

AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 10, 2014 - 7:30 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARING

- a. #7-14R - TR SoNo Partners, LLC – Proposed amendments to Section 118-501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking areas

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

- a. #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - Report & recommended action
- b. #8-11SP – Norwalk Hospital Association – 34 Maple St - New 97,600 sf outpatient addition – Request to modify approved Exterior Sign & Graphics Manual to revise ground signs at driveways along Maple Street - Report & recommended action
- c. #2-08SPR/#2-08CAM – Norwalk Land Development, LLC (GGP) - West Av/1 Putnam Av & Reed St – District 95/7 North – 605,000 sf mixed use development in a Design District Development Park - Request for 1 year extension of approval time - Report & recommended action
- d. #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 51-63 West Av/15-25 Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year extension of approval time – Report & recommended action
- e. #8-08SP – Alyssa Holdings – 770 CT Ave – 180 child day care center – Request for release of surety - Report & recommended action
- f. #22-14CAM – Fairfield County Engineering, LLC – 2 Woodland Rd – Additions to single family residence - Report & recommended action
- g. #1-14MV – Joseph Williams – 13 Church St – Replacement repairers license - Report & recommended action

V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

- a. Action on Item III. a.
- b. #1-09SP/#1-09CAM – TR SoNo Partners, LLC - SoNo Hotel – 43 - 47 South Main St - Modify special permit to 110 room extended stay hotel (formerly 121 room hotel) with 70 space indoor valet parking in an automated garage – Report & recommended action
- c. #2-14R – Zoning Commission – Proposed amendments to revise minimum lot size for indoor contractor parking facility from 12,500 sf to 10,000 sf, to allow as principal use in Bus #1 & Bus #2 zones subject to submittal of Environmental impact statement (EIS) and related technical amendments – Report & recommended action

VI. APPROVAL OF MINUTES: November 19, 2014

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Plan Review Committee Thursday, January 8, 2015 - 7:30 PM - Conference Room 231 - 2nd Floor City Hall
Zoning Committee Thursday, January 8, 2015 - 8:00 PM - Conference Room 231 - 2nd Floor City Hall
Zoning Commission Wednesday, January 21, 2015 - 7:30 PM Council Chambers - Third Floor City Hall