

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, FEBRUARY 12, 2015 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SPECIAL PERMITS

- a) #11-14SP/#23-14CAM – B. Craighead – 8 Lewis Street – Convert from 2 units to 5 units – Preliminary review
- b) #10-14SP – Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 21 unit Conservation development – Further review
- c) #1-15SP – Alliance Energy, LLC – 224 Connecticut Ave – Replacement gas station – Preliminary review

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #8-14SPR/#9-14SPR - NW MFP Norwalk Town Ctr. LLC/3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av (Waypointe **South Block**) –130,280 sf mixed use development – Proposed modifications to approved plans to increase floor area to 138,630 sf, increase height above theater by 16 inches, add third loading dock, widen pedestrian walkway along front of building to 12 ft. and related changes - Determine if minor change
- b) #3-15CAM – Landtech – 215 Rowayton Ave – New single family residence – Preliminary review

III. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #15-13SP/#21-13CAM – Trinity Washington Village Ltd Partnership/City of Norwalk – **Raymond, Water & Day Sts** - 193 unit multifamily development – Request for 1 year extension of approval time
- b) #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – **13 Day St** - 10 unit multifamily development – Request for 1 year extension of approval time
- c) #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /Norwalk Housing Authority - **20 Day St** - 70 unit multifamily development – Request for 1 year extension of approval time
- d) #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Rd – Restaurant – Request for 1 year extension of approval time

AGENDA
ZONING COMMITTEE
THURSDAY, FEBRUARY 12, 2015 - 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) #3-14M – 25 Butler, LLC –25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1 parcel) – Final review prior to public hearing

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 – Final review prior to public hearing
- b) #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% – Final review prior to public hearing
- c) #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 – Final review prior to public hearing
- d) Discussion of special permits