AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 13, 2017 - 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. #5-17SPR – CP IV Waypointe BP I, LLC (Carmel Partners) – 515 West Ave/Orchard Street – New exterior sign manual for Waypointe Midblock

b. #7-17SPR – CP IV Waypointe BP I, LLC (Carmel Partners) – 11 Merwin Street – New exterior sign manual for Waypointe North Block

c. #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

IV. REPORT OF PLAN REVIEW COMMITTEE

a. Action on Items III. a., b. and c.

b. #15-15SP – 200 Glover Ave LLC (formerly 166 Glover, LLC) – 200 Glover Avenue – Grist Mill Village Building B: 230 unit Commercial PRD – Request to modify approved plan to increase # of units to 232, revise windows to Juliet-style balconies, increase building footprint and related changes - Report & recommended action

c. #26-17CAM – Daniel Hafner – 43 Yarmouth Rd – New single family residence changes - Report & recommended action

d. #27-17CAM – 197 Rowayton Ave LLC – 197 Rowayton Ave - New single family residence changes - Report & recommended action

V. REPORT OF ZONING COMMITTEE

NOTE: *Need 5 votes to approve and override Planning Commission's denial of proposed map change and proposed zoning amendments*

NOTE: *Action on proposed map change & zoning amendment must precede action on special permit*

a. #1-17M - Cumberland Farms, Inc. – 2 & 4 West Main Street/125, 127, 129, 131 Main St – Proposed change to Building Zone Map from D Residence in part & Business #2 in part to entirely Business #2 zone - Report & recommended action

b. #7-17R - Cumberland Farms, Inc. – Proposed amendments to Section 118-1010 to remove text regarding a minimum distance of two thousand (2000) feet between gas stations - Report & recommended action

c. #4-17SP - Cumberland Farms, Inc. – 2 & 4 West Main Street/125, 127, 129 & 131 Main St – New gas station with 6 pump islands (12 fueling stations) and 4,794 sf retail store - Report & recommended action

VI. ANNUAL MEETING SCHEDULE: Adopt 2018 Annual meeting schedule

VII. APPROVAL OF MINUTES: November 15, 2017

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Joint Public ZC/PC Hrg at Special Mtg Mon Dec 18, 2017 – 7:00 pm ***Community Room - First Flr*** - City Hall
Zoning Commission Thursday, January 4, 2018 - 7:00 PM – ***Council Chambers - Third Floor*** - City Hall
Zoning Commission Wednesday, January 17, 2018 - 7:00 PM ***Council Chambers - Third Floor*** City Hall