

Planning & Zoning Commission

City of Norwalk, Connecticut

Special Meeting Agenda

Wednesday, December 11, 2024, at 6:00pm

Virtually via Zoom teleconference at: <https://norwalkct-org.zoom.us/j/82955531430>

Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL & SEATING OF MEMBERS

III. REVIEW & ACTION ON APPLICATIONS

- a. #2024-62 CAM – Joseph Topper – 8 Golden Court – Repair an existing shoreline flood and erosion control structure – Report & recommended action
- b. #2022-57 CAM – Lawrence Liebman / S. E. MINOR & CO. – 17 East Beach Drive – Modification to approval to construct an addition to and raise a single-family residence to be flood compliant – Report & recommended action
- c. 2024-60 CAM/SPR – The Three Hundred Eighty-One Connecticut Avenue Corporation, Inc. – 4 Duke Place (District 5, Block 82, Lot 235) – Coastal site plan review application for the construction of a one-story, +/- 5,500sf structure for a warehouse use – Report & recommended action
- d. #2024-37 CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Modification to previously approved coastal site plan review application for the construction of six-story, 210-room, extended stay hotel building. The requested modification is to add multifamily use for a total of 105 dwelling units and reduce the number of extended stay hotel rooms to 119 – Report & recommended action
- e. #2024-65 CAM/SPR – Hyde Park Properties, LLC c/o Marysia Wojtysiak – 71 Water Street and 25 Elizabeth Street (District 2, Block 44 Lot(s) 14 & 13) – Construction of a six-story, 32-unit, mixed-use building – Approval of architectural peer review

IV. APPROVAL OF MINUTES: December 4, 2024

V. COMMENTS OF DIRECTOR

VI. COMMENTS OF COMMISSIONERS

VII. ADJOURNMENT

Meeting materials can be found at the following link(s):

- Golden Court: <https://norwalkct.gov/3625/8-Golden-Court---2024-62-CAM>
- East Beach Drive: <https://www.norwalkct.gov/3414/17-East-Beach-Drive>
- Duke Place: <https://norwalkct.gov/3623/4-Duke-Place---2024-60-CAM>
- Isaacs Street: <https://norwalkct.gov/3628/Modification-to-21-23-Isaacs-Street>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – January 8, 2025, at 6:00pm

To allow Public Access, anyone may attend in-person or access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at: www.norwalkct.org/meetings

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.

All applications materials are available at the Planning and Zoning Office at City Hall, 125 East Avenue, Norwalk, CT and on the City of Norwalk’s website, www.norwalkct.gov. A copy of the agenda and instructions on how to participate in this meeting will be available on the City of Norwalk’s website at: <https://apps.norwalkct.org/meetingboard/meetinglist>.

Members of the public who wish to view the meeting, but are not participating, may be able to view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting. **Please note that due to scheduling conflicts, it is not guaranteed that a live YouTube stream will be available for this meeting. Please use the Zoom link provided at www.norwalkct.org/meetings or via the link below if no YouTube stream is available at the meeting start time.**

Telephone access

- Dial: (646) 558-8656
- Enter webinar ID: 829 5553 1430

The Public may participate virtually using this link: <https://norwalkct-org.zoom.us/j/82955531430>