

**AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 15, 2010 - 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. #14-10R - 345 Ely LLC/SoNo Court Assoc – Proposed amendments to add passenger motor vehicle assembly in existing buildings and indoor & outdoor storage of passenger motor vehicles on lots of 10 acres or less as a new special permit use in the Restricted Industrial zone
- b. #15-10SP/#25-10CAM - 345 Ely LLC/SoNo Court Assoc – 345 Ely Ave/Gray Rock Road - 36,000 sq. ft. passenger motor vehicle processing & assembly with indoor & outdoor storage
- c. #11-10R – Zoning Commission – Proposed amendments to sign regulations for East Avenue Village District and Golden Hill Village District
- d. #12-10R – Zoning Commission – Proposed amendments to add boutique manufacturing as a permitted use in Neighborhood Business zones
- e. #23-10CAM – Wave Hill Bread – 30 High Street - ±3,100 sq ft retail and boutique manufacturing of bread and related products in existing building
- f. #13-10R – Zoning Commission - Amend Flood Hazard zone regulations to revise definition of substantial improvement

IV. REPORT OF PLAN REVIEW COMMITTEE, JAMES WHITE, CHAIR

- a. #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development – Request for extension of approval time - Report & recommendation
- b. Dept of Public Works - Section 95-19 referral: Rename Meadow Street Extension to Hatch & Bailey Place - Report & recommendation
- c. #26-10CAM – Bad Dawgs – 40 N. Main St - Hot dog restaurant with walk-up take out window - Report & recommendation
- d. #X-10SPR – Glenwood Ave LLC – 9-11 Glenwood Av – 9 unit residential development – Request to add front porch in front setback as allowed by regulations - Report & recommendation
- e. #27-10CAM – Bulls Head Market Cafe – 46 N. Main St – Add seating to delicatessen – Rpt & recommendation
- f. #9-08SP/#25-08CAM – Stepping Stones Museum for Children – 303 West Ave (Mathews Park) – Additions & alterations to existing museum – Request for return of surety bond - Report & recommendation
- g. DEP/USACE – 97 and 101 Rowayton Ave – Retain marina configuration for marine commercial use - Report & recommendation

V. REPORT OF ZONING COMMITTEE, ROBERT KEYES, CHAIR

- a. Action on Items III a - f. *NOTE: Action on zoning amendment must precede action on special permit & coastal site plan review*

VI. APPROVAL OF MINUTES: November 17, 2010

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Plan Review Committee Thursday, January 13, 2011 - 7:30 PM - P&Z Conference Room
Zoning Committee Thursday, January 13, 2011 - 8:00 PM - P&Z Conference Room
Zoning Commission Wednesday, January 19, 2011 - 7:30 PM - Common Council Chambers