

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, October 4th, 2023, at 6:00pm

Council Chambers – Third Floor – City Hall – 125 East Avenue – Norwalk, Connecticut

And 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. #2023-01 POCD – Planning & Zoning Commission – Amendment to the 2019 Plan of Conservation and Development (POCD) to adopt the Norwalk Industrial Waterfront Land Use Plan, dated September 2022, as an addendum to the POCD
 - i. Action on #2023-01 POCD

V. REVIEW & ACTION ON APPLICATIONS

- a. #2023-57 SPR – Bill & Andrea Pecoriello – 430 Main Avenue (District 5, Block 22B, Lot 11) – Proposed boutique manufacturing use within existing building for “Sweet P Bakery” – Report & recommended action
- b. #2023-52 CAM – Mark & Pamela Hollis – 10 Harborview Avenue (District 5, Block 85C, Lot 29) – Demolition of existing and construction of new single-family residence – Report & recommended action
- c. #2023-56 CAM – Steven Silvestri – 2 Channel Avenue (District 5, Block 85C, Lot 53) – Raise an existing single-family residence on piers and add second story addition – Report & recommended action
- d. #2023-58 SPR – Greenwich Realty Development LLC – 6 Butler Street (District 1, Block 9, Lot 3) – Construction of new five-story, 20-unit, multifamily structure – Preliminary review and approval of architectural peer review

VI. APPROVAL OF MINUTES: September 20, 2023

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

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

- Waterfront POCD: <https://www.norwalkct.gov/3480/Waterfront-POCD-Amendment>
- 430 Main Avenue: <https://www.norwalkct.gov/3514/430-Main-Avenue>
- 10 Harborview Avenue: <https://www.norwalkct.gov/3504/10-Harbor-View-Avenue-CAM>
- 2 Channel Avenue: <https://www.norwalkct.gov/3508/2-Channel-Avenue-CAM>
- 6 Butler Street: <https://www.norwalkct.gov/3515/6-Butler-Street>

Upcoming Meetings

Planning & Zoning Commission – Special Meeting – October 11, 2023, at 6:00pm

Planning & Zoning Commission – Regular Meeting – October 18, 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>