



Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, August 2nd, 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. #04-20 SPR – Open Doors Shelter – 24 Berkeley Street – Request for modification to a previously approved site plan review application for a five-unit townhouse – Report & recommended action
 - b. #2023-44 SA – City of Norwalk – 1 Meadow Street Extension – Special appropriation request for street intersection/sight line improvements and stormwater flooding – Report & recommended action
 - c. #2023-45 8-24 Referral – City of Norwalk – 1 Meadow Street Extension – Request for finding of consistency with the Norwalk Plan of Conservation & Development regarding the new South Norwalk Elementary School – Report & recommended action
- V. PUBLIC HEARINGS**
 - a. #2023-32 SP/CAM – City of Norwalk – 1 Meadow Street Extension – Construction of new South Norwalk Elementary School
 - i. Action on #2023-32 SP/CAM
 - b. #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 – Presentation of new proposed zoning map
- VII. APPROVAL OF MINUTES: July 19, 2023**
- VIII. COMMENTS OF DIRECTOR**
- IX. COMMENTS OF COMMISSIONERS**
- X. ADJOURNMENT**

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

- 24 Berkeley Street: <https://www.norwalkct.gov/2152/24-Berkeley-Street>
- South Norwalk Elementary School: <https://www.norwalkct.gov/3479/South-Norwalk-Elementary-School>
- 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 – Special Meeting – August 9, 2023, at 6:00pm
Planning & Zoning Commission – Regular Meeting – August 16, 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>

