

**\*CHANGE OF MEETING DATE\***

**PLAN REVIEW COMMITTEE & ZONING COMMITTEE**

The **DATE** for the Plan Review and Zoning Committee meetings  
scheduled for

Thursday November 10, 2016

at 7:00 and 7:30 pm

has been **changed** to

**Wednesday November 9, 2016**

at 7:00 and 7:30 pm

**Conference Room 231**

**Second Floor**

**City Hall**

**AGENDA**  
**PLAN REVIEW COMMITTEE**  
**WEDNESDAY, NOVEMBER 9, 2016 - 7:00 P.M.**

**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. REQUEST FOR EXTENSION OF APPROVAL TIME**

- a) #3-14SP/#11-14CAM – Maritime Village I, LLC – 19 Day St – 57 unit multifamily development (2 new bldgs.) & 9,790 sf office (existing bldg) in TOD area – Request for 1 year extension of approval time
- b) #3-15SP – Black Gold Enterprises – 479 Main Av – Gas station - Request for 1 year extension of approval time
- c) #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev - Request for 1 yr ext of approval time

**II. REQUEST FOR RELEASE OF SURETY**

- a) #17-13SP – 1 Glover Ave – Commercial PRD - Request for release of surety
- b) #7-09SP – Avalon East Norwalk - 8 Norden Pl – 240 unit multifamily develop - Request for release of main surety

**III. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

- a) #28-16CAM – Richard Wood – 9 Cudlipp St – Addition to single family residence - Further review
- b) #13-16SP - Main Norwalk, LLC – 272 - 280 Main Avenue – “The Village” – Proposed new ±75,000 sf retail development – Preliminary review
- c) #30-16CAM – Landtech – 7 Gregory Court – New single family residence – Preliminary review
- d) #31-16CAM – Fletcher Land Development – 38 Shorefront Park – New single family residence – Prel review
- e) #X-16SPR – Andriopoulos Design Assoc. – 39-41 Glenwood Av – Request to modify app plans to increase size of front entry porches – Determine if minor change

**IV. SPECIAL PERMITS & COASTAL SITE PLAN REVIEWS**

- a) #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – 40 residential units – Final review prior to hearing
- b) #11-16SP – Side by Side Charter School – 85 & 97 S. Main St – New 2 story school bldg - Final review prior to hrg
- c) #14-15SP – 150/166/170 Glover LLC – 150 Glover Ave – Grist Mill Village Bldg A - 230 unit Commercial PRD – Request to modify Bldg A to enlarge footprint, to modify exterior façade, to add 5 units (inc. 1 workforce unit); add parking & recreation area and related changes - Determine if minor change (Zoning Commission action required)
- d) #4-12SP – Fawcett – 329-335 Chestnut Hill Rd – 9 unit conservation dev – Request to modify approved plans to modify footprint, façade and site changes – Determine if minor change
- e) #14-16SP/#32-16CAM – L. Fishell – 75 East Av - Conversion of funeral home to 4 units – Preliminary review

**AGENDA**  
**ZONING COMMITTEE**

**WEDNESDAY, NOVEMBER 9, 2016 - 7:30 P.M.**

**CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. DPW REFERRAL:** 8-24 Review – Public Works Committee of Common Council – Street Abandonment/Discontinuance under Sect95-35 of City Code of a 92+/- sf portion of Hanford Place Right-Of-Way (known as Parcel X-1)

**II. PROPOSED CHANGES TO THE BUILDING ZONE MAP**

- a) #1-16M – F. DiMeglio - 56 County St/Strawberry Hill Ave - Proposed Change to the Building Zone Map from A Residence in part & B Residence in part to entirely B Residence – Preliminary review

**III. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS/SP PERMITS/SITE PLANS**

- a) #21-15SP/#26-15CAM/#22-15SP/#27-15CAM – Norwalk Land Development, LLC (The SoNo Collection) – 1 Putnam Av/63 West Av/N. Water St – **North Parcel:** 8 story, 762,000 sf mixed use retail shopping center w/506,705 sf retail, 31,350 sf restaurant/cafe w/2,484 pkg sp & **South Parcel:** 8 story, 302,000 sf mixed use retail shopping ctr w/154,817 sf retail, 13,017 sf restaurant/cafe & public improvements & 13 story, 152 rm hotel (105,427 sf) w/539 pkg sp – Request to modify plans w/architectural/façade changes/add retail space/Waiting for Redevelopment comments
- b) #6-16R/#6-16SPR/#7-16SPR/#20-16CAM/#21-16CAM - Norwalk Land Development LLC - 1 Putnam Av (North parcel) & 63 West Ave (South parcel) – Proposed amendments to Article 121 regarding Electronic Video Screen Signs and Exterior sign manual for Mixed use retail shopping centers in Reed Putnam Design District Subarea A and site plan review of The SoNo Collection Comprehensive Exterior Signage Manual dated Oct 4, 2016 and graphic examples dated rev Oct 7, 2016 for The SoNo Collection properties – Review of public hearing (act by Nov 16)
- c) #8-16R/#12-16SP – V. Penna Sr. – 284 New Canaan Ave – Proposed amendments to Section 118-100 to revise the definition for Public utility supply or storage facility and to Article 30 to amend special permit criteria for such uses when located in AAA Residence zones and special permit to reuse former Armory Building for a public utility storage facility owned by an independent entity – Preliminary review
- d) Review of draft amendments and map changes associated with South Norwalk Transit Oriented Development (TOD) Redevelopment Plan – Informal discussion
- e) Overview of medical marijuana regulations in adjoining municipalities
- f) Discussion of setbacks from tidal wetlands