

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
January 22, 2025

PRESENT: Galen Wells, chair; Nick Kantor; Louis Schulman; Diana Lenkowsky; Ana Tabachneck; Tammy Langalis; Jacquen Jordan-Byron (left the meeting at 6:13 pm and returned later); Darius Williams; Chapin Bryce; Richard Roina (left the meeting at 7:45 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Sabrina Godeski; Atty Adam Blank; Vince Hynes; Ray Sullivan; Earl Goven; Brian Dempsey; Jonathan Metz; Jason Milligan; Jim Jamieson; Matt Popp; Wayne D'Avanzo; Matthew Kiviary(sp?); Carlo Vona;

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF MEMBERS

Mr. Kleppin called the roll.

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

Sabrina Godeski, the Director of Business Development and Tourism for the city, began the presentation by explaining that the city had recently acquired 3 Belden Avenue. These leases had been held by different city agencies but now that the city owned the property they would also hold the leases.

**** MS. JORDAN-BYRON MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #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 be **APPROVED**.

Mr. Williams seconded.

There was a clarification as to the owner of the building. There was also a clarification of the link that is in the agenda. There was a discussion as to the location of the Redevelopment Agency's office which is split between this building and one at 50 Washington Street.

There was a discussion about which alternates to seat for this application. Ms. Wells seated Ms. Tabachneck.

Galen Wells; Nick Kantor; Louis Schulman; Ana Tabachneck; Tammy Langalis; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Chapin Bryce approved.
No one opposed.
No one abstained.

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

Mr. Baker gave a brief overview of the application. He said that the applicant had completed the project and the applicant was requesting their soil erosion bond to be returned. Ms. Lenkowsky was seated for this application.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2022-13 SP – Associated Food Distributors, Inc. – 16 Muller Ave – BOND RELEASE REQUEST for approved single-story manufacturing and warehouse building be **APPROVED**.

Ms. Langalis seconded.
Galen Wells; Nick Kantor; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Chapin Bryce approved.
No one opposed.
No one abstained.

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

Mr. Baker explained that the applicant had received their certificates of occupancies and permits so they are requesting the release of their bond. Ms. Tabachneck was seated for this application.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #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 be **APPROVED**.

Mr. Bryce seconded.

Galen Wells; Nick Kantor; Louis Schulman; Ana Tabachneck; Tammy Langalis; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Chapin Bryce approved.

No one opposed.

No one abstained.

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

Before this presentation began, Ms. Jordan-Byron said she was leaving the meeting at 6:13 pm and would log back into the meeting when she returned home. Ms. Lenkowsky and Ms. Tabachneck were seated for this application.

Atty Adam Blank began the presentation by orienting the commissioners as to the location of the property on an aerial map. He also showed them a picture of the current property and introduced the project team. He noted which approvals they had received and which departments had comments on this application. He gave a brief description of the property. The main structure would remain and an additional two 5-story structures would be constructed. One would be a hotel and the other would be apartments. He showed them the exterior renderings of these structures. The applicant was also in discussions for the retail space, but it was unclear if it would be one large retail space or multiple spaces. They are also negotiating with a hotel operator. He said that the footprint would stay the same. He also discussed the cell tower which he said was owned by someone else and they could not interfere with it. The new building will surround it. He discussed the new workforce housing units that will be constructed as well as the existing parking that would remain unchanged.

Atty Blank said that the application had been reviewed by the architectural consultant, BFJ, which they had been working with. He discussed the draft resolution and said that they did not disagree with the conditions or recommendations. He said that they would address the comments from the Department of Public Works (DPW) and Transportation, Mobility and Parking (TMP) at the end.

Vince Hynes, the engineer on the project, continued the presentation by discussing the current conditions on the property. He then discussed the proposed changes to it, including changes to impervious surfaces. He discussed stormwater runoff and noted that they are in the coastal area management zone although there are no resources on the property. There are no adverse impacts to coastal resources so no mitigation plans are necessary.

Ray Sullivan, the architect on the project, continued the presentation with a discussion of the exterior renderings for the proposed project. He also discussed the uses of the buildings which included a hotel. He then discussed the materials to be used, as well as the expansion of the entryways since there are multiple uses. He discussed the comments from BFJ. He then showed the interior designs for the buildings, as well as the repurposing of the existing building including loading docks and accessways. He also discussed the office area loading, as well as the existing parking garage. He also discussed the handicapped spaces in the garage. He discussed the loading spaces. He showed them the existing floor plans for the hotel. He then discussed how they made the unit code compliant. He showed them the exteriors of the building.

