



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

WEDNESDAY, JULY 21, 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. REVIEW AND ACTION ON PENDING APPLICATIONS

- 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 – Preliminary review
- b. #2021-20 R/M – Zoning Commission – Building Zone Regulation Text Amendment to create the East Norwalk Village TOD Zone (EVTZ) and to allow dwelling units and artist live/work spaces within the Industrial #1 Zone within designated areas on the map entitled “Designated I1 Properties for Residential Units in East Norwalk” by special permit in conjunction with a Building Zone Map Amendment to create the EVTZ – Preliminary review

IV. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-23 SPR – M.F. DiScala & Co. - 295 Westport Avenue – Proposed Jimmy John’s Restaurant within existing commercial building – Report & recommended action
- b. #2021-29 CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer’s market and beer garden use – Report & recommended action
- c. #2021-30 – 122 Washington Street – Live music request for Il Posto – Report & recommended action

V. 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

VI. APPROVAL OF MINUTES: June 23, 2021

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. 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>
- 25 Van Zant St: <https://www.norwalkct.org/2619/25-Van-Zant-Street>
- East Norwalk Village TOD Zone: <https://www.norwalkct.org/2670/East-Norwalk-Village-TOD-Zone>
- 295 Westport Ave (Jimmy John’s): <https://www.norwalkct.org/2682/295-Westport-Avenue>



- 314 Wilson Ave: <https://www.norwalkct.org/2717/314-Wilson-Avenue>

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

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***