

**AGENDA  
ZONING COMMISSION  
WEDNESDAY, SEPTEMBER 16, 2009 - 7:30 P.M.**

**\*\* COMMUNITY ROOM – 1ST FLOOR \*\* CITY HALL - 125 EAST AVE – NORWALK CT**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARINGS**

- a. #8-09R – Norwalk Board of Education – Proposed amendments to Article 121 regarding signs at public high schools in residential zones
- b. #8-09SP – Norwalk Board of Education – 23 Calvin Murphy Dr/Strawberry Hill Ave - New changeable copy (automatic) ground sign at Norwalk High School
- c. #7-09SPR – Norwalk Community Health Center – 120 Connecticut Ave – 24,000 sq ft of medical office
- d. #2-07SP – Stuart Avenue Townhouses, LLC – 42-46 Stuart Av– 12 unit multifamily residential (Lot 4) – Revocation of permits
- e. #2-06SPR/#24-06CAM - Guinta – 30 Sheehan Av – Proposed contractor’s storage yard – Revocation of permits
- f. #3-09SPR/#30-08CAM - Jackson – 10 Goldstein Pl – Contractor’s storage yard – Revocation of permits
- g. #1-09MV/#13-09CAM - Hollywood Restorations – 115 Woodward Ave – Auto body repair
- h. #5-09R - Zoning Commission – Proposed amendments to increase fee for Village District applications to \$1,500

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

- a. Action on Items III. c, d, e, f, and g.
- b. #5-08SPR – The Berkeley & Frost Bldg LLC – 500-520 West Ave/Lynes Place – ±150,000 sq. ft. mixed use development – Request for extension of time - Report & recommendation
- c. #3-05SPR – Merritt River Partners – Glover Av – 4 story, 82,700 sq. ft. office building – Request for extension of time - Report & recommendation
- d. #23-05SP/#38-05CAM – RMS Construction – 142 East Avenue (south parcel) – Request for return of bond - Report & recommendation
- e. #24-05SP/#39-05CAM – RMS Construction – 144 East Avenue (north parcel) – Request for return of bond - Report & recommendation
- f. #9-04CAM – Friedman – 9 Shorehaven Rd - Request for extension of time - Report & recommendation
- g. #18-09CAM – McGarty - 10 Branford St – Additions to single-family residence - Report & recommendation
- h. #19-09CAM – Sokmen – 13 First Street – 3 unit multifamily development - Report & recommendation

**V. REPORT OF ZONING COMMITTEE, ROBERT KEYES, CHAIR**

- a. Action on Items III. a, b, and h. *Note: Action on zoning amendment must precede action on special permit.*
- b. #6-09R – Norwalk Emergency Shelter, Inc. – Proposed amendments to Industrial #1 zone to permit a transient residence facility by special permit - Report & recommendation
- c. #6-09SP – Norwalk Emergency Shelter, Inc. – 2 Merritt Place/Chestnut Street - Transient residence facility with 106 beds, 9 family units & 9 efficiency apartments and related facilities - Report & recommendation
- d. #1-09R - Zoning Commission – Proposed amendments to Articles 10 and 50 to add new definition for medical office and related technical amendments - Report & recommendation

**VI. APPROVAL OF MINUTES: July 15, 2009**

**VII. APPOINTMENT OF NOMINATING COMMITTEE**

**VIII. COMMENTS OF THE DIRECTOR**

**IX. COMMENTS OF COMMISSIONERS**

**X. ADJOURNMENT**

**XI. FUTURE MEETINGS**

Plan Review Committee Thursday, October 8, 2009 - 7:30 PM - P&Z Conference Room  
Zoning Committee Thursday, October 8, 2009 - 8:00 PM - P&Z Conference Room  
Zoning Commission Wednesday, October 21, 2009 - 7:30 PM - Common Council Chambers