



Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, June 7th, 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. #2023-33 LM – John Halan – 330 Connecticut Avenue (District 5, Block 67, Lot 2) – Live music request for Rio Border Café restaurant – Report & recommended action
- b. #2023-25 SP Mod – Silvermine Crossing Condominium Association – 123 Old Belden Hill Road – Request to modify Special Permit #14-81 to add generator and propane tanks on site – Report & recommended action
- c. #05-20 SPR/#07-20 CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC – 61 Wall Street – Request to modify approval for six (6) story mixed-use building with 101 dwelling units and 10,233 +/- square feet of retail – Report & recommended action
- d. #2023-30 SPR – The Norwalk Conservatory of the Arts – 69 Wall Street (District 1, Block 29, Lot 11) – Change of use from office to college/university for the Norwalk Conservatory of the Arts – Report & recommended action

V. PUBLIC HEARINGS

- a. #2023-31 SP – The Norwalk Conservatory of the Arts – 102 East Avenue (District 1, Block 56, Lot 7) – Proposed dormitory use within existing building for students of the Norwalk Conservatory of the Arts
 - i. Action on #2023-31SP
- b. #2023-24 SP – 110-114 East Avenue Norwalk Associates, LLC – 110-114 East Avenue (District 1, Block 55, Lot 2) – Proposed historic preservation of 13 units and office within two (2) existing buildings
 - i. Action on #2023-24 SP
- c. #2023-28 CAM – 300 Wilson Avenue LLC – 310 Wilson Avenue – Conversion of a 16,000 square foot portion of existing warehouse and office space to a recreational turf field
 - i. Action on #2023-28 CAM

VI. DRAFT ZONING REGULATIONS AND ZONING MAP 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 review and Staff updates

VII. APPROVAL OF MINUTES: May 17, 2023

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT



Meeting materials can be found at the following link:
<https://www.norwalkct.gov/1746/Pending-Application-Materials>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – June 7, 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” 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>