

**AGENDA
ZONING COMMISSION
WEDNESDAY, NOVEMBER 18, 2009 - 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. #9-09SP/#21-09CAM – Anchor Academy – 3 & 7 Academy Street – Elementary school in the Carver building
- b. #9-09R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center

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

- a. Action on Item III a.
- b. #16-08SP – AG Phase I – Jefferson/W. Main Sts – 32 units – Request for extension of approval time – Report & recommendation
- c. #8-07SPR – Norwalk Center, LLC - 10 Norden Place – 154,691 sq. ft. office building – Request for extension of approval time – Report & recommendation
- d. #4-09SPR/#11-09CAM – Shawn's Lawns – 15 Chapel St – Proposed contractor's storage yard - Request for extension of approval time - Report & recommendation
- e. #4-98SP/#28-96SP - Norwalk Hospital – Maple St/Elmcrest Terrace - Hemodialysis building & addition to Emergency Dept – Request for release of surety - Report & recommendation
- f. #2-90SPR – Harwill Homes, Inc. – 330 Connecticut Ave – 14,932 sf retail building (Rickels) – Request for release of surety – Report & recommendation
- g. #4-07SP – CT Friends School – 440 Newtown Ave – Elementary school – Request to phase & modify plans – Report & recommendation
- h. #24-09 CAM – Jill Hanau – 8 Valley Road – Additions to a single-family residence - Report & recommendation
- i. DEP/USACE Referral – 32 Yarmouth Road – Install new pier, ramp, and float for recreational boating use
- j. DEP/USACE Referral – CL&P Norwalk substation – Norwalk River – Restoration & rip-rap of embankment

V. REPORT OF ZONING COMMITTEE, ROBERT KEYES, CHAIR

- a. Action on Item III. b.
- b. #8-09R – Norwalk Board of Education – Proposed amendments to Article 121 regarding signs at public high schools in residential zones – Report & recommendation
Note: Action on zoning amendment must precede action on special permit.
- c. #8-09SP – Norwalk Board of Education – 23 Calvin Murphy Dr/Strawberry Hill Ave - New changeable copy (automatic) ground sign at Norwalk High School – Report & recommendation
- d. #7-09R - Norden Place, LLC - Proposed amendments to Section 118-711 to permit multifamily and single family dwellings by special permit in Restricted Industrial zone – Report & recommendation
- e. #7-09SP - Norden Place, LLC - 8 Norden Place - 240 unit multifamily development with 4 single family residences (25 units to be designated as workforce housing units) and related recreation facilities – Report & recommendation

VI. APPROVAL OF MINUTES: October 21, 2009

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Plan Review Committee Thursday, December 10, 2009- 7:30 PM - P&Z Conference Room
Zoning Committee Thursday, December 10, 2009 8:00 PM - P&Z Conference Room
Zoning Commission Wednesday, December 16, 2009 - 7:30 PM - Common Council Chambers