

AGENDA
ZONING COMMISSION
WEDNESDAY, SEPTEMBER 13, 2017 - 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. #3-17SP/#18-17CAM/#2-17MV – Black Bridge Motors LLC – 314 Wilson Ave – Motor vehicle repairer
- b. #4-17R – NWMFP Norwalk Town Ctr II/3 Q Property LLC – Proposed amendments to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B – Continue public hearing from August 16, 2017
- 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 square foot mixed use development with 330 dwelling units, 496 seat iPic movie theater (41,604 sf), 12,209 square feet restaurant, 14,046 square feet retail, 23,979 square feet fitness center and 942 space parking garage - Continue public hearing from August 16, 2017
- d. #3-17SPR/#15-17CAM – 6 Butler Properties, LLC – 6 Butler Street – Demolish existing building at 6 Butler Street; Relocate historic building from 3 Quincy Street to 6 Butler Street; demolish a portion of the historic building and rehabilitate remaining portion of historic building for reuse as 7,680 square feet of office - Continue public hearing from August 16, 2017

IV. REPORT OF PLAN REVIEW COMMITTEE

- a. Action on Item III. a
- b. #4-17SPR – ServPro – 173 Main Street – Indoor contractors parking facility – Report & recommended action
- c. #24-95CAM – Crystal LLC (Grasso) 314 Wilson Avenue – Landscape berm along Village Creek - Report & recommended action
- d. #20-17CAM – Troupe 429 – 3 Wall Street – Live music request - Report & recommended action
- e. #7-14SP – 587 Connecticut Storage LLC – 587 CT. Ave – Request for return of maintenance surety - Report & recommended action
- f. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – New multifamily development with 40 units – Request for one year extension of approval time - Report & recommended action
- g. #15-13SP/#21-13CAM – Trinity Washington Village Ltd Prtnrs/City of Norwalk – Raymond, Water & Day Sts - 193 unit multifamily development – Request to modify approved plans to add new driveway on Water St; shorten Building C; remove bridges between bldgs; add compact car pkg spaces & related changes - Report & recommended action

V. REPORT OF ZONING COMMITTEE

- a. Action on Items III. b., c. and d.

***NOTE:** Need 5 votes to approve and override Planning Commission's denial of proposed amendments*

***NOTE:** Action on zoning amendment must precede action on site plan review/coastal site plan review*

- b. #X-17SPR - NWMFP Norwalk Town Ctr II/3 Q Property LLC et al - Modify Waypointe Design District Development Park (DDDP) and data accumulation plan to reduce DDDP acreage from 15.56 to 15.26 acres, to increase DDDP density from 814 units to 988 units and to increase sf of development on South Block from 345,632 sf to 519,820 sf and related changes - Report & recommended action

VI. APPOINTMENT OF NOMINATING COMMITTEE

VII. APPROVAL OF MINUTES: August 16 2017

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Plan Review Committee Thursday, October 12, 2017 - 7:00 PM – *Conference Room 231 2nd Flr* - City Hall

Zoning Committee Thursday, October 12, 2017 - 7:30 PM - *Conference Room 231 2nd Flr* - City Hall

Zoning Commission Wednesday, October 18, 2017 - 7:00 PM Council Chambers - Third Floor City Hall