

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, November 20, 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. #2024-53 SPR – Jona Godoi – 3 Raymond Terrace (District 3, Block 13, Lot 48) – Site plan review for detached accessory dwelling unit within existing garage – Report & recommended action
- b. #2024-55 M/SP – Mary Grace Vona and RVCV, LLC c/o Carlo Vona – 127, 131 and 135 Richards Avenue (District 5/Block 70/Lot(s) 28, 3A and 20) – Zoning Map change and special permit application for the construction of an elderly housing development – Preliminary review
- c. #2024-64 CAM/SPR – IJ Group, LLC – 24 Belden Avenue (District 1/Block 38/Lot 8) – Coastal site plan review application for the construction of two five-story additions to an existing structure to add a 96-room hotel and 100-unit multifamily use to the existing office/retail use(s) – Preliminary review and approval of a third-party architectural peer review
- d. #2024-60 CAM/SPR – The Three Hundred Eighty-One Connecticut Avenue Corporation, Inc. – 0 & 4 Duke Place (District 5, Block 82, Lot(s) 247 and 235 – Coastal site plan review application for the construction of a one-story, +/- 5,500sf structure for a warehouse use – Preliminary review
- e. Pre-Application Review – Glazer Group, LLC and Glazer Inn Condominiums, LLC c/o Andrew Glazer – 1 River Road and 193 and 194 Perry Avenue (District 5/Block(s) 44, 43 and 39/Lot(s) 18, 16 and 19) – Discussion/confirmation of uses permitted by Special Permit # 16-13SP

IV. PUBLIC HEARINGS

- a. #2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – Special permit for a rest home use
 - i. Action on #2024-32 SP

V. APPROVAL OF MINUTES: November 6, 2024; October 16, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

- 3 Raymond Terrace: <https://norwalkct.gov/3619/3-Raymond-Terrace>
- Richards Avenue: <https://norwalkct.gov/3621/127-131-and-135-Richards-Avenue>
- 24 Belden Avenue: <https://norwalkct.gov/3627/24-Belden-Avenue>
- Duke Place: <https://norwalkct.gov/3623/4-Duke-Place---2024-60-CAM>
- 5 Blackberry Lane: <https://norwalkct.gov/3572/5-Blackberry-Lane>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – December 4, 2024, 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 “live comments” will need to use the Zoom meeting platform or call in using the **Telephone access** numbers provided at the end of this document. All participants will be muted upon entering the meeting. To speak, click the “raise your hand” indicator if you are using Zoom or dial *9 if you are using a telephone, and you will be called by the host of the meeting during the public comment portion of the meeting. Please find the Zoom meeting link and telephone access information below or by using www.norwalkct.org/meetings.

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.**

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 as part of the record, they must be submitted at least three (3) hours in advance of the meeting start time. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov to provide written public comment prior to the meeting.

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>