

AGENDA
ZONING COMMISSION
THURSDAY, APRIL 5, 2018 - 7:00 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #1-18CAM – Anthony Tomas – 18 Tonetta Circle – New single family residence – Rpt and recommended action
- b. #3-18CAM – Landtech Engineering – 69 Bluff Ave - New single family residence – Rpt and recommended action

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. #2-17SP/#12-17CAM – Web Construction – 34 Meadow Street - Contractor's storage yard – Modify plan regarding HVAC system – Determine if minor change – Report and recommended action
- b. #6-17CAM – Matthew Hessian - 12 Jacob Street – New single family residence – Request for one year extension of approval time – Report and recommended action
- c. #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
- d. #1-90SPR – McDonald's Corporation – 531 Westport Avenue – Changes to façade – Determine if minor change – Report and recommended action
- e. #10-17SP – Yew St Partners – Brierwood Rd – 5 unit conservation development – Determine public hearing date – Report and recommended action
- f. #X-18CAM/#4-14SP – Shorehaven Golf Club – 14 Canfield Ave – Paddle tennis camp accessory building – Determine if minor change to special permit and action on coastal site plan – Report and recommended action
- g. #2-18SPR – Bright Beginnings Early Childhood Program – 517 Westport Ave – 11,000 sf child day care center – Report and recommended action
- h. #11-17R - 230 East Avenue, LLC – Proposed amendments to Section 118-700 to permit transit oriented development (TOD) in the Ind#1 zone at the East Norwalk Railroad Station – Review of public hearing – Report and recommended action
- i. #11-17SP/#29-17CAM - 230 East Avenue, LLC – 230 East Ave/3 Rowan St/Osborne Av – New 5-6 story, 276,408 sf mixed use development with 189 multifamily dwelling units (215,025 sq ft), 39,492 square feet office, 4,260 sq ft gross (2,130 sq ft active) restaurant, 5,550 sq ft gross (4,163 sq ft active) retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings with 311 parking spaces (207 spaces in below grade garage) - Review of public hearing – Report and recommended action
- j. #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
- k. #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. COMMENTS OF DIRECTOR

VI. COMMENTS OF COMMISSIONERS

VII. ADJOURNMENT

VIII. FUTURE MEETINGS

Zoning Commission Wednesday, April 18, 2018 - 7:00 PM - **Council Chambers - Third Floor** City Hall
Zoning Commission Thursday, May 3, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

