



**REGULAR MEETING AGENDA
ZONING COMMISSION
CITY OF NORWALK, CT**

THURSDAY, AUGUST 5, 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. #2021-16 R/SP – 132 Flax Hill, LLC – 132 Flax Hill Road – Proposed Building Zone Regulation text amendment to reduce the minimum lot size requirement for historic incentive developments in conjunction with a five (5) unit historic incentive development
- b. #2021-28 R – Zoning Commission – Proposed Building Zone Regulation text amendment to Article 70 to establish a 10-month moratorium on new storage (self-storage) and wholesale distribution facilities, including package distribution facilities in the Industrial #1 Zone and on new wholesale distribution facilities in the Restricted Industrial Zone

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on items III. a. and b.
- b. #2021-23 SPR – M.F. DiScala & Co. - 295 Westport Avenue – Proposed Jimmy John’s Restaurant within existing commercial building – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-19 SPR – High St LLC - 43-47 High Street – Construct two-unit addition to existing multifamily dwelling – Report & recommended action
- b. #2021-31 – STLJ, LLC & 100 Westport Avenue LLC – 126 Westport Avenue AKA 80 & 100 Westport Avenue (Stew Leonard’s) – Modification to the existing special permit to construct a 10,500sf addition to replace the existing outdoor tent and seasonal sales and retail space – 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: July 21, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- 132 Flax Hill Rd: <https://www.norwalkct.org/2610/132-Flax-Hill-Road>
- Industrial Zone moratorium: <https://www.norwalkct.org/2716/Self-Storage-Wholesale-Distribution-Mora>



- 295 Westport Ave (Jimmy John's): <https://www.norwalkct.org/2682/295-Westport-Avenue>
- 43-47 High St: <https://www.norwalkct.org/2655/43-45-and-47-High-Street>
- Stew Leonard's: <https://www.norwalkct.org/2743/Stew-Leonards-80-126-Westport-Ave>

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***