



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

FEBRUARY 5, 2025, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



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 into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- A. #2025-02 SUB - IJ Group, LLC - [24 Belden Avenue \(District 1, Block 38, Lot 8\) - Proposed two \(2\) lot subdivision](#)
- B. ~~#2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use~~ **HEARING CONTINUED TO FEBRUARY 19, 2025, AT 6:00PM - NO ACTION**
- C. 2025-2026 [Capital Budget](#)
- D. #2025-04 R – Norwalk Planning & Zoning Commission – [Multiple Zoning Regulations text amendments to Article\(s\) 4 and 6 of the Norwalk Zoning Regulations relating to minimum](#)

[parking requirements](#)

IV. REVIEW AND ACTION ON APPLICATIONS

- A. #2024-64 CAM/SPR - IJ Group, LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - [Coastal site plan review application for the construction of two five-story additions to an existing structure to add hotel and multifamily use\(s\) to the existing office/retail use\(s\) - Report & recommended action](#)
- B. #2025-02 SUB - IJ Group, LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Proposed two (2) lot subdivision - Report & recommended action
- C. ~~#2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use~~ **HEARING CONTINUED TO FEBRUARY 19, 2025, AT 6:00PM**
- D. #2024-55 SP - RVCV LLC and Mary Grace Vona - 127, 131 and 135 Richards Avenue (District 5, Block 70, Lots 28, 3A and 20) - [Special permit application for the construction of 16 elderly housing units - Report & recommended action](#)
- E. #2025-04 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4 and 6 of the Norwalk Zoning Regulations relating to minimum parking requirements

V. ACCEPTANCE OF MINUTES

- A. January 22, 2025

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

- A. Election of Vice-Chair

VIII. ADJOURNMENT