



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JUNE 4, 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. PUBLIC HEARINGS

- A. #2025-33 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit for a historic preservation development to renovate existing historic building, demolish a separate non-historic building, and construct a new 21-unit multifamily building for a total of 53-units on-site (36-units existing), and other site improvements - Public hearing, report & recommended action**
- B. #2025-34 SP – Norwalk Housing Ventures II LLC c/o Edward Gormbley – 1 Elmcrest Terrace (District 1, Block 30, Lot 10) – Special permit for a historic preservation development to renovate an existing historic structure and construct a new 13-unit multifamily building - Public hearing, report & recommended action**

- C. **#2025-29 SP - MOCA Westport Holdings, LLC - 19 Newtown Turnpike (District 5, Block 31, Lot 26) - Modification to existing special permit to allow for manufacturing use - Public hearing, report & recommended action**

IV. REVIEW AND ACTION ON APPLICATIONS

- A. **#2025-42 - 8-24 Referral - City of Norwalk - 1 Calf Pasture Beach Road - Proposed expansion of public parking lot - Report & recommended action**
- B. **#2025-44 - 8-24 Referral - Shawn's Lawns - 2 Muller Avenue - Sanitary sewer extension - Report & recommended action**
- C. **#2025-26 CAM – PMB Services, LLC – 145 Water Street – Change in use from storage to office within the Coastal Area Management boundary - Report & recommended action**
- D. **#2025-36 CAM – LANDTECH – 18 Marion Avenue – Construct a new single-family residence and dock with associated site improvements on a vacant lot adjacent to the Norwalk Harbor - Report & recommended action**
- E. **#2025-37 CAM – Tim Rath – 22 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor - Report & recommended action**

V. DISCUSSION

- A. **#2025-41 R - Planning & Zoning Commission - Zoning Regulation Text Amendment to Article(s) 1, 4 and 9 regarding non-conforming parking; clarification on the permits required for cluster housing in the Silvermine Tavern District Overlay; modifying where Commercial Recreation Establishments are permitted and associated limitations - Discussion**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: April 9, 2025; April 16, 2025; May 21, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT