

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, October 18th, 2023, at 6:00pm

Virtually via Zoom teleconference at: <https://us02web.zoom.us/j/85409773890>

Hybrid meeting to be held in-person and online

[Public Participation instructions below!](#)

I. CALL TO ORDER

II. ROLL CALL

III. SEATING OF MEMBERS

IV. PUBLIC HEARINGS

- a. #2023-54 SP – Osman Hernandez – 44 Van Zant Street (District 3, Block 39, Lot 2) – Proposed motor vehicle repair use within existing building
 - i. Action on #2023-54 SP

V. REVIEW & ACTION ON APPLICATIONS

- a. #2023-60 8-24 Referral – City of Norwalk – Calf Pasture Beach right-of-way and road reconstruction agreement, deed clarification agreement, and declaration of restrictive covenant between the City of Norwalk and Gardella Brothers Limited Liability Company – Report & recommended action
- b. #2023-61 8-24 Referral – City of Norwalk – Sheffield Road (District 6, Block 28C, Lot 7) – Disposition of city property to Steven A. Adelman and Sally Arnold Adelman, owners of 8 Sheffield Road – Report & recommended action
- c. #2022-39 SP – The Norwalk Hospital Association, Inc. – 34 Maple Street – Extension of time request for the construction of a seven (7) story addition to existing hospital – Report & recommended action

VI. DISCUSSION

- a. 2023-19 R/M – Planning & Zoning Commission – Zoning text amendment for complete re-write of the zoning regulations and map amendment for complete re-zoning of the entire city. **IF TIME PERMITS.** Topics:
 - i. Mixed-Use Zone(s) Clarifications
 - ii. Hospital Zone Considerations
 - iii. Country Club Considerations

VII. APPROVAL OF MINUTES: September 27, 2023; October 4, 2023

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- 44 Van Zant St: <https://www.norwalkct.gov/3509/44-Van-Zant-Street>
- 8-24 Referrals: <https://www.norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>
- Draft Zoning Regulations: <https://www.norwalkct.gov/3445/Zoning-Regulations-Update>

Upcoming Meetings

Planning & Zoning Commission – Special Meeting – October 25, 2023, at 6:00pm
Planning & Zoning Commission – Regular Meeting – November 1, 2023, at 6:00pm

To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at:
<https://apps.norwalkct.org/meetingboard/meetinglist>

Members of the public participating virtually 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 <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 at <https://www.norwalkct.gov/youtube>. 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 <https://apps.norwalkct.org/meetingboard/meetinglist> 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: 854 0977 3890

The Public may participate virtually using this link: <https://us02web.zoom.us/j/85409773890>