

**AGENDA  
PLAN REVIEW COMMITTEE  
THURSDAY, JUNE 10, 2010 - 7:30 P.M.  
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

**I. SITE PLAN REVIEWS & COASTAL SITE PLAN REVIEWS**

- a) #X-10SPR – Montessori School – 24 Lois Street – 8,227 sq ft Montessori School – Determination if minor change
- b) #1-10SPR – Dr. Syed Reza – 346 Main Av – Convert 38,000 sq ft building to medical & general office – Review of hrg
- c) #5-10CAM – Trust Realty – 731 West Av – Expansion of existing café/dance club Rhythm - Final review prior to hrg
- d) #11-03SPR – Los Cabos Mexican Restaurant – 36 Westport Av – Request to install roll-up window system at front façade – Determination if minor change
- e) #X-10SPR – CVS – 261/281 Connecticut Av/100 Scribner Av – Proposed 24,010 sq. ft. two story retail pharmacy with drive thru window – Preliminary review
- f) #12-10CAM – Perfect Plantings, LLC – 19 Fort Point St – Contractor's storage yard and new building – Prelim review
- g) #7-09SPR – Norwalk Community Health Ctr – 120 CT Av – Addition of picnic tables in buffer area – Determination if minor change
- h) #13-10CAM – Subcon, Inc. – 14 Belden Avenue – Establish restaurant retail use ‘Subway’ – Preliminary review

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

- a) #4-10SP – Al Madany Islamic Center of Norwalk Inc. – 127 Fillow St – Mosque & multipurpose hall – Further review
- b) #7-10SP/#8-10CAM – Norwest Marine & Arnold Diagnostics – 130 Water St – Boat sales and establish new retail use auto parts sales – Final review prior to public hearing
- c) #6-10SP/#9-10CAM – Cedar Hammocks LLC – Cedar Hammocks Island - Construction of single family residence in Island Conservation zone – Final review prior to public hearing
- d) #9-10SP – Casatelli Corp – 114 Connecticut Av – Wholesale/warehouse use in existing building – Final review prior to public hearing
- e) #14-09SP – Norwalk Hospital Association – 34 Maple St/Stevens St - New 628 space parking garage – Modify approved plan to comply with conditions of approval regarding screening
- f) #8-10SP – Norden Place LLC/CL&P - 8 Norden Pl – Modify approved plans to add new CL&P equipment to front entrance drive – Preliminary review
- g) #X-10SP – Citgo Gas – 211 East Ave – Modification (reduction) of convenience store area - Determination if minor change

**III. DEP/ARMY CORPS**

- a) DEP/USACE Referral – 157 Rowayton Avenue – Establish public access on and install roof over existing deck; and retain a float and install new floats for marine commercial use
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**AGENDA  
ZONING COMMITTEE  
THURSDAY, JUNE 10, 2010 - 8:00 P.M.  
P&Z CONFERENCE ROOM – 2ND FLOOR CITY HALL - 125 EAST AVENUE**

**I. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS**

- a) #4-10R – Zoning Commission – Proposed amendments to Article 30 to permit clubhouses in residence zones – Review of draft amendment
- b) Sign regulations – Changes to require wooden signs with black letters in East Avenue Village District; to establish light intensity standards, and to eliminate self illuminated plastic signs – Review & discussion
- c) Exempt awnings from lot coverage – Review & discussion
- d) Comments of Commissioners