

**AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, MAY 14, 2015 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. SPECIAL PERMITS

- a) #5-15SP – Special Properties III, LLC – 78 Cranbury Road/440 Newtown Ave – 15 unit Conservation development – Preliminary review
- b) #7-15SP/#6-15CAM – Skyzone Trampoline Park – 360 Dr. MLK Jr. Drive – 40,000 sq ft commercial recreation trampoline center in an existing building – Final review prior to public hearing
- c) #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day St – 68 units/ 9790 sf mfg - Modify approved plan to increase number of units to 76; revise manufacturing use in Bldg A to office & 2 dwelling units; revise affordable housing plan to change # of units from 20% affordable (14) to 10% workforce (8) and related modifications – Determine if minor change (ZC must act on change to Workforce Housing Plan)
- d) #1-15SP – Alliance Energy, LLC – 224 Connecticut Av – Replacement gas station – Final review prior to public hrg
- e) #6-15SP – RAP II, LLC – 123 Richards Ave – 64 unit congregate housing/assisted living – Preliminary review
- f) #3-09SP – SIR Development – 124 East Ave – Request to modify approved plan to replace beech tree – Determine if minor change
- g) #X-15SP – 155 Woodward Ave – Modify mixed use with manufacturing/warehouse to increase warehouse – Determine if requires new special permit

II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #9-13SPR/#25-13CAM – CP IV Waypointe BP I, LLC – 515 West Av – Waypointe Midblock 494,578 sf mixed use development – Modify approved plans to use TOD parking to reduce residential pkg required from 638 sp to 551 sp, to increase restaurant space from 11,550 sf to 17,050 sf & related modifications – Determine if minor change (ZC must act on parking change)
- b) #3-13SPR/#3-13CAM – NW MFP Norwalk Town Center I, LLC – 11 Merwin St – Waypointe North Block 140,978 sf mixed use development – Modify approved plans to use TOD parking to reduce residential pkg required from 169 sp to 141 sp, add 1,988 sf yoga fitness use & related modifications – Deter if minor change (ZC must act on parking change)
- c) #X-15SPR/#X-15CAM – CP IV Waypointe BP, LLC - Waypointe Design District Development Park Master Plan – Update approved plan to add two new parcels: 6 Butler and 25 Butler Street – Preliminary review
- d) #X-15SPR/#X-15CAM – CP IV Waypointe BP, LLC – 33 Orchard St – Modify workforce housing plan for offsite units at 33 Orchard St from 5 units (all one bedroom units) to 4 units (1 three bedroom, 1 two bedroom & 2 one bedroom units) – Determine if minor change (ZC must act on change to Workforce Housing Plan)
- e) #X-15CAM – 159-165 Rowayton Avenue, LLC - 159-165 Rowayton Ave – Minor changes to existing building

III. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #2-09SP – ABM 28 Bouton LLC - 25 & 29 Bouton St – Multifamily development - Request for 1 year extension of approval time

**AGENDA
ZONING COMMITTEE
THURSDAY, MAY 14, 2015 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

- a) #3-15R – CP Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District – Preliminary review
- b) #4-15R - Zoning Commission – Proposed amendments to Section 118-1295 to permit award banners for schools located in D Residence zones – Further review
- c) #X-15R – Zoning Commission – Review of draft amendments regarding special permits
- d) Discussion of farm stands – Review of regulations in other towns
- e) Discussion of accessory apartments – Review of regulations in other towns