

**AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 11, 2013 - 7:30 P.M.
COUNCIL CHAMBERS – 3RD FLOOR - CITY HALL - 125 EAST AVE – NORWALK CT**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #8-13SPR – FM Investments LLC – 587 Connecticut Ave - Proposed mixed use development with 34,700 sq ft office and 80 multifamily dwelling units
- b. #3-13R – Trinity Washington Village Limited Partnership – Proposed amendments to Industrial Zone #1 regarding the location of parking for TOD properties in flood zones
- c. #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership / City of Norwalk and Redevelopment Agency of the City of Norwalk – **13 Day St** - Proposed 10 unit multifamily development in a Transit Oriented Development (TOD) area
- d. #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership / City of Norwalk and Redevelopment Agency of the City of Norwalk - **20 Day St** - Proposed 70 unit multifamily development in a Transit Oriented Development (TOD) area
- e. #15-13SP/#21-13CAM – Trinity Washington Village Limited Partnership / The Housing Authority of the City of Norwalk, Housing Authority – Washington Village – **Raymond, Water & Day Sts** - Proposed 193 unit multifamily development in a Transit Oriented Development (TOD) area
- f. #4-13R - Zoning Commission – Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center
- g. #5-13R - Zoning Commission – Proposed amendments to Section 118-1220 regarding the use of municipal parking lots in South Norwalk

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

- a. Action on Item III a.
- b. #9-13SPR/#25-13CAM – CP IV Waypointe BP, LLC – 515 West Av/29 Orchard St – Waypointe Midblock – Modify approved plan to add parcel at 29 Orchard St, increase to 362 multifamily units (21 new units) and reduce retail space to 38, 431 sf (reduce by 1,000 sf) and related site plan modifications - Report & recommended action
- c. #11-13SPR – Even Hotel – 426 Main Ave – Add 7 hotel rooms and request for waiver of 18 off-street parking spaces – Report & recommended action
- d. #10-13SPR – Music Theater of CT – 509 Westport Av – Proposed tenant fit-up for theater use – Report & recommended action
- e. #2-13MV – Main Ave Auto Repair, LLC – 527 Main Ave – Motor vehicle use – Replacement repair garage – Report & recommended action
- f. #27-13CAM – Kershner Development Co. – 10 Pine Point Road – Alter and raise portion of existing single family residence, add 1,600 sq ft of new, replacement - Report & recommended action
- g. #6-08SPR/#16-08CAM - POKO IWSR Developers, LLC – Wall St/Isaacs St - Wall St Place mixed use development – Request for six month extension of approval time - Report & recommended action

V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

- a. Action on Items III b. – g.

Note: Action on zoning amendment must precede action on related special permit/coastal site plan review applications

VI. APPROVAL OF MINUTES: November 20, 2013

VII. COMMENTS OF ASSISTANT DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Plan Review Committee Thursday, January 9, 2013 - 7:30 PM - Conference Room 231 2nd Floor City Hall
Zoning Committee Thursday, January 9, 2013 - 8:00 PM - Conference Room 231 2nd Floor City Hall
Zoning Commission Wednesday, January 15, 2013 - 7:30 PM Council Chambers Third Floor City Hall