



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MAY 7, 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. #2025-38 Special Appropriation - City of Norwalk - 98 South Main Street - Special Appropriation request for \$583,668 in Special Capital Appropriation funds to the Recreation and Parks Department for the development and construction of the Norwalk Community Recreation Center at 98 South Main Street - Report & recommended action**
- B. #2025-25 CAM - Robert E. Stephens - 36 Dock Road - Demolish an existing house and construct a new single-family residence with associated improvements adjacent to tidal waters and wetlands - Report & recommended action**

IV. PUBLIC HEARINGS

- A. **#2025-15 R/SP - Norwalk Center, LLC & The Auto Collective - 10 Norden Place (District 3, Block 17, Lot 40) - Zoning regulation text amendment application to amend Article 4 and Article 9 to create a "Car Club" use within the SD-LI zoning district and special permit application for a +/- 137,000sf Car Club within an existing building - Public hearing, report & recommended action**
- B. **#2025-23 R/SP - Glazer Group, LLC - 1E River Road (5-44-18-BARN) - Proposed zoning regulation text amendment to Article 4 regarding the CD-1L zone and the Silvermine Tavern District Overlay zone to permit specific commercial uses in conjunction with a special permit application to allow for meetings, recreational activities, community gatherings/events, and special events within an existing historic structure - Public hearing, report & recommended action**
- C. **#2025-08 R - Planning & Zoning Commission - Zoning Regulation Text Amendment(s) to Articles 4, 6, 8 and 9 regarding changes to the flood hazard zone regulations for buffer areas and construction methodology for residential flood compliance; maximum building heights for the SD-LI and SD-HI zones, rear setbacks for the SD-MC zone; Frontage requirements for Watercourse Lots; requiring a site plan review application for changes in use that exceed a certain size; how Trade or Vocational Schools are permitted; changes to Indoor & outdoor storage of passenger motor vehicles, Motor Vehicle Storage, Warehouse and Warehousing uses; Workforce Housing incentives and income buffers; clarification on mailings required for public notice; amending the definitions of Story, Lowest Floor and Motor Vehicle Body Shop and adding definitions of Unfinished Area and Finished (Habitable) Area - Public hearing, report & recommended action**

V. ACCEPTANCE OF MINUTES

- A. **April 9, 2025, and April 16, 2025**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT