

AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 12, 2018 - 7:00 P.M.

COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. RECEIPT/REVIEW AND ACTION ON PENDING APPLICATIONS

- a. #10-16SP – Metropolitan Realty Assoc. LLC – 1 Bates Court – 40 residential units – Request for one year extension of approval time – Report & recommended action
- b. #8-17SP – Norwalk Hospital/Western CT. Health Network– 34 Maple St – Modify Exterior Signage Manual to revise Hospital logo, add illuminated cornice sign at roofline of main bldg., update ground signs, add banners & related changes – Request for one year extension of approval time – Report and recommended action
- c. #2-17SPR/#14-17CAM – NWMFP Norwalk Town Ctr. II/3 Q Property LLC – The Pinnacle @ Waypointe South Block - 467 West Av/17 Butler St/3 Quincy St – New 7 story, 519,820 sf mixed use development with 330 units, 496 seat iPic movie theater (41,604 sf), 22,509 sf restaurant, 0 sf retail, 23,979 sf fitness center and 942 space parking garage - Request for extension of time to Oct 11, 2019 – Report & recommended action
- d. #3-17SPR/#15-17CAM – 6 Butler Properties, LLC – 6 Butler St – Demolish existing building at 6 Butler St; dismantle historic building at 3 Quincy St; reconstruct/rehabilitate historic bldg.; reuse as 1,395 sf restaurant on first flr & 3,840 sf office on second flr – Request for ext of time to Oct 11, 2019 – Rpt. & recomm action
- e. #4-14SP/#5-14CAM – AMEC Carting – 1 Crescent St – Engaging traffic engineer to review previously approved operation changes – Report and recommended action

IV. DISCUSSION/ACTION ON NEW APPLICATIONS

- a. #16-18CAM – Alex Hill – 1 Gregory Court – New single family residence – Report & recommended action
- b. #1-18MV – F & L Gen. Auto Repairs, LLC – 13 Church St – Replacement motor vehicle use – Report & recommended action
- c. #9-18SPR/#18-18CAM – Play CT. LLC – 85-99 Water St – 29,000 sf multi activity entertainment space/restaurant/bar – Report & recommended action
- d. #6-18R/#12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones and special permit for a new 4 story, 15 unit addition to rear of 4 unit historic structure (19 units total) - Report & recommended action
- e. #7-18R Zoning Commission - Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the Connecticut State Building code - Report & recommended action
- f. #5-18R – Zoning Commission – Proposed amendment to Section 118-1460 Violations and Penalties to allow the Commission to revoke any permit for noncompliance - Report & recommended action

V. APPROVAL OF MINUTES: November 14, 2018

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

IX. FUTURE MEETINGS

Zoning Commission Thursday, January 3, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

Zoning Commission Wednesday, January 16, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall



Assisted Listening Devices Available