



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JANUARY 22, 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. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2025-01 8-24 Referral - City of Norwalk - 3 Belden Avenue - [Proposed lease agreements with three separate tenants to occupy portions of 3 Belden Avenue - Report & recommended action](#)**
 - B. #2022-13 SP – Associated Food Distributors, Inc. – 16 Muller Ave – BOND RELEASE REQUEST for approved single-story manufacturing and warehouse building - Report & recommended action**
 - C. #8-19 SP - 10 Willard, LLC - 10 Willard Road (District 5, Block 17, Lot 2) - REQUEST FOR BOND RELEASE for approved 219-unit multifamily building and self storage**

building - Report & recommended action

- D. #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 a 96-room hotel and 100-unit multifamily use to the existing office/retail use\(s\) - Report & recommended action](#)
- E. #2024 - 63 CAM – Carlo Vona Jr – 19 Dock Road – [Raise an existing single family residence to be flood compliant, construct a second story addition, and raise the driveway](#) - Report & recommended action

IV. PUBLIC HEARINGS

- A. #2024-55 M/SP – RVCV LLC and Mary Grace Vona – 127, 131 and 135 Richards Avenue (District 5, Block 70, Lots 28, 3A and 20) – [Zone map amendment to change the zone of 131 and 135 Richards Avenue from the CD-1M zone to the CD-1S zone and to change the zone of 127 Richards Avenue from the CD-2 zone to the CD-1S zone and special permit application for the construction of 16 elderly housing units](#) - Report & recommended action

V. DISCUSSION

- A. Proposed Zoning Regulation Amendments per requests from the Department of Transportation, Mobility and Parking (TMP) and Water Pollution Control Authority (WPCA)

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: January 8, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT