

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, August 16th, 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. #2023-48 SA – Norwalk Fire Department – Special appropriation request to increase funding for the purchase of two (2) Ford Ranger pickup trucks for the Norwalk Fire Department – Report & recommended action
- b. #2023- 42 CAM – 36 Shorefront Park LLC – 36 Shorefront Park (District 2, Block 85, Lot 21) – Demolish an existing home and build a new single-family residence to be made flood compliant – Report & recommended action
- c. #2023 – 43 CAM – Robert Dean Architects – 56 Sammis Street – elevate the existing single-family residence to be flood compliant, construct a flood compliant addition to the structure, and demolish an existing non-conforming accessory structure (detached garage) – Report & recommended action
- d. #2022-19 SP – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Extension of time request for previously approved Wegmans grocery store, parking structure and two additional retail buildings – Report & recommended action
- e. #2023-41 R/SP – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Zoning regulation text amendment to allow for additional signage in the Business No. 1 Zone and special permit application for signage for Wegmans – Preliminary review

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

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 – Continued discussion if time permits

VII. APPROVAL OF MINUTES: August 2, 2023

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- Special Appropriation: <https://www.norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>
- 36 Shorefront Park: <https://www.norwalkct.gov/3489/36-Shorefront-Park-CAM>
- 56 Sammis Street: <https://www.norwalkct.gov/3490/56-Sammis-Street-CAM>
- Wegmans: <https://www.norwalkct.gov/3488/Wegmans-Signage>
- 370 & 394 West Avenue (former-YMCA): <https://www.norwalkct.gov/3478/370-394-West-Avenue-2-Maple-Street>
- Draft Zoning Regulations and Map: <https://www.norwalkct.gov/3445/Zoning-Regulations-Update>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – September 6, 2023, at 6:00pm

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>