

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, January 17, 2024, at 6:00pm

Common Council Chambers – Third Floor – City Hall – 125 East Avenue – Norwalk, Connecticut

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. 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

IV. REVIEW & ACTION ON APPLICATIONS

- a. #2022-55 SP/CAM – TR Sono Partners – 31-35 South Main Street (District 2, Block 45, Lot 12) – Request for one-year extension of time for the construction of an eight (8) story addition to existing Marriott SoNo Residence Inn hotel to add 48 rooms and 45 off-street parking spaces – Report & recommended action
- b. #2024-01 CAM – Conte & Conte LLC – 23 Channel Avenue (District 5, Block 85C, Lot 65) – Raise and modify an existing single-family residence to be flood compliant – Review & recommended action

V. APPROVAL OF MINUTES: November 8, 2023; November 15, 2023; November 21, 2023; December 5, 2023; December 6, 2023; December 13, 2023; January 3, 2024

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

- 779 and 789 Connecticut Avenue: <https://www.norwalkct.gov/3529/779-789-Connecticut-Avenue-Costco---2023>
- 23 Channel Avenue: <https://www.norwalkct.gov/3532/23-Channel-Avenue---2024-01-CAM>
- 31-35 South Main Street: <https://www.norwalkct.gov/3409/31-35-South-Main-Street>

Upcoming Meetings

Capital Budget Committee – Special Meeting – January 19, 2024, at 9:00am

Planning & Zoning Commission – Special Meeting – February 14, 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

At this hearing interested persons may appear and be heard and written communications submitted. To allow public access, anyone may access the meeting by attending in person in the Common Council Chambers, Third Floor, City Hall, 125 East Avenue, Norwalk, CT or by telephone, Zoom, and/or the City of Norwalk YouTube channel. Specific instructions and links can be found at <https://apps.norwalkct.org/meetingboard/meetinglist>.

Members of the public who wish to provide “live comments” and participating virtually 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>