

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
May 21, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Richard Roina (left the meeting at 7:03 pm); Tammy Langalis (Left the meeting at 7 Pm); Chapin Bryce; Ana Tabachneck; Darius Williams (after roll call at 6:08 pm); Jacquen Jordan-Byron (joined the meeting at 7 pm)

STAFF: Steven Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty Liz Suchy; Suzanne Goldberg; Tom Nastasi; Atty Lisa Feinberg; Andy Glazer; Dominick Franco; Atty Adam Blank; Chris Pawlowski; John Kowalski; Brian Dempsey; Diane Lauricella; Stacey Mokotoff; Zvi Cole

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:03 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll.

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

Atty Liz Suchy began the presentation regarding the continuation of the application process. She said that some comments from Transportation, Mobility and Parking (TMP) could be a condition of approval of the application. She described the current structure as well as the plan for the structure.

Ms. Andrzejewski introduced the peer review consultant, Suzanne Goldberg of BFJ Planning. Ms. Goldberg discussed what they reviewed which included the clarification of drawings, the location of egress, patio staircases, and the configuration and amenities provided within the recreation space. They received updated drawings on May 14, 2025.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-28 CAM – 94 East Ave, LLC – 94 East Avenue (District 1, Block 56, Lot 2) – Convert office space to apartments be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:

a. Per zoning location survey entitled “Proposed Improvements 94 East Avenue” prepared Ryan and Faulds and Redniss and Mead dated 5/7/25; and

b. Per landscape plan entitled “Recreation Space - Plan ” prepared by Environmental Land Solutions, dated 5/12/25; and

c. Per Site Plan entitled “Site Improvement Plan” prepared by Grumman Engineering LLC dated 5/8/25

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That the applicant works with TMP to come to an agreement regarding conditions of their review; and

4. That all comments made in the peer review made by BFJ Planning are addressed; 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 May 30, 2025.

Mr. Schulman seconded.

Ms. Andrzejewski noted a slight change in one of the conditions of the resolution from the one that had previously been sent to the commissioners. Ms. Lenkowsky and Ms. Tabachneck were seated for this application.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

No one abstained.

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

Tom Nastasi, the broker on the application, began the presentation and explained why they were asking for an extension of the approval which had expired on May 12, 2025.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-11 SP/MV – Thomas J. Telesco – 151 Main Street - request for an extension of time for proposed new building (5,440sf – 2 story) for motor vehicle repairer use for 1 year be **APPROVED**.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

No one abstained.

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

Ms. Wells opened the presentation. Mr. Schulman said that this application, when first presented, had a violation on it. He suggested that the commission should not take any action on applications with violations. He asked to have a discussion on similar applications at the end of the meeting.

Atty Suchy explained the reasons for the extension of time which included getting approvals from TMP for curb cuts as well as resolving the violation on the property.

There was a discussion about what happened when the commission did not approve an extension. There was also a discussion about the violation on the property.

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024–18 SPR MV – TMC Properties Ltd., LLC – 599 West Avenue & 5 Merwin Street - request for an extension of time for change in ownership for motor vehicle license for one year be **APPROVED**.

Mr. Williams seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

No one abstained.

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

Ms. Wells opened the presentation. Mr. Roina said that he had watched the video of the previous meeting and had been to the walkabout on the Grey Barn property.

Atty Lisa Feinberg began the rebuttal of the public hearing. She said she would address themes that were raised in the comments during the public hearing. She explained that events were accessory to the restaurant.

Andy Glazer, the owner of Grey Barns, made comments about the neighbor that has complained about the application. He said that they have ulterior motives including a subdivision and selling the property.

