

**AGENDA  
PLAN REVIEW COMMITTEE  
THURSDAY, OCTOBER 8, 2015 - 7:30 P.M.  
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. SITE PLAN REVIEWS/COASTAL SITE PLAN REVIEW**

- a) #4-15SPR/#11-15CAM – 587 CT. Ave. LLC – 11 Belden Av – New 69 unit residential building in a mixed use development – Final review prior to public hearing

**II. REQUESTS FOR EXTENSION OF APPROVAL TIME**

- a) #8-14SPR/#9-14SPR/#9-14CAM/#10-14CAM - NW MFP Norwalk Town Ctr. LLC & 3Q Property LLC – 17 Butler St/3 Quincy St/467 West Av – 129,600 sf mixed use development with retail, restaurant, gym & 620 seat theater (#8-14SPR) and retain 18,193 sf existing retail/rest @ 467 West Av (#9-14SPR) – Requests for 1 yr ext of approval time
- b) #3-14SP/#11-14CAM – Maritime Village I, LLC – 17-19 Day St – 76 unit multifamily development (2 bldgs) & 6,430 sf office (existing bldg) in TOD area – Request for 1 year extension of approval time
- c) #6-11SPR – SoNo Metro LLC – 7-13 Chestnut St – 17 units & 11,000 sf office - Request for 1 yr ext of approval time

**III. SPECIAL PERMITS/COASTAL SITE PLAN REVIEW**

- a) #5-15SP – Special Properties II, LLC – 78 Cranbury Rd/440 Newtown Av – 15 unit Conservation development – Review of public hearing
- b) #11-15SP/#18-15CAM – Pam Hinton – 17 Park St – Reuse of existing building for new 64 child daycare facility – Final review prior to public hearing
- c) #13-15SP – Black Gold Enterprises – 479 Main Ave – Replacement gas station – Preliminary review
- d) #6-94SP – Shell Service Station – 247 Main Ave – Request to modify approved plan to remove and replace canopy and related site improvements – Determine if minor change
- e) #7-14SP – 587 CT. Ave LLC – 587 CT Avenue – Request to modify approved plan to change façade – Determine if minor change
- f) #14-15SP/#15-15SP/#16-15SP – 150/166/170 Glover LLC – 150-174 Glover Ave – Grist Mill Village - 710 unit Commercial PRD (3 separate applications) – Preliminary review

---

**AGENDA  
ZONING COMMITTEE  
THURSDAY, OCTOBER 8, 2015 - 8:00 P.M.  
CONFERENCE ROOM 231 – SECOND FLOOR - CITY HALL - 125 EAST AVENUE**

**I. PROPOSED CHANGES TO THE BUILDING ZONE MAP/ZONING AMENDMENT/SITE PLAN/CAM**

- a) #3-15M/#11-15R/#7-15SPR/#8-15SPR/#20-15CAM - Highpointe Holding LLC – 8 North Av/37 - 48 High St Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots); proposed amendments to CBDD Subarea A regulations to increase FAR from 2.0 to 2.25; increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area & to add wider sidewalks as new amenity throughout CBDD and two mixed use developments (Highpointe West 74-88 Main St; 6-8 North Av; 37-45 High St: 214 units & 16,800 sf retail and Highpointe East 42-48 High St: 68 units & 5,300 sf retail) – Preliminary review

**II. PROPOSED AMENDMENTS TO THE BUILDING ZONE REGULATIONS**

- a) #10-15R - Zoning Commission – Proposed amendment to Section 118-1220 regarding the use of municipal parking lots in Norwalk Center and South Norwalk and technical amendments – Preliminary review