



REGULAR MEETING AGENDA
ZONING COMMISSION
WEDNESDAY, DECEMBER 9, 2020 – 6:00 P.M.
*** VIRTUAL MEETING TO BE HELD ONLINE ***
Public Participation instructions below!
CITY OF NORWALK, CT

The Chairman reserves the right to change the order of the agenda

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #9-20SP – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St & 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwellings units and 25,495sf of commercial space in a six-story building
- b. #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail
- c. #6-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. #4-20R – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – Proposed amendments to revise zoning regulations text for Central Business District – Report & recommended action
- b. #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail - Report & recommended action
- c. #6-20SPR/#08-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements - Report & recommended action
- d. #3-14SP/#11-14CAM – Maritime Village I LLC – 17-19 Day St – Follow-up traffic study review for issuance of Certificate of Zoning Compliance per conditions of approval - Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS



- a. 2021-01 R/SP – RAP II, LLC – 125 Richards Avenue – Text amendment to the definition of “Elderly Housing Unit” and to allow the use in the B Residence Zone by special permit – Preliminary review
- b. #11-20SP/#9-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building – Preliminary review
- c. #02-20MV – Alejandro Jaramillio – 259 Main Ave – Replacement motor vehicle repairer – Report & recommended action

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT



To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube Channel. Specific instructions and links can be found at:

<https://www.norwalkct.org/1913/Meeting-Notices>

Telephone access (Listening only)

- Dial: (646) 558-8656
- Enter webinar ID: 859 3270 9980

The Public may watch this meeting at:

- <https://us02web.zoom.us/j/85932709980>

For those that wish to view, but are not participating, the Live Stream can be seen on the City of Norwalk YouTube channel. **PLEASE NOTE THAT DUE TO SCHEDULING CONFLICTS IT IS NOT GUARANTEED THAT A LIVE YOUTUBE STREAM WILL BE AVAILABLE FOR THIS MEETING, PLEASE USE THE ZOOM LINK ABOVE TO WATCH THE MEETING IF NO YOUTUBE STREAM IS AVAILABLE:** [norwalkct.org/youtube](https://www.norwalkct.org/youtube)

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting to skleppin@norwalkct.org. ***For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time***

Links to application documents for new and pending applications can be found below:

- Wall Street Place: <https://www.norwalkct.org/2164/Wall-Street-Place>
- 467 West Ave (The Pinnacle): <https://www.norwalkct.org/2227/467-West-Ave---The-Pinnacle>