There was a discussion about solar panels and a green roof to meet the city's zoning requirements.

Earl Goven, the landscape architect, continued the presentation by showing them the site plan. He began with the green roof. He then discussed some of the native perennials that will be planted. He also discussed the permeable pavers.

Brian Dempsey, the traffic engineer on the project, continued the presentation by explaining how the traffic study was done. He then discussed changes in signal timing. He noted that TMP was considering making Bernell a two way street. He said that there were good levels of service. TMP was also doing a study of the area but they were not sure when it would be available.

At this point, Atty Blank discussed comments from DPW which included questions about easements which he did not believe were the department's purview. He said that they would abide by any easements on the property. He then discussed

the comments from TMP, especially since they were received very recently. He said it was frustrating to receive comments right before a meeting with the commission. He also explained that there are no parking regulations in this zone. Although TMP had comments about parking availability, he said there are no parking requirements in this zone. He also discussed the TMP comments about the nearby Yankee Doodle garage. He showed them the aerial map of the area where there are some parking lots that are empty and believed that there is an abundance of parking nearby. He then said that any conditions in the resolution about parking could not be imposed since there were no regulations. He also addressed comments about delivery and dropoffs to the site. He addressed comments about traffic counts. He said that TMP counts showed less traffic than the applicant's counts. He believed the scope of the traffic report was adequate for a site plan application. TMP also had concerns about easement agreements, but Atty Blank believed that one of them may not be applicable at the time the applicant receives a certificate of occupancy. He asked that they not be a condition of approval because they will comply with them. He noted that this is an adaptive reuse of a property, is better than what is existing and complied with the regulations.

Frank Fish, of BFJ Planning, began their presentation with an introduction of the project team. He said that they had gone over some items with the applicant's architectural team in a meeting. He agreed that these designs are an improvement as to what is currently on the site. He said that the applicant had addressed issues on the ground floor as well as to the color of the materials on the exterior. He discussed the entrances for the office building and retail. He also noted that they had not seen revised plans so they made their comments as part of the conditions of approval. He said that they had a good landscape plan but it should also be handicapped accessible. He also said there were questions about the ground floor. He was concerned about congestion in front of the hotel. Mr. Fish suggested that the garbage trucks go to the west side of the buildings.

Jonathan Metz, of Perkins Eastman, discussed the renderings that the applicant had first shown them as compared to what they had seen at this meeting. The applicant had increased the red brick and reduced the dark colors on some of the buildings. The landscaping has also improved and explained that the cell towers would no longer be as visible as they are now.

Mr. Fish continued the presentation by discussing the comments that should be made a part of the resolution for approval.

There was a discussion about the types of trees that would be planted. Mr. Goven explained why they had chosen the trees that they had. Ms. Langalis made

some suggestions of pretty trees around the city that she would like to see planted at the property.

There was a discussion about the parties to the easements. Atty Blank said that they are in the process of attempting to simplify them.

There was a discussion about access during construction, as well as the pedestrian access along Belden Avenue, which could impact access to the bus stops. Jason Milligan said that there will be a construction plan in place, but it is premature. There was also a discussion about a private access road that is shared between this property and the Confluence. There was also a discussion about the renovations of the existing structures which would be largely internal. There was then a discussion about certain parking spaces being marked for a given use.

There was a discussion about the workforce housing units and the rate that they would be at. Mr. Kleppin said that there may have been an error in the online regulations which would have to be checked. There was also a discussion about the recent changes to workforce housing regulations which Atty Blank said private developers would lose money.

Ms. Wells asked the traffic engineer to provide, in writing, that the newer traffic counts were more to the applicant's benefit. She also suggested that the applicant speak with TMP in the next two weeks to discuss their issues. If they could not agree, then she suggested that TMP should come to the next meeting as well. She then asked for a motion to continue to the next meeting in 2 weeks.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2024-64 CAM/SPR – IJ Group, LLC – 24 Belden Avenue (District 1/Block 38/Lot 8) be adjourned for two weeks, until the commission's next meeting on February 5, 2024.

