Street – Conversion of storage to retail – Preliminary review
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**AGENDA
ZONING COMMITTEE
THURSDAY, JANUARY 8, 2015 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. PROPOSED CHANGES 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 Central Business Design District Subarea C (in part) and EAVD (in part) and special permit for 4 story mixed use development with 5,000 sq ft office and 60 dwelling units in 2 buildings – Final review prior to public hearing
- b) #3-14M – 25 Butler, LLC –25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1 parcel) – Preliminary review

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

- a) #11-14R/#9-14SP – Norwalk Project, LLC – 50 Keeler Ave - Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zone and special permit for a 40,000 sq. ft. addition to existing Westy storage facility – Preliminary review
- b) #8-14R – Zoning Commission - Proposed amendments to require notification of neighbors for pending Coastal Site Plan applications – Final review prior to public hearing
- c) #9-14R – 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% – Further review
- d) #10-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site – Further review
- e) Discussion of special permits
- f) Discussion of athletic field lighting