

**AGENDA**  
**ZONING COMMISSION**  
**WEDNESDAY, AUGUST 16, 2017 - 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. #4-17R – NWMFP Norwalk Town Ctr II/3 Q Property LLC – Proposed amendments to revise Design District Development Park (DDDP) criteria for developments in Central Business Design District Subarea B
- b. #2-17SPR/#14-17CAM – NWMFP Norwalk Town Ctr II/3 Q Property LLC – The Pinnacle @ Waypointe South Block - 467 West Av/17 Butler St/3 Quincy St – New 7 story, 519,820 square foot mixed use development with 330 dwelling units, 496 seat iPic movie theater (41,604 sf), 12,209 square feet restaurant, 14,046 square feet retail, 23,979 square feet fitness center and 942 space parking garage
- c. #3-17SPR/#15-17CAM – 6 Butler Properties, LLC – 6 Butler Street – Demolish existing building at 6 Butler Street; Relocate historic building from 3 Quincy Street to 6 Butler Street; demolish a portion of the historic building and rehabilitate remaining portion of historic building for reuse as 7,680 square feet of office
- d. #6-17R – Zoning Commission – Proposed amendments to permit medical marijuana dispensaries and medical marijuana producers in certain zones

**IV. REPORT OF PLAN REVIEW COMMITTEE**

- a. #4-13SP Shelter Dev. LLC (ProCon) – 162 New Canaan Ave – Assisted living facility - Request for release of maintenance surety - Report & recommended action
- b. #19-17CAM – 195 Investment LLC – 195 Rowayton Avenue – Demolish and replace with new single family dwelling and add accessory building - Report & recommended action
- c. #2-17SP/#12-17CAM – Web Construction – 34 Meadow Street – Contractor’s storage yard with rock crushing/ processing facility

**V. REPORT OF ZONING COMMITTEE**

- a. Action on Items III. a., b., c. and d.  
*NOTE: Action on zoning amendment must precede action on site plan review/coastal site plan review*  
*NOTE: Need 5 votes to approve and override Planning Commission’s denial of both amendments*
- b. #X-17SPR - NWMFP Norwalk Town Ctr II/3 Q Property LLC et al - Modify Waypointe Design District Development Park (DDDP) and data accumulation plan to reduce DDDP acreage from 15.56 to 15.26 acres, to increase DDDP density from 814 units to 988 units and to increase sf of development on South Block from 345,632 sf to 519,820 sf and related changes - Report & recommended action

**VI. APPROVAL OF MINUTES:** July 19, 2017

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**X. FUTURE MEETINGS**

Plan Review Committee Thursday, September 7, 2017 - 7:00 PM – *Community Room 1st Flr* - City Hall  
Zoning Committee Thursday, September 7, 2017 - 7:30 PM - *Community Room 1st Flr* - City Hall  
Zoning Commission Wednesday, September 13, 2017 - 7:00 PM Council Chambers - Third Floor City Hall