

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

I. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW

- a) #10-13SPR – Music Theater of CT. – 509 Westport Ave – Request to modify approved plan to dispense liquor at performances – Determine if minor change
- b) #16-15CAM – B. Beinfeld – 2 Nearwater Rd. – New single family residence, convert existing dwelling to accessory use – Review of public hearing & recommended action
- c) #21-15CAM – Edward Bistany – 74 North Main St – Tenant fit-up for “Prime Burger” restaurant – Preliminary review
- d) #X-15CAM – A. Greenlee – 32 Shorehaven Rd – Replacement single family dwelling – Preliminary review

II. REQUEST FOR EXTENSION OF APPROVAL TIME

- a) #1-09SP/#1-09CAM – TR Sono Partners, LLC (SoNo Hotel) - 43-47 South Main St – 8 story, 110 room extended stay hotel with 70 space indoor valet parking in a 2 story automated garage - Request for 1 yr ext of approval time
- b) #4-12SP – Mary Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation development - Req for 1 yr ext of approval time

III. REQUEST FOR RELEASE OF SURETY

- a) #8-12SP – Lowe’s Home Centers, Inc. – 100 Connecticut Avenue - 135,000 sq. ft. retail home improvement store– Request for release of surety

IV. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW

- a) #13-15SP – Black Gold Enterprises – 479 Main Ave – Replacement gas station – Final review prior to public hrg
- 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) – Further review
- c) #17-13SP – Merritt River Partners, LLC – 1 Glover Av – 132 unit Commercial PRD – Request to modify conditions of approval to allow CZC to be issued before OSTA improvements are complete - Determine if minor change
- d) #4-14SP/#15-14CAM – AMEC Carting, LLC – 1 Crescent St – Bulky waste transfer/recycling station – Review of traffic report after opening facility to the public

**AGENDA
ZONING COMMITTEE
THURSDAY, NOVEMBER 12, 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 and increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area & to add wider sidewalks as new amenity throughout CBDD and site plans for two new 6 story mixed use developments: Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 214 units & 16,800 sf retail and Highpointe East 42-48 High St: 68 units & 5,300 sf retail – Further review

II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS

- 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 – Preliminary review
- b) #10-15R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk and technical amendments – Final review prior to public hearing
- c) Notification of neighbors – Informal discussion

d) Parking in front setback – Informal discussion