

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, February 21, 2024, at 6:00pm

Common Council Chambers, Third Floor, City Hall, 125 East Avenue

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 APPLICATIONS

- a. #2024-07 8-24 Referral – City of Norwalk – 98 South Main Street – Request to enter into a License Agreement with the Riverbrook Regional Young Men’s Christian Association, Inc. (YMCA) for the use of approximately 2,000 square feet of the proposed Norwalk Community Recreation Center at 98 South Main Street for youth recreation programs – 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.
- c. #2023-58 SPR – Greenwich Realty Development LLC – 6 Butler Street (District 1, Block 9, Lot 3) – Construction of a five-story, 20-dwelling unit, multifamily building – Report & recommended action.

IV. PUBLIC HEARINGS

- a. #2023-69 SP – Costco Wholesale Corporation – 779 and 789 Connecticut Avenue (District 5, Block 71, Lots 3 and 13) – Site reconfiguration and redevelopment including but not limited to demolition of existing hotel building and expansion of existing parking garage, demolition of existing tire center portion of building and construction of new tire center, and +/- 14,000sf addition to existing warehouse/retail building.
 - i. Action on #2023-69 SP
- b. #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. APPROVAL OF MINUTES: February 14, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

98 South Main St: <https://www.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>
6 Butler St: <https://www.norwalkct.gov/3515/6-Butler-Street>
Costco: <https://www.norwalkct.gov/3529/779-789-Connecticut-Avenue-Costco---2023>
North 7: <https://www.norwalkct.gov/3536/77-Glover-Avenue-North-7-Phase-I>

Upcoming Meetings

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