

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, September 6th, 2023, at 6:00pm

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

Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. SEATING OF MEMBERS

IV. REVIEW & ACTION ON APPLICATIONS

- a. #2023-49 8-24 Referral – City of Norwalk – Request to acquire six properties that abut the South Norwalk School property to provide for enhanced vehicular and student access, additional parking, recreational and open space, and right-of-way improvements including removing existing sightline obstructions by the modification to travel lanes and reconfiguration of the intersection at the South Main Street/Meadow Street/Wilson Avenue/Meadow Street Extension – Report & recommended action
- b. #2023-50 Special Appropriation – City of Norwalk – Request to acquire six properties that abut the South Norwalk School property in the amount of \$2,900,000 – Report & recommended action
- c. #2023-51 8-24 Referral – City of Norwalk – Request to acquire a portion of 11 Belden Avenue for the expansion of Norwalk Library – Report & recommended action

V. PUBLIC HEARINGS

- a. #2023-34 SPR – RMS 394 West Avenue, LLC – 370 & 394 West Avenue and 2 Maple Street (District 1, Block 8, Lots 10, 13 and 40B) – Proposed six-story, +/- 91,853sf mixed-use development with 204 dwelling units
 - i. Action on #2023-34 SPR
- b. #2023-07 SP – SONO TOD II LLC – 1-11 & 15-17 Chestnut Street and 30 Monroe Street (District 2, Block 55, Lots 4, 22 and 28) – Construction of a 200-dwelling unit mixed-use development
 - i. Action on #2023-07 SP

VI. APPOINTMENT OF NOMINATING COMMITTEE

VII. APPROVAL OF MINUTES: August 16, 2023

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- Special Appropriation and 8-24 Referrals: <https://www.norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>
- 370 & 394 West Avenue (former-YMCA): <https://www.norwalkct.gov/3478/370-394-West-Avenue-2-Maple-Street>

- Chestnut Street: <https://www.norwalkct.gov/3426/15-17-Chestnut-Street>

Upcoming Meetings

Planning & Zoning Commission – Special Meeting – September 13, 2023, at 6:00pm
Planning & Zoning Commission – Regular Meeting – September 20, 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:
www.norwalkct.org/meetings

Members of the public who wish to provide “live comments” and participating virtually 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.org 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>