



Planning & Zoning Commission

City of Norwalk, Connecticut

Special Meeting Agenda

Wednesday, March 22nd, 2023, at 6:00pm

Community Room (Room 128) – First Floor – City Hall – 125 East Avenue – Norwalk, Connecticut

And Virtually via Zoom teleconference at: <https://us02web.zoom.us/j/85409773890>

Hybrid meeting to be held in-person and online

[Public Participation instructions below!](#)

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. *Continuation of hearing opened 3/2/23: #2022-24 SP/CAM – Mill Pond Holdings, LLC – 1 Cemetery Street (District 3, Block 42, Lot 27) – Construction of a 77-unit mixed-use development within two (2) buildings, 98 parking spaces and other on-site and off-site improvements*
 - i. Action on #2022-24 SP/CAM

IV. REVIEW & ACTION ON APPLICATIONS

- a. #2023-15 8-24 – Department of Public Works – 60 South Smith Street – 8-24 Referral for the sale of land from the City of Norwalk to the Connecticut Department of Transportation in connection with the Walk Bridge project – Report & recommended action
- b. #2023-16 R – Department of Transportation, Mobility & Parking (TMP) – Zoning regulation text amendment regarding right-of-way expansions – Preliminary review
- c. #2023-14 LM – Edwin Montoya – 136 Washington Street – Live music request for existing restaurant “Appetit Bistro” – Report & recommended action
- d. #9-11 SPR – North Water LLC – 20 North Water Street – Bond release request – Report & recommended action

V. COMMENTS OF DIRECTOR

VI. COMMENTS OF COMMISSIONERS

VII. ADJOURNMENT

Meeting Materials

- #2022-24 SP/CAM – 1 Cemetery Street: <https://www.norwalkct.org/3244/1-Cemetery-StreetMill-Pond>

Upcoming Meetings

Planning & Zoning Commission – Special Meeting for public presentation of draft new zoning regulations – April 4, 2023, at 6:00pm

Planning & Zoning Commission – Regular Meeting – April 12, 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>