

**AGENDA  
PLANNING COMMISSION  
TUESDAY, NOVEMBER 10, 2015 - 7:45 PM  
P&Z CONF. RM – 2ND FLR – CITY HALL - 125 EAST AVENUE - NORWALK, CT**

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. REPORT OF SUBDIVISION COMMITTEE, Joel Zaremby, Chair**

- a) Action on Subdivision # 3637 – 35 Meeker Court, LLC – 35 Meeker Court – 4 Lots

**IV. REPORT OF LAND USE COMMITTEE, Fran DiMeglio, Chair**

Referrals – Report & recommendation

- a) 8-24 Review – Request by the Department of Public Works and the Norwalk Parking Authority to review and approve site improvements at 50 Washington Street and 38-48 North Main Street in the adjacent to the Webster Street Lot
- b) 8-24 Review – Request by 50 Washington Street to review and approve an easement agreement with the City to allow for an encroachment of a proposed rotating doorway entrance onto the City owned plaza
- c) Zoning Commission referral - #8-15R - A. J. Penna & Son - 2 Muller Avenue - Proposed amendment to permit contractors storage yards on parcels of 2 acres or more that abut a limited access highway as a special permit use in Business #2 zone
- d) Zoning Commission referral - #9-15R – AMEC Holdings LLC et al – Proposed amendment to Industrial #1 zone to add new text to allow storage and maintenance of trucks, equipment, containers, refuse receptacles and recycled aggregate material associated with a solid waste transfer station by special permit at an existing transfer station or at offsite locations
- e) Zoning Commission referral - #2-15M - Garavel Auto Group - 125-131-Main Street/2 & 4 West Main Street - Proposed zone change from D Residence and Business #2 to Business #2 and D Residence (realign zone line)
- f) Zoning Commission referral - #3-15M/#11-15R – Highpointe Holding LLC – 37, 41, 42, 44, 45 &48 High St/8 North Ave - Proposed zone change from Neighborhood Business to CBDD Subarea A (7 lots) and proposed amendments to Central Business Design District (CBDD) Subarea A regulations to increase FAR from 2.0 to 2.25; to increase residential density from 1 unit per 800 sf to 1 unit per 500 sf of lot area and to allow wider sidewalks throughout CBDD
- g) Zoning Commission referral - #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

**V. ADOPTION OF ANNUAL MEETING SCHEDULE: 2016 Meeting schedule**

**VI. APPROVAL OF MINUTES: October 13, 2015**

**VII. COMMENTS OF THE DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**

**X. FUTURE MEETINGS**

Subdivision Committee – Tuesday, December 8, 2015 – 7:30 p.m. – P & Z Conference Rm.

Land Use Committee - Tuesday, December 8, 2015 - 7:35 p.m. – P & Z Conference Rm.

Planning Commission – Tuesday, December 8, 2015 – 7:45 p.m. – P & Z Conference Rm.