



**AGENDA
ZONING COMMISSION**

THURSDAY, FEBRUARY 1, 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. None

IV. DISCUSSION/ACTION ON PENDING APPLICATIONS

- a. #16-13SP - A. Glazer – 1 River Rd/192-194 Perry Av - Silvermine Tavern - Request to modify approved plans for country store to revise uses and parking layout at 193 Perry Ave – Determine if minor change – Report and recommended action
- b. #4-81SP – Harborview Condo Association – 26 Cove Ave – Reconstruct public access boardwalk – Determine if minor change – Report and recommended action
- c. #5-17SPR – CP IV Waypointe BP I, LLC (Carmel Partners) – 515 West Ave – Request to modify approved exterior sign manual for Waypointe Midblock to add 4 art murals – Determine if minor change – Report and recommended action
- d. #27-17CAM – 197 Rowayton Ave, LLC – 197 Rowayton Ave – New single family dwelling – Report and recommended action
- e. #28-17CAM - Bema Group, LLC – 12 Naromake Ave – New two family dwelling – Report and recommended action

V. RECEIPT/REVIEW AND ACTION ON NEW APPLICATIONS

- a. #10-17SP – Yew Street Partners – Brierwood Road – 5 unit conservation development – Review and schedule for public hearing
- b. #25-17CAM – Gill & Gill Architects – 47 Neptune Ave. – New single family dwelling – Preliminary review
- c. #11-17R/#11-17SP/#29-17CAM - 230 East Avenue, LLC – 230 East Ave/3 Rowan St/Osborne Av - Proposed amendments to Section 118-700 to permit transit oriented development (TOD) in the Ind#1 zone at the East Norwalk Railroad Station and special permit for 5-6 story, 260,663 sf mixed use development with 195 dwelling units, 40,955 sf office, 2,130 sf restaurant, 1,500 sf retail and 15,939 sf Pooch Hotel (existing) in 4 separate buildings – Further review and schedule for public hearing
- d. #1-18M/#1-18SPR – Stone Realty Associates, LLC – 15 Oakwood Avenue – Proposed Change to the Building Zone Map from AAA Residence & Business #2 to entirely Business #2 zone and site plan application for 15,517 sf office, 3,768 sf R&D with 3 residential units and 102 sp parking garage – Preliminary review
- e. #2-18SPR – Bright Beginnings Early Childhood Program LLC – 517 Westport Ave – 11,000 sf child daycare center – Preliminary review

VI. SONO TOD: #X-17R/#X-17M – Zoning Commission – Proposed amendments to Section 118-506 SoNo Station Design District – Review of public hearing held on December 18, 2017

VII. APPROVAL OF MINUTES: January 17, 2018

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Zoning Commission Wednesday, February 21, 2018 - 7:00 PM - **Council Chambers - Third Floor** City Hall

Zoning Commission Thursday, March 1, 2018 - 7:00 PM – **Council Chambers - Third Floor** - City Hall

