

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, June 26, 2024, at 6:00pm

Common Council Chambers, Third Floor, City Hall

125 East Avenue, Norwalk, Connecticut

And virtually via Zoom teleconference at: <https://norwalkct-org.zoom.us/j/82955531430>

[Public Participation instructions below!](#)

I. CALL TO ORDER

II. ROLL CALL & SEATING OF MEMBERS

III. REVIEW & ACTION ON PENDING APPLICATIONS

- a. #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Modification to conditions of approval for single-family residence – Report & recommended action

IV. PUBLIC HEARINGS

- a. #2024-19 SPR/CAM – O&G Industries Inc. – 20, 34, 40, 46, 48 & 50 Smith Street (District 1, Block 59, Lots 9, 10, 11, 12, 14, 16 & 17) – Reconfiguration and changes to an existing materials yard
 - i. Action on #2024-19 SPR/CAM
- b. 2024-17 SUB – Andy Soumelidis – 70 Cranbury Road – Proposed two lot subdivision to construct two new single-family residences (existing structures to be demolished)
 - i. Open hearing and continue to following meeting
- c. #2024-27 R – Planning & Zoning Commission – Zoning Regulations text amendment to Article 4 and Article 9 to revise the definition of “Lot or Building Site Width,” the location of where Recreational Vehicles are Permitted to be stored in all zones, façade requirements for duplexes in the CD-2 zone, and window and façade requirements for the mixed-use and industrial zones.
 - i. Action on #2024-27 R
- d. #2024-33 R – Planning & Zoning Commission – Zoning regulations text amendment to Article 4 to amend the residential building height determinations and modification to frontage/building types permitted in the CD-4 zone.
 - i. Action on #2024-33 R

V. APPROVAL OF MINUTES: May 15, 2024; May 22, 2024; June 5, 2024; June 20, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

- Smith St (O&G): <https://norwalkct.gov/3554/7-55-Smith-Street---2024-19-SPR-CAM>
- #2024-27 R: <https://norwalkct.gov/3578/Article-4-and-Article-9-Text-Amendments>
- #2024-33 R: <https://norwalkct.gov/3579/Residential-Building-Heights-and-Frontag>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – July 10, 2024, at 6:00pm

To allow Public Access, anyone may attend in-person or 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” 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.gov to provide written public comment prior to the meeting.

Telephone access

- Dial: (646) 558-8656
- Enter webinar ID: 829 5553 1430

The Public may participate virtually using this link: <https://norwalkct-org.zoom.us/j/82955531430>

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City of Norwalk, Connecticut

Special Meeting Agenda

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125 East Avenue, Norwalk, Connecticut

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Public Participation instructions below!

I. CALL TO ORDER

II. EXECUTIVE SESSION

- a. Discussion regarding pending litigation titled, Costco Wholesale Corporation v. Planning and Zoning Commission of the City of Norwalk (FST-CV-24-6066457-S)

III. ACTION ON PENDING LITIGATION

IV. ADJOURNMENT

Please note that the Executive Session is not open to the public.

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