

Planning & Zoning Commission

City of Norwalk, Connecticut

Special Meeting Agenda

Wednesday, February 14, 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. #2023-53 SP – Norwalk Housing Authority – 45 Meadow Street (District 2, Block 81, Lot 64) – Modification to previously approved special permit for the construction of 56 dwelling units within nine structures and other on-site improvements – 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. FY 2024-25 Capital Budget
 - i. Action on FY 2024-25 Capital Budget
 - b. #2024-03 R – Planning & Zoning Commission – Text amendment to require that any new proposed building(s) in any zone that exceeds a 5,000 square foot footprint or 20,000 square foot gross floor area be subject to a site plan review application unless a special permit is specified for the specific use.
 - i. Action on #2024-03 R
- V. APPROVAL OF MINUTES:** January 17, 2024; January 19, 2024
- VI. COMMENTS OF DIRECTOR**
- VII. COMMENTS OF COMMISSIONERS**
- VIII. ADJOURNMENT**

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

45 Meadow St: <https://www.norwalkct.gov/3510/45-Meadow-Street---2023--55-SPCAM>

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>

Sustainability Text Amendment: <https://www.norwalkct.gov/3541/Sustainable-Buildings-Text-Amendment>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – February 21, 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>