

Planning & Zoning Commission

City of Norwalk, Connecticut

Special Meeting Agenda

Wednesday, May 22, 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 NEW AND/OR PENDING APPLICATIONS

- a. #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Modification to conditions of approval for single-family residence – Report & recommended action
- b. #2024-22 SPR – Cali J Company Contractor Division LLC – 201 Ponus Avenue Extension (District 5, Block 54, Lot 9) – Detached accessory dwelling unit (ADU) – Report & recommended action
- c. #2024-31 CAM – Hillside Plaza LLC/Joseph Criscuolo – 14-16 North Main Street (District 2, Block 25, Lot 12) – Change the use on the second floor of a mixed-use building from office to residential (eight dwelling units) – Report & recommended action

IV. PUBLIC HEARINGS

- a. #2024-26 SUB – Dennis Brown – 72 Soundview Avenue (District 5, Block 81, Lots 20 & 21A) – Three lot subdivision with a lot line revision to create a total of four building lots
 - i. Action on #2024-26 SUB
- 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

V. APPROVAL OF MINUTES: May 15, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

201 Ponus Avenue: <https://norwalkct.gov/3569/201-Ponus-Avenue>

14-16 North Main Street: <https://norwalkct.gov/3571/14-16-North-Main-Street---2024-31-CAM>

72 Soundview Avenue: <https://norwalkct.gov/3568/72-Soundview-Avenue-Edgewood-Street--202>

Norden: <https://norwalkct.gov/3551/10-Norden-Place---2024--14-SPR>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – June 5, 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>