



REGULAR MEETING – PLANNING AND ZONING COMMISSION
AGENDA
JANUARY 8, 2025, 6:00 PM
HYBRID

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 Klepping, Director of Planning & Zoning, at sklepping@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. **#2024-69 - 8-24 Referral - City of Norwalk - 25 Pogany Street - Proposed land swap between property owner of 25 Pogany Street and portion of Fodor Farm property owned by the City of Norwalk - Report & recommended action**
 - B. **#2024-70 Special Appropriation - City of Norwalk - 98 South Main Street - Special appropriation request in the amount of \$2,450,000 for the construction of the Norwalk Community Recreation Center - Report & recommended action**
 - C. **#2024-71 - 8-24 Referral - City of Norwalk - 24 Monroe Street - Lease existing commercial space to SoNo Brewing Company - Report & recommended action**

- D. **#5-20 SP - 204 Flax Hill, LLC - 204 Flax Hill Avenue - EXTENSION OF TIME REQUEST** for special permit to rehabilitate existing 1890 historic structure; to demolish existing Carriage House and replace it with a new 3-story, 14-unit structure (46 units total) - Report & recommended action
- E. **#1-18 SPR & #3-20 SPR - Stone Realty Associates, LLC - 15 Oakwood Avenue and 27 Seir Hill Road - BOND RELEASE REQUEST** for two site plan review applications for the construction of an Innovation Center and a waiver of 50% of the required parking spaces - Report & recommended action
- F. **#2023-68 SP/MV/CAM - 24 Van Zant, LLC - 24 Van Zant Street - EXTENSION OF TIME REQUEST** for proposed motor vehicle repair use within existing one-story building - Report & recommended action
- G. **#2024-68 SPR - Matthew and Elizabeth Melucci - 128 Perry Avenue (District 5, Block 40, Lot 6) - [Site plan review application to use a portion of an existing detached accessory structure as a detached accessory dwelling unit](#)** - Report & recommended action

IV. PUBLIC HEARINGS

- A. **#2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – [Special permit for a rest home use](#)**

V. REVIEW AND ACTION ON PUBLIC HEARING ITEMS

- A. **#2024-32 SP – Angela Valenton – 5 Blackberry Lane (District 5, Block 45, Lot 134) – Special permit for a rest home use - Report & recommended action**

VI. DISCUSSION

- A. **Capital Budget Committee and Schedule**

VII. ACCEPTANCE OF MINUTES

- A. **December 4, 2024**

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

UPCOMING MEETINGS

Planning & Zoning Commission - Regular Meeting - January 22, 2025, at 6:00pm