



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MAY 21, 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. #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments - Report & recommended action**
 - B. #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street – Extension of time request for proposed new building (5,440sf – 2 story) for motor vehicle repairer use - Report & recommended action**
 - C. #2024–18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street – Extension of time for change in ownership for motor vehicle license - Report & recommended action**

IV. PUBLIC HEARINGS

- A. #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 - Applicant rebuttal, report & recommended action**
- B. #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area - Public hearing, report & recommended action**
- C. #2025-27 SP – Pepperidge Farm Incorporated - 595 Westport Avenue – Convert office/manufacturing to self-storage facility - Public hearing, report & recommended action**
- D. #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. DISCUSSION

- A. #2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area - Discussion**

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: May 7, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT