

AGENDA
ZONING COMMISSION
THURSDAY, JULY 12, 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. #4-18SP/#4-18SPR/#8-18CAM- 68 & 70 South Main St - Silver Nutmeg, LLC and Sonoson, LLC – Proposed transit oriented development to renovate two buildings with various uses for a total of 7,060 sf office, 916 sf retail and 11 residential units
- b. #2-18SP – St. Matthew Roman Catholic Church – 216 Scribner Ave – Proposed recreation and activity center with 11,000 sf 1st floor gym, 7,000 sf second floor track & exercise room
- c. #3-18SP – City of Norwalk Public Schools – 21 Hunters Lane – Proposed additions to Ponus Ridge Middle School (STEM K-8)

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. Action on Items III. a., b. and c.
- b. #24-95SPR/CAM – Crystal LLC (Grasso) – 310 Wilson Ave – Request to modify approved site plan by revising lot lines – Determine if minor change – Report and recommended action
- c. #10-16SP – Metropolitan Realty Assoc., LLC - 1 Bates Court – Multifamily development with 40 dwelling units – Discussion of proposed revisions to landscaping plan – Report and recommended action
- d. #5-12SP – Stepping Stones Museum for Children, LLC – 303 West Avenue - 24 child day center as an accessory use to an existing museum – Request to modify approved plan to increase enrollment from 24 children to 36 children – Report and recommended action

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 80 residential units, 4,340 sf retail and 1,590 sf office in Transit Oriented Development (TOD) area – Request to modify approved plans to revise zoning to SSDD, to add 49 units (129 units total), reduce retail to 3,870 sf & eliminate 1,590 sf of office – Report and recommended action
- b. #5-18SP – Healthport, LLC – 495 Connecticut Avenue – 3,000 sf Medical marijuana dispensary – Report and recommended action
- c. Discussion of contractor's storage yards – Report and recommended action

VI. APPROVAL OF MINUTES: June 20, 2018

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Zoning Commission Wednesday, July 18, 2018 - 7:00 PM - **Council Chambers - Third Floor** City Hall

Zoning Commission Thursday, August 2, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall



Assisted Listening Devices Available



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