WHEREAS, the applicant presented the applications to the Commission at a public hearing on May 7, 2025;

WHEREAS, the Commission closed the hearing on May 7, 2025;

WHEREAS, the Commission deliberated on the application on May 7, 2025;

WHEREAS, in consideration of the above, the Commission made the following findings:

- > WHEREAS, the Silvermine Tavern and Inn are vital entities to the community and their success is vital to the City and the broader Silvermine neighborhood;*
- > WHEREAS, the Commission recognizes the need for businesses to evolve over time and maximize different outlets to maintain financial viability;*

- *WHEREAS, the Commission has determined that the proposed Regulation Amendment is consistent with the following goals within the Citywide Plan:*

✓☐ *Chapter 3, Goal 1.A.vi: Improve and maintain Norwalk's attractiveness as a business location and as a place to live for employees: the public realm, parks, infrastructure, schools, and enhanced amenities.*

✓☐ *Chapter 6, Goal 1: Norwalk protects its most important historic resources and encourages adaptive reuse of historic sites to maintain and enrich the city's character.*

✓☐ *Chapter 6, Goal 1.A.D: Revise zoning and development regulations to promote preservation and adaptive reuse of historic structures.*

✓☐ *Chapter 12, Goal 2.A: Support local centers of activity in neighborhoods*

- *Now, **** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application **#2025-23 R_SP 1 East River Road, Glazer Group, LLC** be **APPROVED**.*
- ***BE IT FURTHER RESOLVED** that the effective date of this action be May 29, 2025.*

Mr. Roina seconded.

There was some review of the language in the proposed text of the zoning regulations. There was a clarification of an approval from TMP.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Darius Williams approved.

Ana Tabachneck opposed.

No one abstained.

WHEREAS, the Commission held a special meeting at the subject property on April 9, 2025 and were presented with an overview of the site and anticipated operations by Planning and Zoning Director, Steven Kleppin;

WHEREAS, Chair Wells and Commissioner Tabachneck met at the site on April 22nd and were presented with an overview of the site and anticipated operations by Planning and Zoning Director, Steven Kleppin;

WHEREAS, the applicant presented the applications to the Commission at a public hearing on May 7, 2025;

WHEREAS, the Commission concluded public comment, aside from applicant rebuttal, on May 7, 2025;

WHEREAS, the Commission closed the hearing and deliberated on the application on May 21, 2025;

WHEREAS, in consideration of the above, the Commission made the following findings:

- WHEREAS, the Silvermine Tavern and Inn are vital entities to the community and their success is vital to the City and the broader Silvermine neighborhood;
- WHEREAS, the Commission recognizes the need for businesses to evolve over time and maximize different outlets to maintain financial viability;
- WHEREAS, the Commission acknowledges that the success and popularity of the Tavern leads to increased vehicular and pedestrian activity to the immediate area;
- WHEREAS, the Commission is concerned that the impacts from events at the Barn, could have adverse impacts on neighboring properties and homes, if the events are not carefully managed and due consideration to the neighbors is not considered;
- WHEREAS, allowing the Barn to be used for events requires constraints and continued oversight from the City to ensure neighboring properties and structures aren't negatively impacted;
- WHEREAS, the Commission has determined that there is no physical change to the Barn or the Site;
- WHEREAS, the Applicant has submitted a survey dated 3.1.15, which depicts the locations of all current improvements relevant to this application;
- WHEREAS, the Commission has determined that a separate Site Plan is not necessary based on the fact that

1. there are no proposed physical changes to the Site,
2. the submitted survey depicts the location of all relevant site features,
3. the site visits conducted aided in clearly understanding the locations of the subject structures and neighboring structures; and
4. the Zoning Regulations indicate that a separate Site Plan is not required as part of this submittal.

Now, **** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application #2025-23 R_SP 1 East River Road, Glazer Group, LLC be **APPROVED**, subject to the following conditions:

1. The Barn may be used as event space, separately or collectively with other buildings, structures and uses within the approved Silvermine Tavern Village District site plan, for meetings, recreational activities, community gatherings/events and special events, including but not limited to weddings, showers and other celebrations.
2. Total occupancy of the Tavern and/or Barn shall not exceed ninety-seven (97) people at any time.
3. At no time can the capacity of the Tavern and Barn exceed what is permissible by either the Health Department or Fire Marshall's office.
4. In addition to obtaining all necessary City permits, prior to hosting any events within the Barn, the applicant shall satisfy all requirements of all applicable City agencies, including, but not limited to:
 - a. All requirements of the Fire Marshal.
 - b. All requirements of the Health Department, including compliance related to the septic system and food service at the Barn.
 - c. ADA compliance with the Building Code.
 - d. All requirements of the Transportation, Mobility & Parking Department.
5. The Barn shall not be used as additional restaurant seating.
6. There shall be no more than thirty (30) events per year involving forty (40) or more people.
7. The applicant shall have a police officer present for evening events involving forty (40) or more people to ensure compliance with the noise ordinance.
8. Upon request, Graybarns and its successors, shall provide Planning & Zoning staff with a listing of all concluded and scheduled events in the calendar year.
9. All events within the Barn will end no later than 8:00 p.m. Sunday through Thursday or by 10 p.m. Friday & Saturday.

10. Live Music is limited to inside the Barn, Tavern, Inn or Mercantile Building, accessory to their operations or events in the Barn, Tavern, Inn or Mercantile Building.

11. Events and activities, including the use of Live Music, shall comply with Table 2, Note 1 of the Norwalk Noise Ordinance.

12. The northern doors of the Barn shall remain closed during any event.

13. Any sound system installed within the Barn shall include a compressor, as indicated in the applicant's sound report to ensure that sound levels are consistent with the scenario of the east doors being open, as indicated in Table 1 of the applicant's sound study.

14. Any sound system installed within the Barn shall include a compressor installed to ensure compliance with the Norwalk Noise Ordinance.

15. Live Music shall not occur simultaneously within the Tavern and the Barn.

16. Rental contracts shall include a requirement regarding compliance with the sound study and indication that compliance with the City of Norwalk Noise Ordinance is strictly enforced.

17. Excluding lighting permissible in §4.3.17, Private Lighting Standards, event lighting associated with the Barn, such as strobe or neon lights, shall not be located outside of the Barn.

18. Prior to the use of the barn for any events, restroom services (permanent or temporary) shall be provided for patrons of the Barn.

19. Permanent restroom facilities shall be constructed, a minimum of eighteen (18) months from the effective date of this approval.

20. Restroom facilities shall be located in or attached to the Barn. If attached to the Barn, they shall be enclosed, within an addition to the Barn. At no time shall any portable restroom be visible from the Street or any surrounding property.

21. The existing solid fencing located along the northern property line shall be continued east for the remainder of the northern property line and large evergreen trees shall be planted on the property in front of the fence. Valet parking is permitted in the building setback behind the landscape buffer.

22. The applicant shall comply with the approved Valet Parking Plan dated February 6, 2014 as revised to March 17, 2025. Adequate staff shall be employed to ensure that

cars are parked safely, and that the adjacent road network can operate without interruption.

23. At no time shall Gray Barns employees or valets park vehicles at any residential property in the City or along any City Street for any activity associated with Gray Barns.

24. Passenger vans, buses or Ubers shall not park, idle or queue on City streets.

25. Adequate staff shall be employed to ensure that cars are parked safely and that the adjacent road network operates safely.

26. The Applicant shall pay for, and coordinate with TMP on, the installation of a crosswalk across River Road, between the existing valet parking lot and Tavern entrance.

27. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations.

BE IT FURTHER RESOLVED that the effective date of this action be May 30, 2025.

Mr. Schulman seconded.

At this point, they reviewed the conditions of approval of this application. Mr. Kleppin discussed what changes he had made to it, including the number of events, and police officers present at events. Ms. Tabachneck said she was not comfortable with approving this application, explained her reasons and would vote no. There was also a discussion about the outside sound measuring device.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Darius Williams approved.

Ana Tabachneck opposed.

No one abstained.

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

Ms. Wells opened the public hearing.

Dominick Franco began the presentation by explaining that they had purchased the house and cleared some land. They had received a notice of violation. He explained

that the land had been cleared to re-landscape. He thought that the neighbors had complained because they thought that they would be building another structure. He explained the landscaping plan and was hoping to get permission so that they could implement it at this time.

There was a discussion about the violations on the property, one of which was the storage of vehicles.

At this point, Ms. Wells opened the public hearing for comments and explained how it would work. No one spoke for or against the application.

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-30 SP – Dominick Franco – 9 Fullmar Lane – Special permit for the after-the-fact soil disturbance and clear-cutting exceeding 10,000 square feet in area be **APPROVED** with the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per landscaping site plan depicted on the zoning location survey of 9 Fullmar Lane, dated as being received by the Planning & Zoning Department on March 10, 2025; and
2. That any changes to the approved plans shall be submitted to the Planning & Zoning Staff for review and approval prior to implementation, and if any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That any necessary revisions shall be made to the proposed driveway at the direction of Staff prior to the issuance of a zoning permit to confirm compliance with the Norwalk Zoning Regulations; and
4. That the applicant shall provide an erosion and sedimentation control plan to Staff prior to the issuance of a zoning permit; and
5. That prior to the issuance of a zoning permit, the applicant shall submit an erosion and sedimentation control surety bond in an amount to be determined by Staff; and
6. That prior to the installation of the split rail fence, the applicant shall obtain all necessary approvals from the Norwalk Department of Public Works; and
7. That any and all conditions required by the Norwalk Department of Public Works are applicable to this approval; 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 approval shall be May 30, 2025.

Mr. Bryce seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

No one abstained.

**C. #2025-27 SP – Pepperidge Farm Incorporated - 595 Westport Avenue –
Convert office/manufacturing to self-storage facility - Public hearing, report &
recommended action**

Ms. Wells opened the public hearing.

Atty Adam 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. They have received sign-offs from most departments except for WPCA. He also noted that the notices had been filed with the Department of Planning & Zoning. He showed them a picture of the current building. There would not be any changes in the building. The use would be less intensive than the prior use.

Chris Pawlowski, the civil engineer on the project, continued the presentation by showing the commissioners the site plan. He also discussed parking and bicycle parking. He then discussed upgrades to the outside lighting. The existing landscaping would not change.

John Kowalski, the architect, showed them the plans which changed the building to a self-storage facility.

Brian Dempsey, the traffic engineer, continued the presentation by explaining the traffic study which was approved by TMP. There would be a reduction in the number of parking spaces that would be used.

Atty Blank began his summation. He noted that the parking numbers they used were from ITE which was different from the city's parking requirements, but still less than what is required. There was a discussion about a signage plan for the building. Atty Blank said that a signage plan would be submitted but had not been yet. Ms.

Andrzejewski said it would be an over the counter permit as long as it met zoning requirements.

Ms. Wells then opened the hearing up to the public for comment.

Diane Lauricella, 21 Little Fox Lane, said that the dark skies lighting was important for a lot of reasons. However, she had concerns about the use. She approved the reduction of traffic but that there would be a reduction in the number of jobs. She asked whether the city had offered to continue the use that was there previously. She also asked if there would be solar panels on the building.

Stacey Mokotoff, 597 Westport Avenue, said that she lived in the building nearby which was a rental, not a condo. She asked if this would be used as an office building as well as a storage facility.

Zvi Cole, Dascam Lane, had concerns about how employees of the building would get to their offices. He also had concerns that the shared driveway was safe for residents in the building nearby. His connection to the call disconnected but he was able to return to the Zoom call.

There were no other commenters at this point. Atty Blank addressed the comments from the public including the intensity of the use. He discussed the parking and the crosswalks. Mr. Kleppin explained that the city had tried to help a manufacturing business for this space but the deal fell through.

**** MR. WILLIAMS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-27 SP – Pepperidge Farm Inc. – 595 Westport Avenue (District 5, Block 17, Lot 8) – Convert portion of the existing building to self-storage with office to remain in the front building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:

a. Per site plans entitled “Proposed Self-Storage Development” prepared by Civil 1, dated revised to 3/25/25; and

b. Per design drawings entitled “Secure Self Storage,” prepared by Claris Design and Build, dated 3/3/25; and

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

Planning & Zoning Commission - Minutes

May 21, 2025

Page 12 of 20

3. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

4. That the mylar includes both District 5, Block 17, Lot 8-2 and District 5, Block 17, Lot 8-1 with clear messaging that this is not a subdivision and the property to remain as one.

5. That all proposed site lighting shall be dark sky compliant and if any site lighting become a nuisance for any residentially zoned property that exists at the time of the effective date of this approval, shall work with Staff to resolve such issue; and

6. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

Mr. Schulman seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Richard Roina; Tammy Langalis; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

No one abstained.

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

Ms. Wells opened the public hearing. Mr. Kleppin said that there was an application that was supposed to be on this agenda but because of lack of notice, it would be on the June agenda.

Mr. Baker said that the changes to the zoning regulations were mostly clean-up. He said that there would be a text amendment that they would discuss later in the evening. He explained changes to the floor zone section. He also discussed changes in the Marine Commercial Zone as well as modifying text for watercourse lots and trade and vocational schools. Other changes that were proposed were to site plan reviews.

Mr. Kleppin reviewed proposed changes to the affordable housing regulations which had come out of the affordable housing study. There was a discussion about the density bonus, if the workforce housing percentage drops. There was a review of the proposed language.

There was also a proposed change to notices from applicants, and a proposed change to the definition of a motor vehicle body shop.

There was then a further discussion about the proposed changes to raising existing residences. This change would apply to structures being built on the coast. There was a lengthy discussion about the setback as well as the massing.

At this point, Ms. Wells opened the hearing up to the public for comment.

Diane Lauricella, 21 Little Fox Lane, said that she appreciated the continued modifications to the zoning regulations. She had comments about the vocational school regulations.

There were no other commenters at this point.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-08 R – Planning & Zoning Commission – Zoning Regulation Text Amendment 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 be **APPROVED** with the following amendments:

1. That items #1 and #11 within the memo provided by Planning & Zoning Staff dated May 2, 2025, are not included in this approval; and

2. That item #5 has been revised to the following:

Within all Districts the CD-3, CD-3W, CD-4, and CD-4W, and SD-MC and the Civic District, each Lot or Building Site that abuts both a Street or Internal Drive, and a Watercourse and are a Residential (except for Single-Family Detached Dwelling, Two-Family Detached Dwelling, or Townhouse), Lodging, Office, Commercial, Civic, and/or Institutional Use(s) as listed within Table 4.3.9.A must provide a Private Frontage Type along each Frontage in accordance with Section 4.3.7. have Frontage along both, and the Frontage regulations shall apply to both Frontages. Maximum Setbacks from the Frontage along the Watercourse shall not apply. The minimum Frontage buildout shall not be required to exceed 40% along the Frontage adjacent to the Watercourse.

2. That item #9 has been revised to the following, including that Staff shall remove 15.e. if it is found to be duplicative with 15.d:

14. If a Workforce Household within a designated Workforce Housing Unit realizes an increase in income, such that they exceed 80% state median income based on family size, the occupant of the Workforce Housing Unit may remain within that Dwelling Unit upon annual recertification, so long as their income does not equal or exceed 90% state median income; provided that at least 12% of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty per cent or less of income, where such income is less than or equal to 80% state median income.

15. In addition to the requirements in Articles 6.12.4.1 and 6.12.4.2, any Zoning Permit for the Construction of multifamily or mixed-use Developments containing ten (10) or more Dwelling Units may increase the maximum allowed Density by five (5%) percent, rounded up to the nearest whole number, provided that:

a. The annual income for the Families in the additional units does not exceed 90% of state median income, and b. The additional units are deed-restricted in perpetuity and occupied by Families whose annual income does not exceed 90% of state median income, and

c. The additional units are subject to the same annual reporting requirements as Workforce Units as required within the Affordability Plan.

d. At least twelve percent (12%) of the City's total Dwelling Units are (1) assisted housing, (2) currently financed by Connecticut Housing Finance Authority mortgages, or (3) subject to binding recorded deeds containing covenants or restrictions which require that such dwelling units be sold or rented at, or below, prices which will preserve the units as housing for which persons and families pay thirty percent (30%) or less of income, where such income is less than or equal to 80% state median income.

e. At least twelve percent (12%) of City's total Dwelling Units meet or exceed the criteria in Connecticut General Statute, 8-30g(k), as amended.

