

AGENDA
ZONING COMMISSION
WEDNESDAY, FEBRUARY 18, 2015 - 7:30 P.M.
COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #3-14M – 25 Butler, LLC – 25 Butler Street – Proposed change to Building Zone Map from D Residence to CBDD Subarea B (1 parcel)
- b. #11-14R – Norwalk Project, LLC – Proposed amendments to Section 118-521 to increase FAR from 1.0 to 1.5 for storage facilities located in Business #1 zones
- c. #9-14SP – Norwalk Project, LLC – 50 Keeler Avenue - 40,000 sq. ft. addition to existing Westy storage facility
- d. #9-14R – Zoning Commission – Proposed amendments to Section 118-700 Industrial #1 zone to revise affordable housing requirements for Transit Oriented Developments from 30% and 20% to 10%
- e. #10-14R – Zoning Commission – Proposed amendments to Section 118-1050 Workforce Housing regulation to require that workforce units in all zones be located on-site

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

- a. #15-13SP/#21-13CAM – Trinity Washington Village Ltd Partnership/City of Norwalk – **Raymond, Water & Day Sts** - 193 unit multifamily development – Request for 1 year extension of approval time – Report & recommended action
- b. #13-13SP/#19-13CAM – Trinity Washington Village Limited Partnership /City of Norwalk – **13 Day St** - 10 unit multifamily development – Request for 1 year extension of approval time – Report & recommended action
- c. #14-13SP/#20-13CAM – Trinity Washington Village Limited Partnership /Norwalk Housing Authority - **20 Day St** - 70 unit multifamily development – Request for 1 year extension of approval time – Report & recommended action
- d. #2-03SP/#6-03CAM - City of Norwalk - Calf Pasture Beach Rd – Restaurant – Request for 1 year extension of approval time – Report & recommended action
- e. #3-15CAM – Landtech – 215 Rowayton Ave – New single family residence – Report & recommended action

V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

- a. Action on Items III. a., b., c, d. and e.
Note: Action on zoning amendment must precede action on related special permit application
- b. 8-24 Review – Dept of Public Works – Abandonment / Discontinuance of a portion of Smith Street at its northerly terminus – Report & recommended action

VI. APPROVAL OF MINUTES: January 21, 2015

VII. COMMENTS OF ASSISTANT DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

X. FUTURE MEETINGS

Plan Review Committee Thursday, March 12, 2015 - 7:30 PM - Conference Room 231 - 2nd Floor City Hall
Zoning Committee Thursday, March 12, 2015 - 8:00 PM - Conference Room 231 - 2nd Floor City Hall
Special Meeting Zoning Commission Wednesday March 18, 2015 6:30 PM – P&Z Conf. Room – 2nd Floor City Hall
Zoning Commission Wednesday, March 18, 2015 - 7:30 PM Council Chambers - Third Floor City Hall