



**REGULAR MEETING AGENDA
ZONING COMMISSION
WEDNESDAY, NOVEMBER 18, 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 14,340sf of commercial space in a six-story building
- b. #7-20SP – G&T Norwalk LLC – 93 Winfield Street – Special permit for new 2 ½ story multifamily development with 14 dwelling units (to replace former Bank of America building)
- c. #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
- d. #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
- e. #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

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item III a., b., c., d., and e.

V. INDUSTRIAL ZONES: Status report

VI. 2021 MEETING SCHEDULE

VII. APPROVAL OF MINUTES: November 5, 2020

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. 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: 881 4109 0634

The Public may watch this meeting at: <https://us02web.zoom.us/j/88141090634>

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>
- 93 Winfield St: <https://www.norwalkct.org/2125/93-Winfield-Street>
- 467 West Ave (The Pinnacle): <https://www.norwalkct.org/2227/467-West-Ave---The-Pinnacle>