



**REGULAR MEETING AGENDA
ZONING COMMISSION
CITY OF NORWALK, CT
THURSDAY, SEPTEMBER 2, 2021 – 6:00 P.M.
* VIRTUAL MEETING TO BE HELD ONLINE *
Public Participation instructions below!
*The Chairman reserves the right to change the order of the agenda***

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #2021-18 R/SPR/CAM – 25 Van Zant Street Condominium - 25 Van Zant Street – Building zone text amendment to create a “vocational/trade (workforce training center) school” use and to allow the use as a principal use in the Industrial #1 Zone in conjunction with a proposed vocational/trade school within an existing structure

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on item III. a.
- b. #2021-33 M/R/SP – Merritt Station Norwalk, LLC – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue (North 7) – Zone map amendment to change zones from AAA Residence and Business #2 to Executive Office, zoning regulation text amendment to create a definition for “Executive Office Development Park” and to permit the new use in the Executive Office zone by special permit in conjunction with a special permit application for an Executive Office Development Park containing 1,303 dwelling units and 27,865sf of retail within seven buildings ranging from five (5) to fifteen (15) stories – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-34 Modification - 149 Westport Avenue – Modification to existing special permit #14-08 to allow for seasonal tent sales for Leslie’s Pools – Report & recommended action

VI. DISCUSSION OF OTHER ITEMS

- a. Status report on the Industrial zones study, zoning regulations rewrite and South Norwalk TOD study
- b. Discussion of merging the Planning & Zoning Commissions

VII. APPROVAL OF MINUTES: August 18, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- 25 Van Zant St: <https://www.norwalkct.org/2619/25-Van-Zant-Street>
- North 7: <https://www.norwalkct.org/2056/North-7-67-201-Glover-Avenue-2-Oakwood-A>



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: 833 7463 5766

The Public may watch this meeting at: <https://us02web.zoom.us/j/83374635766>

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***