

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, March 6, 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 APPLICATIONS

- a. #2024-21 Special Appropriation – Norwalk Police Department – Transfer of capital funds in the amount of \$657,000 for the purchase of eight (8) vehicles – Report & recommended action.
- b. #2024-02 CAM – David E. Keelan & Christina Lake – 16 Rocky Point Road (District 6, Block 36, Lot 61) – Proposed addition to and raising of existing single-family house – Report & recommended action.

IV. 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

V. PRELIMINARY REVIEW & ACTION ON APPLICATIONS

- a. #2024-06 SPR/CAM – MillaMilly Corp – 13 Chapel Street (District 1, Block 28, Lot 2) – Proposed development of a 13-unit, seven (7) story residential apartment building.
 - i. Action on #2024-06 CAM/SPR and authorize design peer review.
- b. #2024-11 SP/CAM – TR Sono Partners LLC – 25 & 31-35 South Main St. (District 2, Block 45, Lots 12 & 13) – Proposed construction of an eight (8) story, 100-room extended stay hotel.
 - i. Action on #2024-10 SP/CAM: **Authorize design peer review only.**
- c. #2024-12 SPR – Main Norwalk LLC – 272-280 Main Ave (District 5, Block 21, Lot 97 & 174) – Proposed construction of a total of three (3) buildings; a +/- 19,000 square foot retail building with 10 dwelling units; a +/- 2,240 restaurant; and a +/- 2,200 square foot restaurant; and a total of 196 parking spaces
 - i. Action on #2024-12 SPR: **Authorize traffic peer review only.**
- d. #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 #2024-10 SPR: **Authorize traffic peer review only.**

VI. APPROVAL OF MINUTES: February 21, 2024

VII. COMMENTS OF DIRECTOR
VIII. COMMENTS OF COMMISSIONERS
IX. ADJOURNMENT

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

Special Appropriation: <https://norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>
16 Rocky Point Rd: <https://www.norwalkct.gov/3533/16-Rocky-Point-Road---2024-02-CAM>
North 7: <https://www.norwalkct.gov/3536/77-Glover-Avenue-North-7-Phase-I>
13 Chapel St: <https://norwalkct.gov/3559/13-Chapel-St---2024-06-CAM-SPR>
25 & 31-25 So. Main St: [https://www.norwalkct.gov/3551/10-Norden-Place---2024--14-SPR](https://www.norwalkct.gov/3547/25-31-35-South-Main-Street---2024-11-SP-272-280>Main Ave: https://www.norwalkct.gov/3552/272-280-Main-Avenue---2024-12-SPR
10 Norden: <a href=)

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – March 20, 2024, at 6:00pm
Planning & Zoning Commission – Regular Meeting – April 3, 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>