

**AGENDA**  
**ZONING COMMISSION**  
**THURSDAY, NOVEMBER 7, 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 HEARINGS**

- a. #2-19SP – SLI Norwalk, LLC (Shawn’s Lawns) – 2 Muller Avenue – Proposed contractor’s storage yard with motor vehicle repair – *Continued hearing from Oct 3 for APA comments only*
- b. #4-19SP – 19 Willard Rd, LLC – 19 Willard Road – Proposed 7,000 sf millwork shop and warehouse use
- c. #8-19R - Zoning Commission – Proposed amendments to Articles 10 and 50 to revise the definition of brew pub and remove definition of healthcare facilities and related technical amendments – *Continued hearing. from Oct 16 for Planning Commission comments only*

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

- a. Action on Items III. a., b., and c.
- b. #8-18SP – Norwalk Public Schools – 11 Ingalls Ave – New Columbus Magnet School – Request for one year extension of approval time - Report and recommended action
- c. #5-18SPR - SoNo TOD LLC – 1 Chestnut St/SoNo Metro - New 5-6 story, ±122,000 sf Transit oriented development w/5,800 GSF ground floor retail, 11,000 sf office and 122 multifamily dwelling units (16 units in existing historic bldg.) – Request for one year extension of approval time - Report and recommended action
- d. #14-15SP/#15-15SP/#16-15SP – 150, 200 & 300 Glover Ave, LLC (Grist Mill Village) – 150-300 Glover Ave - 761 unit Commercial PRD with 78 workforce units – Request to modify approved plan to replace “tabled intersections” with flat intersections at two driveways and to revise design of NRV T easement – Report & recommended action
- e. #5-17SP/#21-17CAM – Dimitrious Dimitrogou – 198-200 East Ave – Request for release of erosion control surety bond – Report & recommended action
- f. Carmelo Tomas – 30-32 Ferris Ave – Review of front porches for 11 unit development per Section 118-360 C. (7) 4. – Report & recommended action
- g. #6-16SPR/#7-16SPR – Norwalk Land Development LLC – 100 North Water St - Request to modify approved Comprehensive Exterior Signage Manual dated Oct 4, 2016 and graphic examples dated October 7, 2016 for The SoNo Collection properties - Report & recommended action

**V. REVIEW AND ACTION ON NEW APPLICATIONS**

- a. #X-19SPR/#X-19CAM – Leonard St Associates, LLC – 9-13 Leonard St – 26 residential dwelling units – Preliminary review

**VI. REPORT OF NOMINATING COMMITTEE:** Election of officers

**VII. APPROVAL OF MINUTES** October 16, 2019

**VIII. COMMENTS OF DIRECTOR**

**IX. COMMENTS OF COMMISSIONERS**

**X. ADJOURNMENT**

**XI. FUTURE MEETINGS**

Zoning Commission Wednesday, November 20, 2019 - 7:00 PM – *Council Chambers - Third Floor* - City Hall

Zoning Commission Wednesday, December 11, 2019 - 7:00 PM – *Council Chambers - Third Floor* – City Hall



Assisted Listening Devices Available