

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**THURSDAY, JUNE 11, 2015 - 7:30 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. SPECIAL PERMITS**

- a) #5-15SP – Special Properties II, LLC – 78 Cranbury Road/440 Newtown Ave – 15 unit Conservation development – Final review prior to public hearing
- b) #6-15SP – RAP II, LLC – 123 & 125 Richards Avenue – 72 unit congregate housing/assisted living – Final review prior to public hearing
- c) #8-15SP – Miracle Temple Church of God in Christ of Norwalk, Inc. – 1 Trinity Pl – Child daycare center – Preliminary review
- d) #6-13SP/#10-13CAM – Grove Ely – 71-77 Rowayton Av – Request to modify approved plans – Determine if minor change
- e) #8-12SP – Lowe’s – 100 CT. Ave – Retail home improvement store – Discussion of timing of off-site improvements
- f) #X-15SP – Van Dyk Baler – Dr. MLK Jr. Drive – Request to modify building façade – Determine if minor change
- g) #X-15SP – Norwalk Public Schools – 157 Perry Av – Add portable classroom to Silvermine School – Determine if minor change

**II. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW**

- a) #X-15CAM – 159-165 Rowayton Avenue, LLC - 159-165 Rowayton Ave – Minor changes to existing building
  - b) #8-15CAM – Greenwich Flyers, LLC – 21 Rocky Point Road – New single family residence - Preliminary review
  - c) #9-15CAM – Klevian Postol – 19 Emerson St – Conversion of a one-family to a two-family residence - Preliminary review
  - d) #10-15CAM – John & Francis Meehan – 12 Norport Drive – Additions to single family residence - Preliminary review
  - e) #X-15SPR/#11-15CAM – 587 CT. Ave LLC – 11 Belden Ave – 69 multifamily dwelling units – Preliminary review
  - f) #6-13SPR – iPark – 761 Main Ave – Office complex – Discussion of parking
  - g) #X-15SPR – McDonald’s – 340 Main Ave – Request to modify approved plans to add dining space – Determine if minor change
- 

**AGENDA**  
**ZONING COMMITTEE**  
**THURSDAY, JUNE 11, 2015 - 8:00 P.M.**  
**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. PROPOSED CHANGES TO THE BUILDING ZONE MAP**

- a) #1-15M – 25 Butler, LLC – 43 Harbor Ave/38 Orchard St/4 & 6 Quincy St - Proposed change to the Building Zone Map from D Residence to Central Business Design District Subarea B (4 lots) – Preliminary review

**II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS**

- a) #3-15R – CP IV Waypointe BP I, LLC – Proposed amendments to Articles 50 and 121 regarding signs and through block arcades in Central Business Design District – Final review prior to public hearing
- b) #5-15R – Zoning Commission – Proposed amendments to Articles 30 regarding farm stands in AA and AAA Residence zones – Schedule for public hearing
- c) #6-15R - Zoning Commission – Proposed amendments regarding places of worship in selected business and industrial zones – Schedule for public hearing
- d) #7-15R - Zoning Commission – Proposed amendments to Section 118-1450 to revise criteria for Special Permits, to add a new subsection D. Special Standards for Non-residential uses in residence zones and related technical amendments – Schedule for public hearing
- e) Discussion of accessory apartments – Review of regulations in other towns
- f) Discussion of application fees
- g) Discussion of workforce housing
- h) Comments of Zoning Commission Chair