

AGENDA
ZONING COMMISSION
WEDNESDAY, APRIL 18, 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. #10-17SP – Yew St Partners – Brierwood Road – 5 unit conservation development
- b. #2-18R - Norwalk Zoning Commission – Proposed amendments to Section 118-700 Industrial Zone No. 1 B2(l) to **remove** the following text from the regulations “Designated Properties for Transit Oriented Development at South Norwalk Railroad Station”

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. Action on Items III. a. and, b.
- b. #4-12SP – Windover Farm – 329-335 Chestnut Hill Road – 9 units conservation development – Request to modify approved plan regarding new fence along state ROW – Determine if minor change – Report and recommended action
- c. #2-18SPR – Bright Beginnings Early Childhood Program – 517 Westport Ave – 11,000 sf child day care center – Report and recommended action
- d. #2-18M – Norwalk Zoning Commission – Monroe Street/South Main Street/Day Street/Hanford Place & vicinity - Proposed change to the Building Zone Map from D Residence, Neighborhood Business, Industrial #1 and SoNo Station Design District (in part) to entirely SoNo Station Design District (SSDD) - Review of public hearing – Report and recommended action
- e. #1-18R – Norwalk Zoning Commission – Proposed amendments to Section 118-506 SoNo Station Design District to increase the permitted density from 43 units/acre to 87 units/acre; to increase the permitted height of buildings from 4 stories/45 ft to 6 stories/72 ft provided that all stories above 4th flr be setback at least 10 ft from 4th floor facade; to reduce required open space from 30% to 15%; to encourage the preservation of historic buildings; to require that all multifamily developments of 12 units or more provide a minimum of ten percent (10%) as workforce housing units with maximum monthly rents not to exceed sixty percent (60%) of the State Median Income & related technical amendments - Review of public hearing – Report and recommended action

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #4-18CAM – Robert Mitchell – 20 Shorehaven Rd – New single family residence – Report & recommendation

VI. APPROVAL OF MINUTES: April 2, 2018 Special Meeting as revised and April 5, 2018

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Zoning Commission Thursday, May 3, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall
Zoning Commission Wednesday, May 16, 2018 - 7:00 PM - **Council Chambers - Third Floor** - City Hall

