

AGENDA
PLAN REVIEW COMMITTEE
THURSDAY, DECEMBER 5, 2013 - 7:30 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS

- a) #8-13SPR – FM Investments LLC – 587 Connecticut Ave - Proposed mixed use development with 34,700 sq ft industrial building and 80 multifamily dwelling units – Final review prior to public hearing
- 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 – Preliminary review
- c) #11-13SPR – Even Hotel – 426 Main Ave – Add 7 hotel rooms and request for waiver of 18 off-street parking spaces – Preliminary review
- d) #10-13SPR – Music Theater of CT – 509 Westport Av – Proposed tenant fit-up for theater use – Preliminary review
- e) #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 – Preliminary review

II. MOTOR VEHICLE LICENSE

- a) #2-13MV – Main Ave Auto Repair, LLC – 527 Main Ave – Motor vehicle use – Replacement repair garage – Preliminary review

III. EXTENSION OF APPROVAL TIME

- a) #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

AGENDA
ZONING COMMITTEE
THURSDAY, DECEMBER 5, 2013, 2013 - 8:00 P.M.
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE

I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS, SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS

- a) #3-13R/#15-13SP/#21-13CAM – Trinity Washington Village Ltd Partnership/City of Norwalk – **Raymond, Water & Day Sts** - Proposed amendments to Industrial Zone #1 regarding the location of parking for TOD properties in flood zones & new 193 unit multifamily development – Final review prior to public hearing
- b) #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – **13 Day St** - New 10 unit multifamily development – Final review prior to public hearing
- c) #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /Norwalk Housing Authority - New 70 unit multifamily development – Final review prior to public hearing
- d) #6-13R/#16-13SP – A. Glazer – 194 Perry Ave/River Rd - Proposed amendments to Silvermine Tavern Village District to increase to 15,000 sf for new structures, allow single family residences and special permit to rehabilitate Silvermine Tavern buildings, rehab existing SFR/guest house, construct new barn, add 4 units cluster housing and reconfigure existing parking lot – Preliminary review
- e) #7-13R – Planning Commission - Proposed amendments to regulate the location and screening of mechanical equipment and HVAC units on rooftops in multifamily and business zones – Preliminary review

II. MAIN AVENUE: Discussion of possible new regulations for Main Avenue Service area from Linden St to New Canaan Avenue as recommended in the Westport-North-Main Corridor Study and Plan