Mr. Williams seconded.

Galen Wells; Nick Kantor; Louis Schulman; Ana Tabachneck; Tammy Langalis; Richard Roina; Darius Williams; Jacquen Jordan-Byron; Chapin Bryce approved.

No one opposed.

No one abstained.

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

Before the presentation began, Mr. Roina left the meeting.

Atty Blank began the presentation by introducing the project team. He then oriented the commissioners as to the location of the property on an aerial map. He showed them a picture of the structure that is currently on the property, as well as pictures during times of flooding. He said that they would be elevating the house. Currently the bottom level is partially finished. In the proposed plans, the bottom level would be gone but there would be a small upper story edition. He then showed them the elevations and said that the new structure would be FEMA compliant. He then discussed the signoffs that they had received. They had received comments from the Health Department but did not yet have a signoff from this department. They had also received comments from DPW. There would not be an expansion of the footprint. The proposed structure is close in size to the current one. Impervious surface coverage will decrease. He discussed the drainage report and landscaping plan which Matt Popp would describe. He also noted that there would be a wetland buffer. He said that this house was in the Village Creek association and the applicant had to go before their board as well.

Jim Jamieson, the architect on the project, showed the commissioners the plans for the house, including the elevations and the interior floors. He discussed the velocity zone as well. He also explained that during the planning process, the new zoning regulations had been approved.

Matt Popp, the landscape architect on the project, continued the presentation by showing them the site plans of the exterior of the house. He also discussed the types of plantings that they would provide.

Atty Blank continued the presentation with a review of the conditions of the resolution. He said that one of them, about the stormwater drainage, was not a standard condition and did not comply with the zoning regulations.

There was a discussion about raising the grade at the back of the property. Wayne D'Avanzo explained what they would be doing to meet the zoning requirements. The grading to the garage would be changed so it wouldn't be flooded. There was also a discussion as to the highest elevation.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** that application #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 be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per architectural plans dated 1/16/2024 and revised 10/8/2024 prepared by j.a. Jamieson architects, Weston, CT, with proposed grades revised according to the approved site plan
 - b. Per site plans dated 4/2/2024 and revised 1/9/2025 prepared by Fairfield County Engineering, LLC, Norwalk, CT
 - c. Per the landscape plan dated 2/19/2024 and revised 5/9/2024 prepared by Environmental Land Solutions, LLC
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That any changes to the plans be reviewed by Staff prior to implementation; and
7. That the finished grade shall blend with existing grades at the property line and no change of more than one (1.0) foot or more shall occur within five (5) feet of a side or rear lot line per section 6.2.2.F.7 of the zoning regulations; and
8. No grading activity shall result in a finished slope of more than four horizontal to one vertical (4:1) within the Yard setback and three horizontal to one vertical (3:1) elsewhere per section 6.2.2.F.8 of the zoning regulations; and
9. All utilities must be located to comply with setbacks and not expand a non-conformity; and
10. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure, utilities, and any accessory structures; and
11. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

12. That the driveway and parking area be made entirely pervious and there be no changes or expansions to the existing non-conforming configuration; and
13. That the stormwater runoff be treated in accordance with the DPW drainage manual and Section 6.2.2.G of the Norwalk Zoning Regulations; and
14. That all plantings be implemented prior to COZC; and
15. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
16. That no changes to the seawall are permitted without City review and DEEP approval; and
17. That a CT licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
18. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 31st, 2025.

You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this Coastal Site Plan approval automatically becomes null and void.

Mr. Kantor seconded.

Mr. Kleppin asked if the motion included the modification to condition #13 and Mr. Bryce said it did.

Galen Wells; Nick Kantor; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Darius Williams; Jacquen Jordan-Byron; Chapin Bryce approved.

No one opposed.

Tammy Langalis abstained.

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

Ms. Wells opened the public hearing.

Atty Blank began the presentation with an introduction of the project team. He said that the neighbors had been notified as to the public hearing per the zoning regulations. They had received comments from TMP and approvals from other departments. He then oriented the commissioners as to the location of the property on an aerial map. He noted that this application had been approved two years prior but that since the approval the zoning regulations had been rewritten. He also noted that part of the property is no longer in a zone that allowed elderly housing, so the applicant was requesting a zone change. He also said that they moved the project a little closer to the street, as requested. He then described the residential units. He discussed the services provided, as well as the additional units.

