

AGENDA
ZONING COMMISSION
WEDNESDAY, OCTOBER 17, 2018 - 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. #8-18SP - City of Norwalk Public Schools - 11 Ingalls Avenue - New 60,000 sf Columbus Magnet School – Continue hearing from September 20, 2018 to receive Conservation Commission report
- b. #4-18R – C & A Portables, LLC – Proposed amendment to Industrial #1 zone to allow storage of portable toilets as a new principal use
- c. #4-16SPR/#17-16CAM – Owner: LaJoie Auto Wrecking Co. Inc & La Joie's Auto Parts, Inc.; Applicant: F&G Construction, Inc. – 46 Meadow St – Contractor's storage yard – Public hearing for permit revocation due to non-compliance – Continue hearing from Sept 6, 2018

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. Action on Items III. a., b. and c.
- b. #5-18SPR - SoNo Metro LLC & 24 Monroe St LLC – 20 & 24 Monroe St/5 & 11 Chestnut St - New 5-6 story, ±122,000 sf Transit oriented development w/5,800 GSF ground floor retail, 11,000 sf office and 122 multifamily dwelling units (16 units in existing historic bldg. and 106 units in new bldg.) – 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 dwelling 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 one year extension of time - 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 one year extension of time – Rpt. & recommended action

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #X-18SPR – 597 Westport Owner 1, LLC & Owner 2, LLC – 597 Westport Av (218 residential units) – Installation of solar power photovoltaic system on upper deck of parking garage - Report & recommended action
- b. #X-18SP/#15-18CAM – BPC Capital Mgmt. V, LLC – 87 East Ave – 6 unit multifamily residence - Report & recommended action

VI. APPROVAL OF MINUTES: October 4, 2018

VII. REPORT OF NOMINATING COMMITTEE: Election of officers

VIII. ADOPTION OF ANNUAL MEETING SCHEDULE

IX. COMMENTS OF DIRECTOR

X. COMMENTS OF COMMISSIONERS

XI. ADJOURNMENT

XII. FUTURE MEETINGS

Zoning Commission Thursday, November 1, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

Zoning Commission Wednesday, November 14, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall



Assisted Listening Devices Available