

AGENDA
ZONING COMMISSION
THURSDAY, JANUARY 4, 2018 - 7:00 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 80 residential units, 4,340 sf retail and 1,590 sf office in Transit Oriented Development (TOD) area: *Hearing continued from December 13, 2017*
- b. #9-17SP – Michael Broncati - 346 Main Ave – Tenant Fit-up for 3,500 sq ft soccer training

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. Action on Items III. a. and b.
- b. #26-17CAM – Daniel Hafner – 43 Yarmouth Rd – New single family residence changes – Report and recommended action
- c. #7-15SPR/#20-15CAM - Highpointe Holding LLC – 74-88 Main St/6-8 North Av/37-45 High St – Highpointe West: 6 story mixed use development w/ 212 units & 14,250 sf retail - Request for 1 year ext of time – Report and recommended action
- d. #8-15SPR - Highpointe Holding LLC – 42-48 High St – Highpointe East: 6 sty mixed use development w/66 units & 4,320 sf retail - Request for 1 year extension of approval time – Report and recommended action
- e. #5-15SP – Special Properties II, LLC – 440 Newtown Ave/78 Cranbury Rd: 15-unit Conservation Development - Request for extension of approval time – Report and recommended action

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #11-17R/#11-17SP/#29-17CAM - 230 East Avenue, LLC – 230 East Ave/3 Rowan St - Proposed amendments to Section 118-700 to permit transit oriented development (TOD) in the Ind#1 zone at the East Norwalk Railroad Station and special permit for 6 story, 260,663 sf mixed use development with 195 residential units, 40,955 sf office, 2,130 sf restaurant, 1,500 sf retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings – Status Report
- b. #28-17CAM - Bema Group, LLC – 12 Naromake Ave. – New two family dwelling – Report and recommended action

VI. APPROVAL OF MINUTES: December 13, 2017, December 18, 2017

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Zoning Commission Wednesday, January 17, 2018 - 7:00 PM - *Council Chambers - Third Floor* City Hall
Zoning Commission Thursday, February 1, 2018 - 7:00 PM – *Council Chambers - Third Floor* - City Hall

