

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, March 20, 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. PUBLIC HEARINGS

- a. #2024-04 R/SPR – Building & Land Technology – 77, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue (District 5, Block 38A, Lots 40, 51, 5A, 22, 29, 19, 36, 35 and 50) (North 7) – Zoning regulations text amendment to revise Article 20 to modify the front setback requirement for Development Parks in the Executive Office zone and a site plan review application to construct a 12-story, 266 dwelling-unit, mixed-use building and other associated site improvements at 77 Glover Avenue in accordance with the approved North 7 Master Plan.
 - i. Action on #2024-04 R/SPR
- b. #2024-08 SP/CAM – Harbor Ventures LLC – 18 Harbor Avenue (District 1, Block 25, Lot 7) – Construction of new building for contractor’s storage yard use.
 - i. Action on #2024-08 SP/CAM
- c. #2024-13 SUB – Norden Center LLC/Fortis Property Group LLC – 10 Norden Place (District 3, Block 17, Lot 40) – Proposed three (3) lot subdivision.
 - i. Action on #2024-13 SUB

IV. REVIEW & ACTION ON APPLICATIONS

- a. #2024-15 SPR – 3 Color LLC – 175 West Cedar Street (District 5, Block 64, Lots 15 and 423) – Construction of a 12-unit multifamily structure and a two (2) unit mixed-use structure for a total of 14 dwelling units – Report & recommended action

V. APPROVAL OF MINUTES: March 6, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

North 7: <https://www.norwalkct.gov/3536/77-Glover-Avenue-North-7-Phase-I>

18 Harbor Ave: <https://www.norwalkct.gov/3553/18-Harbor-Avenue---2024-08-SP-CAM>

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

175 West Cedar St: <https://www.norwalkct.gov/3555/175-West-Cedar-Street>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – April 3, 2024, at 6:00pm

Planning & Zoning Commission – Regular Meeting – April 17, 2024, 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: 829 5553 1430

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