

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, DECEMBER 3, 2015 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #22-15CAM – A. Greenlee – 32 Shorehaven Rd – Replacement single family dwelling – Further review
- b) #9-13SPR – Waypointe Midblock – Request to modify approved plans to add new outdoor seating area for Barcelona Restaurant and related changes to wider sidewalk & thru block arcade bonus calculations – Determine if minor change
- c) #9-15SPR/#24-15CAM – 587 CT. Ave. LLC – 11 Belden Ave – 69 residential units – Preliminary review
- d) #8-14SPR/#9-14SPR/#20-14CAM – Waypointe South Block – 17 Butler/467 West Ave - 138,630 sf mixed use development with iPic theater, retail, restaurant & fitness club - Request to modify approved plans to add 90 multifamily dwelling units, revise commercial floor plans, parking layout & related changes – Determine if minor change

II. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

- a) #18-15SP/#23-15CAM – NW MFP Norwalk II LLC - Waypointe South Block – 17 Butler/3 Quincy St - 138,630 sf mixed use development - Add 14 lane bowling alley to approved mixed use development – Preliminary review
- b) #14-15SP/#15-15SP/#16-15SP – 150/166/170 Glover LLC – 150-174 Glover Ave – Grist Mill Village - 710 unit Commercial PRD (3 separate applications) – Final review prior to public hearing
- c) #20-15SP/ #25-15CAM – B. Craighead – 2 Park Street – 5 residential units – Preliminary review

AGENDA
ZONING COMMITTEE
THURSDAY, DECEMBER 3, 2015 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM

- a) #3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM - Highpointe Holding LLC – 8 North Av/37 - 48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25, increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and add wider sidewalks as new amenity throughout CBDD and site plans for 2 new 6 story mixed use developments: Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 212 units & 14,250 sf retail and Highpointe East 42-48 High St: 66 units & 4,320 sf retail – Further review

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

- a) #12-15R/#17-15SP – United Parcel Service – 254 MLK Jr. Dr - Proposed amendment to Section 118-711 Restricted Industrial to permit expansion of existing package distribution facility with off-site parking on lots within 500 feet of facility and related technical amendments and special permit for 190 sp off-site parking lot at 254 MLK Jr. Dr – Final review prior to public hearing
- b) #14-15R/#19-15SP - A. J. Penna & Son - 2 Muller Avenue - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a special permit use in Business #2 zone
- c) #13-15R – CP IV Waypointe BP LLC – Proposed amendments to permit compact car parking in Design District Development Parks – Preliminary review
- d) #15-15R – Zoning Commission - Workforce housing amendments
- e) #16-15R – Zoning Commission – Minimum clearance for public sidewalks
- f) FAR, setbacks and buffers from coastal jurisdiction line for coastal properties
- g) Notification of neighbors – Informal discussion
- h) Parking in front setback – Informal discussion
- i) Outdoor dining in East Norwalk