

**AGENDA
ZONING COMMISSION
WEDNESDAY, OCTOBER 18, 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. #7-17SP/#22-17CAM – Third Taxing District – 16 & 18 Rowan St – Construction of storage building for public utility supply & storage facility
- b. #5-17SP/#21-17CAM – Dimitrogou – 198-200 East Ave – 14 unit multifamily development
- c. #1-17M/#7-17R/#4-17SP - Cumberland Farms, Inc. – 2-4 West Main Street/125-131 Main Street – Proposed change to Building Zone Map from D Residence in part & Business #2 in part to entirely Business #2 zone
- d. #7-17R - Cumberland Farms, Inc. – Proposed amendments to Section 118-1010 to remove text regarding a minimum distance of two thousand (2000) feet between gas stations
- e. #4-17SP - Cumberland Farms, Inc. – 2-4 West Main Street/125-131 Main Street – New gas station with 6 pump islands and 4,794 sf retail store
- f. #8-17R – Wall Street Theater Company, Inc – Proposed amendments to Article 121 to revise Signs in Central Business Design District to permit marquee signs with digital changeable copy and related technical amendments
- g. #6-17SPR – Wall Street Theater Company, Inc – 71 Wall Street - Add new marquee sign with two digital panels and a new projecting sign to façade of the Wall Street Theater
- h. #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 – Continue public hearing from September 13, 2017
- i. #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 sf retail, 23,979 sf fitness center and 942 sp pkg garage - Continue public hearing from Sept 13, 2017
- j. #3-17SPR/#15-17CAM – 6 Butler Properties, LLC – 6 Butler St – Demolish existing building at 6 Butler St; Relocate historic building from 3 Quincy St to 6 Butler St; demolish portion of historic bldg and rehabilitate remaining portion of historic bldg for reuse as 7,680 sf of office - Continue public hrg from Sept 13, 2017
- k. Proposed amendments to By-Laws and Rules of Procedure Zoning Commission

IV. REPORT OF PLAN REVIEW COMMITTEE

- a. Action on Item III. a. and b.
- b. #15-15SP – 150/166/170 Glover LLC – 166 Glover Av (now 200 Glover Av) – Grist Mill Village Bldg B - 230 unit Commercial PRD – Request for 1 year extension of approval time - Report & recommended action
- c. #16-15SP – 150/166/170 Glover LLC – 174 Glover Ave (now 200 Glover Av) – Grist Mill Village Bldg C - 250 unit Commercial PRD – Request for 1 year extension of approval time - Report & recommended action
- d. #8-13SP/#10-13CAM – G. Ely & Sons Inc. 71-75 Rowayton Ave – 8 unit multifamily development – Request for release of maintenance surety - Report & recommended action
- e. #10-15SPR – Chick-Fil-A – 467 Connecticut Av – Modification to add additional parking on land leased from the State - Report & recommended action

V. REPORT OF ZONING COMMITTEE

- a. Action on Items III. c., d., e., f., g., h., i., j., and k.
NOTE: Need 5 votes to approve and override Planning Commission's denial of proposed amendments
NOTE: Action on zoning amendment must precede action on site plan review/coastal site plan review
- 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. REPORT OF NOMINATING COMMITTEE: Election of Officers

VII. APPROVAL OF MINUTES: September 13, 2017

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

XI. FUTURE MEETINGS

Plan Review Committee Thursday, November 9, 2017 - 7:00 PM – **Community Room First Flr** - City Hall
Zoning Committee Thursday, November 9, 2017 - 7:30 PM - **Community Room First Flr** - City Hall
Zoning Commission Wednesday, November 15, 2017 - 7:00 PM Council Chambers - Third Floor City Hall