3. That item #2 shall be revised to the following:

All new Construction, Substantial Improvement and repair to Structures that have sustained Substantial Damage shall be located at least fifteen (15) twenty-five (25) feet landward of the Coastal Jurisdiction Line reach of the mean high tide, except for the following:

h. Existing Residences being raised to comply with Section 6.9.5.C.1 provided that there is no increase in Massing to any portion of the Residence within fifteen (15) feet of the Coastal Jurisdiction Line.

i. Interior renovations to a Principal Building.

j. Pools, provided that they are at least ten (10) feet landward of the Coastal Jurisdiction Line.

k. Docks.

l. Public access requirements as required within these Regulations.

m. Civic Districts.

n. Water-dependent Uses and Marine & Vessel Uses within Table 4.3.9.A

BE IT FURTHER RESOLVED that the reason for these actions is to implement the following goals, policies, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 10, Goal 1: “Norwalk has a comprehensive and balanced transportation system, with safety and multimodal accessibility the top priority of citywide transportation planning.”

a. Policy: “Support Complete Streets policies and multimodal level of service analysis to improve streets for all users and varying abilities.”

i. Strategy B: “Provide roads that serve the needs of Norwalk residents and commerce, and that facilitate safe and convenient access to transit, bicycle facilities, and pedestrian facilities.”

1. Action i: “Make land use decisions that support walking, bicycling, and public transit use.”

2. Chapter 11, Goal 1: “Norwalk’s infrastructure and public facilities are resource-efficient, well-maintained, cost-effective, sustainable, and resilient.”

a. Policy: “City government actions are guided by sustainability principles.”

i. Action xii: “Use green infrastructure and Best Management Practices to manage stormwater on City property.”

b. Policy: “Promote green infrastructure strategies to improve environmental quality and sustainability.”

3. Chapter 12, Goal 1: “General guidelines guide land use decision making.”

a. Policy: “Promote urban design guidelines for walkability for development in urbanized parts of Norwalk.”

b. Policy: “Implement transit-oriented design (TOD) guidelines promoting density, walkability, and mix of uses for development near transit stations (rail and high-frequency bus).

4. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”

a. Policy: “Support mixed-use redevelopment along commercial corridors.”

5. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

a. Policy: "Support revision of the zoning ordinance to promote desired development and design patterns."

b. Policy: "Support permit streamlining for projects with desired characteristics."

i. Strategy A: "Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD."

1. Action i: "Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD."

BE IT FURTHER RESOLVED that the effective date of this action shall be May 30, 2025.

Ms. Tabachneck seconded.

There was a discussion about the language for the construction of multifamily developments which would include affordable housing.

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

No one opposed.

No one abstained.

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

Mr. Baker began the presentation for this application. He noted that there are technical changes and explained what they were and why they would be making them. There were proposed changes to the mixed use zones. Another change would be in the principal use table for open space. The next change was for townhouses to be allowed in the marine zones. There was a proposed change that had originated with TMP. There were several other changes, including those to stories and height. Mr. Kleppin

then continued the presentation with the reason for the change in the half-story definition. He said that they would put it on the next agenda so that the commissioners could review it and ask questions.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 7, 2025

**** MR. BRYCE MOVED to approve the May 7, 2025 minutes.**

Mr. Schulman seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Chapin Bryce; Ana Tabachneck; Darius Williams approved.

No one opposed.

Jacquen Jordan-Byron abstained.

Mr. Baker said that at the previous meeting they had not approved the minutes for both of the April meetings. They would be on the next agenda.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said he was working with Ms. Cherichetti for their Aquifer meetings.

He also said that they would be getting city emails. IT had set it up but they would need to have a two factor authentication. He asked that the commissioners come into the office to meet with IT to help them set it up. He explained why this email address was necessary.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman spoke about hearing applications from applicants that have an outstanding violation. He was not sure if there should be a change to the regulations. There was a discussion about the process going forward.

Ms. Wells discussed the ADU regulations because she thought it was important to encourage them in the city. She also believed that they should be over the counter permits. The commissioners thought that they should discuss this at another meeting.

There was a further discussion about applications with violations.

There was then a discussion about doing research in other towns and states about ADUs.

There was a discussion about neighborhood retails and developers keeping retail unoccupied.

IX. ADJOURNMENT

Mr. Schulman made a Motion to Adjourn.

Mr. Williams seconded.

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

No one opposed.

No one abstained.

The meeting was adjourned at 8:58 p.m.

Respectfully submitted,

Diana Palmentiero