

**AGENDA**  
**ZONING COMMISSION**  
**WEDNESDAY, JANUARY 16, 2019 - 7:00 P.M.**

**COUNCIL CHAMBERS – THIRD FLOOR - CITY HALL - 125 EAST AVE – NORWALK, CT**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARING**

- a. #7-18R Zoning Commission - Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the Connecticut State Building Code

**IV. RECEIPT/REVIEW AND ACTION ON PENDING APPLICATIONS**

- a. Action on Item III. a.
- b. #9-18SPR/#18-18CAM – Play CT. LLC – 85-89 Water St – 29,000 sf multi activity entertainment space/restaurant/bar – report & recommended action

**V. DISCUSSION/ACTION ON NEW APPLICATIONS**

- a. #6-18R/#12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones and special permit for a new 4 story, 15 unit addition to rear of 4 unit historic structure (19 units total) – Report & recommended action (Public hearing February 7, 2019)
- b. #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center museum – Report & recommended action (Public hearing February 7, 2019)
- c. #12-18SPR/#22-18CAM – GWL4 Meadow LLC – 4 Meadow St – Convert building to self-storage; add 59,160 sf second floor – Report & recommended action
- d. #21-18CAM – Norwalk Seaport Association – Sheffield Island – Add 1500 sf outdoor open pavilion – Report & recommended action
- e. #2-18MV – 1F & P General Auto Repairs LLC – 18 Pearl St – Replacement motor vehicle repair tenant – Report & recommended action
- f. #X-18CAM – Bandido Mexican Restaurant – 84 Washington St – Add live music – Report and recommended action
- g. Zoning Commission – Proposed amendment to Section 504, Central Business District - Report & next steps

**VI. APPROVAL OF MINUTES:** January 3, 2019

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**X. FUTURE MEETINGS**

Zoning Commission Thursday, February 7, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall  
Zoning Commission Wednesday, February 20, 2019 - 7:00 PM – **Council Chambers - Third Floor** - City Hall  
Joint Special meeting Planning & Zoning Commissions Monday February 25, 2019 – 7:00 pm – **Community Room** - City Hall



Assisted Listening Devices Available