

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

I. SPECIAL PERMITS

- a) #10-14SP – Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 21 unit conservation development – Status report
- b) #3-15SP – S. Choudhary – 391 Westport Ave/Strawberry Hill Av – Gas station & mini mart in existing former gas/service station – Preliminary review
- c) #2-15SP/#6-15CAM – Skyzone Trampoline Park – 360 Dr. MLK Jr. Dr. – 39,000 sq ft commercial recreation facility in an existing building – Preliminary review
- d) #1-15SP – Alliance Energy, LLC – 224 Connecticut Ave – Replacement gas station – Further review
- e) #14-10SP/#19-10CAM – Elderhouse – 7 Lewis St – Request for release of maintenance surety
- f) #4-15SP – Zimmerman Architecture – 380 Main Ave – Add new 2 story 6,558 sq ft restaurant (Burger King) to existing shopping center – Preliminary review

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #2-15SPR/#5-15CAM – 25 Butler LLC – 25 Butler Street - Relocate 8,600 sf historic building from 3 Quincy St to 25 Butler St for reuse as office – Preliminary review
- b) #1-14SPR/#10-14SPR – The Berkeley Holding, LLC/520 West Ave, LLC – 500-520 West Av (West Block) – Request to modify approved plans for 177,302 sf mixed use development (The Berkeley) with 129 units to use TOD parking requirements to reduce residential parking required from 225 sp to 192 sp and minor modifications to approved plans – Determine if minor change (ZC must act on parking change)
- c) #2-14SPR/#2-14CAM - Norwalk West VI, LLC. – 26-36 Orchard St/2 Quincy St – Request to modify approved plans for 69 unit development to use TOD parking requirements to reduce residential parking required from 123 sp to 107 sp – Determine if minor change (ZC must act on parking change)
- d) #X-15SPR – Marcus Partners Management – 101 Merritt 7 - Request to modify approved development park sign plan for Merritt 7 Corporate Park to add new cornice sign to Building 101 for Datto
- e) #4-15CAM – Peter Cummings Inc. – 5 Nylked Terrace – New single family residence – Preliminary review
- f) #9-11SPR/#22-11CAM – North Water, LLC - 20 N. Water St – Request to modify approved plans for 133,035 sf mixed use development to reduce retail from 7,700 sf to 6,002 sf & increase restaurant from 7,200 sf to 8,898 sf; to add third restaurant & use TOD parking to reduce residential parking required from 174 sp to 141 sp – Determine if minor change (ZC must act on parking change)

AGENDA
ZONING COMMITTEE
THURSDAY, MARCH 12, 2015 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

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

- a) #1-15R/#2-15SP – 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 *as revised to allow mixed use developments* and special permit for 40,000 sq. ft. addition to existing Westy storage facility – Preliminary review
- b) Discussion of special permits
- c) Discussion of farm stands
- d) Discussion of accessory apartments