

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, June 5, 2024, at 6:00pm

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 NEW AND/OR PENDING APPLICATIONS

- a. #2024-38 Special Appropriation – Norwalk Fire Department – Special capital appropriation in the amount of \$17,100 for Building Repairs – Report & recommended action
- b. #2024-37 SPR/CAM – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 & 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Construction of a six-story extended stay hotel – Preliminary review & approval of architectural peer review

IV. PUBLIC HEARINGS

- a. #2024-12 SPR – Main Norwalk, LLC – 272-280 Main Avenue (District 5, Block 21, Lots 174 & 97) – Proposed construction of three (3) two-story structures; a +/- 19,000sf retail store with 10 apartments on the second floor; a +/- 2,240sf coffee shop; a +/- 2,200sf restaurant building; and electric vehicle charging
 - i. Action on #2024-12 SPR
- b. #2024-14 SPR – Norwalk Center LLC – 10 Norden Pl (District 3, Block 17, Lot 40, Unit A) – Use of +/- 113,500sf of an existing building and +/- 155,000 square feet of the site for a Transportation Maintenance Terminal use
 - i. Action on #2024-14 SPR
- c. #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. **Applicant presentation only, public comment on June 20, 2024**
- d. #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
- e. #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

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

- Fire Department: <https://norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>

- Isaacs St: <https://norwalkct.gov/3580/21-23-Isaacs-Street>
- 272-280 Main Ave: <https://norwalkct.gov/3552/272-280-Main-Avenue---2024-12-SPR>
- Norden: <https://norwalkct.gov/3551/10-Norden-Place---2024--14-SPR>
- 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 – Special Meeting – June 20, 2024, at 6:00pm

Planning & Zoning Commission – Regular Meeting – June 26, 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>