Matthew Kiviary(sp?), the engineer on the project, continued the presentation by discussing the impervious area which had not changed much from the previous approved design. A few more retention basins had been added since additional units had been added. The project would meet the city's drainage standards.

Jim Jamieson, the architect on the project, continued the presentation by showing them the exterior designs. He explained that the garage and 2nd floor share a wall. He showed them the interior designs which were fully handicapped accessible. He said that he had been the architect on other, similar projects in Norwalk and there were waiting lists for these units.

Matt Popp, the landscape architect, continued the presentation by showing them the landscaping plan as well as the plantings being proposed for the property. He also discussed the lighting proposed.

Atty Blank then discussed a comment from TMP asking for a midblock crosswalk at Juhasz Road. He noted that Richards Avenue, which intersects with Juhasz Road, had recently been repaved and new sidewalks had been installed. TMP had requested that the applicant replace the asphalt sidewalk with a concrete one, as well as adding the crosswalk.

There was a discussion about the zone change. There was also a discussion about which neighbors were notified about this project. Atty Blank said he received a phone call from one of the neighbors with concerns which he addressed. There was also a discussion about a walkable path at the back of the property. Atty Blank said that they had not looked at it for this property.

Kathleen Raby, 9 Riverwalk Lane, which was directly across from the project, had concerns about the runoff, flooding and erosion.

Tanner Thompson, a member of the Bike/Walk Commission, agreed that there was little value in replacing the asphalt sidewalk with a concrete one, since they had recently been replaced. He would like to see the rapid flashing beacons at Juhasz Road, since it could be beneficial to seniors living at this property, as well as the community at large.

Matthew Kiviary addressed the concerns about the runoff and erosion. Mr. Popp discussed how the buffer near the river would help the erosion. Atty Blank said that the need for the crosswalk was known to the city and should have been addressed when the sidewalks were being replaced.

There was a discussion about using pervious pavement in the parking lot to mitigate runoff to the river. Mr. Kiviary said that it would not reduce runoff. Atty Blank said they would look into the feasibility of this. Carlo Vona said they would look into permeable pavers or asphalt.

All members of the commission were seated on this matter.

**** MR. KANTOR MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 be APPROVED for the following reasons:

1. To achieve Goal 1 of Chapter 4 of the Norwalk Plan of Conservation and Development that, "Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms," using the following policies, "Support housing policies that provide housing for Norwalk's households across a range of preferences and household incomes," and, "Preserve and maintain the character of traditional single-family neighborhoods," and using the strategies, "Maintain the predominantly single-family character of established single-family neighborhoods," and, "Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk's urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate and through redevelopment."

BE IT FURTHER RESOLVED that the effective date of this action shall be January 31, 2025.

Ms. Tabachneck seconded.

There was a discussion about nearby residents. Mr. Baker said that there was a single family home to the north and a similar development to the south. The additional units would be to the south of the property. There was a discussion about the replacement of the sidewalks.

Galen Wells; Nick Kantor; Tammy Langalis; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Darius Williams; Jacquen Jordan-Byron; Chapin Bryce approved.

No one opposed.

No one abstained.

**** MR. WILLIAMS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-55 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 Richards Avenue from the CD-1M zone to the CD-1S zone and special permit application for the construction of 16 elderly housing units be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

- a. Per site plans entitled "Senior Housing," prepared by D'Andrea Surveying & Engineering, PC, dated 8/20/24; and
- b. Per landscape plans entitled "Landscape Plan," prepared by Environmental Land Solutions, LLC, dated 8/21/24; and
2. That a certificate of special permit and mylar map of the approved site plan shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That a surety be submitted, in an amount to be determined by Planning & Zoning Staff (Staff), to guarantee the installation of the required sedimentation and erosion controls prior to the issuance of a zoning permit; and
4. That all required sedimentation and erosions be installed prior to the start of any construction or site work and shall be maintained throughout the duration of such construction and site work, including silt sacks installed in all existing and proposed catch basins, and that any additional controls be installed at the direction of Staff as needed; and
5. That a surety be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan(s), and any and all modifications to the plan, and all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
6. That the conservation area be managed in a natural state, allowing passive recreation and enjoyment by the residents of the property; and
7. That all utilities shall be installed underground; and
8. That the applicant shall install rooftop solar panels, to the greatest extent possible, on Buildings 14, 15 and 16; and
9. That all applicable City Department sign-offs are obtained prior to the issuance of a Certificate of Zoning Compliance; and
10. That a Connecticut licensed landscape architect shall certify that all landscaping has been planted in accordance with the approved landscape plan prior to the issuance of a Certificate of Zoning Compliance; and
11. That a Connecticut licensed engineer shall certify that all of the required improvements were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and

12. That this approval is subject to Section 8.5, Enforcement, of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be January 18, 2025.

