



REGULAR MEETING AGENDA
ZONING COMMISSION
THURSDAY, NOVEMBER 5, 2020 – 6:00 P.M.
*** VIRTUAL MEETING TO BE HELD ONLINE ***
Public Participation instructions below!
CITY OF NORWALK, CT

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- 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
- 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

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item III a., b. and c.
- b. #8-20SP – Norwalk Housing Authority (Colonial Village) – 0 Suncrest Rd & 164 W. Cedar St - New multifamily development with 69 dwelling units in 18 new buildings (200 units in 19 existing buildings to remain; 269 units total) – Report & recommended action
- c. #6-20SP – Norden Place KB LLC – 10 Norden Place – Special permit for proposed new 330,000 sq ft warehouse and wholesale distribution use located in an existing building (to replace former Norden Systems aka Unit A) and related site improvements – Further review

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #06-20CAM – High St, LLC – 41 High Street – Five-unit addition to existing six-family residence – Report & recommended action
- b. #10-20SP – Zion Properties, LLC – 512-528 Main Avenue – Proposed car dealership for Garavel Subaru – Preliminary review

VI. INDUSTRIAL ZONES: Status report

VII. ZONING REGULATION UPDATE: Status report

VIII. APPROVAL OF MINUTES: October 21, 2020

IX. COMMENTS OF DIRECTOR

X. COMMENTS OF COMMISSIONERS

XI. 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: 847 6518 8299

The Public may watch this meeting at: <https://us02web.zoom.us/j/84765188299>

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>
- Colonial Village: <https://www.norwalkct.org/2137/Colonial-Village>
- 10 Norden Place: <https://www.norwalkct.org/2021/10-Norden-Place>
- 41 High St: <https://www.norwalkct.org/2267/41-High-Street>
- Garavel Subaru: <https://www.norwalkct.org/2281/Garavel-Subaru---512-528-Main-Avenue>