AGENDA
ZONING COMMISSION
WEDNESDAY, FEBRUARY 19, 2014 - 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. #6-13R – A. Glazer –Proposed amendments to Silvermine Tavern Village District to increase to 19,600 sf. for new structures and to allow single family residences and cluster housing

b. #16-13SP – A. Glazer – 192, 193 & 194 Perry Ave/1 River Rd **-** Rehabilitate Silvermine Tavern buildings, convert existing mill buildings to single family residence with guest house, construct new barn, add 4 units cluster housing, reconfigure existing parking lot & add valet parking

c. #7-13R – Merritt River Partners, LLC –Proposed amendments to Section 118-760 Commercial Planned Residential Development (PRD) regulations to reduce lot size, increase FAR, building area & density & related changes

d. #17-13SP – Merritt River Partners, LLC – 1 Glover Ave – 5 story, 132 unit Commercial Planned Residential Development (PRD)

IV. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

a. Action on Items III a., b., c. and d.
Note: Action on zoning amendment must precede action on related special permit/coastal site plan review application

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 – Report & recommended action

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 – Report & recommended action

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 – Report & recommended action

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 – Report & recommended action

V. APPROVAL OF MINUTES: January 15, 2014

VI. COMMENTS OF ASSISTANT DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

IX. FUTURE MEETINGS

Plan Review Committee Thursday, March 13, 2014 - 7:30 PM - Conference Room 231 2nd Floor City Hall
Zoning Committee Thursday, March 13, 2014 - 8:00 PM - Conference Room 231 2nd Floor City Hall
Zoning Commission Wednesday, March 19, 2014 - 7:30 PM Council Chambers Third Floor City Hall