Mr. Schulman seconded.

There was a discussion about the feasibility of permeable pavers to further reduce stormwater runoff. There was also a discussion about not including the replacement of the sidewalks and constructing a crosswalk as a condition. The commissioners reviewed TMP comments which they had not seen previously. There was a discussion about whether it was usual to require a developer to install a crosswalk. There was also a discussion as to whether the crosswalk would be used by the residents of this development and the community. Mr. Kleppin suggested that they could keep the vote open so that staff could find out the value of the crosswalk and ramps, as well as the best placement for it.

Mr. Williams withdrew his motion. The applicant would not have to present again since there would not be any new information provided.

V. DISCUSSION

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

Mr. Kleppin began the discussion about the changes to the vape shop classification. He said that they have been problematic especially that a lot of the businesses are opening without permits. He has been working with the Chief of Police and the Ordinance Committee and is recommending licensing them as a tobacco shop. He showed them changes to modify the definition of vape shops. There was also a discussion as to which vape shops were legal and which were not. There was also a discussion about whether these shops were a result of the cannabis businesses in Norwalk.

The next topic were the changes to the CD-4 Parking Standards. Mr. Kleppin discussed how the tables would be changed, as well as amendments they had

prepared for the commissioners which included some previous language for parking being put back into the regulations.

Mr. Kleppin then explained the process to move these items forward. The amendments to the parking regulations would be on the commission's next agenda. The others would be on their agenda in March.

Mr. Baker then discussed technical changes that they had received comments, mostly from WPCA and TMP, which would be made on the tables in the regulations. Since TMP is about to adopt the Complete Streets Design Guide, they asked to add references to the regulations. There would be some review of the regulations as to how the new Design Guides will affect the regulations. He continued to review some of the technical changes. He said they would be deleting the table for TMP for parking space sizes. He described clarifications on the workforce housing regulations which was an error. There would be further changes once the affordable housing study is adopted. Mr. Baker described clarification language for some regulations that are on the Any Use Listed as Permitted table. He also discussed changes to the site plan review language, as well as for traffic studies.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 8, 2025

**** MS. LANGALIS MOVED to approve the January 8, 2025 minutes.**

Mr. Schulman seconded.

Galen Wells; Nick Kantor; Tammy Langalis; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Darius Williams approved.

No one opposed.

Jacquen Jordan-Byron and Chapin Bryce abstained.

VII. COMMENTS OF DIRECTOR

Discussion of workshops

Mr. Kleppin reminded the commissioners about the joint meeting with the Common Council on January 30 to go over the affordability plan. He also discussed training on February 26 with Corporation Counsel. He then mentioned a CT bar training on a Saturday in March at Wesleyan University. He asked them to respond so he could register interested commissioners. Mr. Kleppin said that they may hold quarterly meetings in person. There was a discussion about a WestCOG meeting in Wilton on January 29. There was a discussion as to which meetings would be virtual.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman congratulated Mr. Kantor on his new position. He had resigned as the chair and Ms. Wells became the chair. There was no one in the vice chair position. Mr. Kantor thanked everyone for the opportunity to be the chair. There was a discussion about Mr. Pachas no longer being on the Planning & Zoning Commission. There was no public notice for these positions. There was a discussion about the secretary becoming the vice chair, as written into the by-laws. There was also a discussion about having an election for vice chair.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Jordan-Byron seconded.

Nicholas Kantor; Louis Schulman; Tammy Langalis; Diana Lenkowsky; Richard Roina; Darius Williams; Ana Tabachneck; Jacquen Jordan-Byron; Chapin Bryce approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:49 p.m.

Respectfully submitted,

Diana Palmentiero