



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

APRIL 16, 2025, 6:00 PM

HYBRID MEETING

COMMON COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 125 EAST AVENUE,
NORWALK, CONNECTICUT 06851 AND BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access the meeting in-person or by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. #2025-24 SUB - Gennaro Grimaldi - 107 Wolfpit Avenue (District 5, Block 16, Lot 22) - Subdivision application to create a total of two building lots - Public hearing, report & recommended action

IV. PRELIMINARY REVIEWS AND REVIEW AND ACTION ON APPLICATIONS

- A. #2025-32 8-24 Referral - City of Norwalk - 24 Monroe Street and 1 State Street - Lease agreement of +/- 1,300sf of commercial space to Tacos Please LLC - Report &

recommended action

- B. #2025-14 CAM - Benjamin Cherner - 5 Outer Road (District 5, Block 84, Lot 158) - Coastal site plan review to demolish existing house and in-ground pool and construct a new, flood compliant, single-family detached dwelling - Report & recommended action**
- C. #2023-11 SP/MV - Thomas J. Telesco - 151 Main Street (District 1, Block 87, Lot 1) - One-year extension of time request for approved special permit for motor vehicle repairer use - Report & recommended action**
- D. #2025-28 CAM - 94 East Ave, LLC - 94 East Avenue (District 1, Block 56, Lot 2) - Coastal site plan review for a change of use from +/- 5,200sf of office to six dwelling units for a total of 11 dwelling units within the existing building - Preliminary review and approval of village district architectural peer review**
- E. #2025-31 SP/CAM - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3 Block 34, Lots 13 and 16) - Special permit and coastal site plan review application(s) for the construction of a 3.5-story, 22-dwelling unit, mixed-use building - Approval of usage of third-party architectural peer review**
- F. #2025-27 SP - TVG Partners - 595 Westport Avenue (District 5, Block 17, Lot 8) - Special permit for change of use from +/- 85,400sf portion of existing building from manufacturing to self-storage facility - Preliminary review**
- G. #2024-65 SPR/CAM - Hyde Park Properties, LLC - 71 Water Street and 25 Elizabeth Street (District 2, Block 44, Lots 14 and 13) - Coastal site plan review application for the construction of a six-story, 32-dwelling unit, mixed-use building - Report & recommended action**

V. ACCEPTANCE OF MINUTES

- A. Regular Meeting: April 2, 2025**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT