

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
April 9, 2025

PRESENT: Chapin Bryce Acting Chair; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Richard Roina; Darius Williams

STAFF: Steve Kleppin

OTHERS: Attorney Lisa Feinberg

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:35 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. SITE VISIT

A. #2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN)
- Proposed zoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - SITE VISIT (1 River Rd.)

Mr. Kleppin reviewed the purpose of meeting, which was to:

- orientate the Commissioners regarding the location of the barn and tavern,
- indicate where neighboring properties are, including the neighbors who have expressed opposition, to date
- how cars valet service is handled and cars parked
- how patrons access the barn and the tavern during events
- how food service is handled
- existing vegetation and screening

Mr. Kleppin walked the Commissioner's through the operational items outlined above. The Commission walked around the barn area as well as the interior of the barn.

Mr. Kleppin recommended considering what the impacts might be from an event in the barn, if the doors were open, if there was amplified music, hours of operation, etc.

The Commission sought clarification/confirmation on several items, which Mr. Kleppin indicated he would forward to the applicant to address:

1. What the white tanks at the rear of the barn were for?
2. Was the driveway north of the barn always there?
3. What is the ADA accessible route from the tavern to the barn?

IX. ADJOURNMENT

Ms. Langlais made a Motion to Adjourn.

Mr. Williams seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Tammy Langalis; Darius Williams; Richard Roina approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:48 p.m.

Respectfully submitted,

Steven Kleppin, AICP
Planning & Zoning Director