



**REGULAR MEETING AGENDA  
ZONING COMMISSION  
WEDNESDAY, JUNE 23, 2021 – 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. #2021-09 SP – Spinnaker Real Estate Partners LLC/Coastal Lofts LLC – 8, 10 and 18 Monroe St; 2 and 4 Chestnut St; 75 and 77 South Main St – Proposed multi-building, mixed-use project to include commercial office, retail, restaurant, residential (150 units) and off-street parking uses

**IV. REVIEW AND ACTION ON PENDING APPLICATIONS**

- a. Action on item III. a.
- b. #10-17SP – Yew Street Partners –Brierwood Road – 5 unit conservation development – Request to modify previously approved plans – Report & recommended action
- c. #2021-03 SPR - 761 Main Avenue - iPARK - Proposed four (4) story, 132 unit multifamily dwelling on existing mixed-use development site – Report & recommended action
- d. #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

**V. REVIEW AND ACTION ON NEW APPLICATIONS**

- a. #2021-22 CAM - 8 Sunwich Road – Demolish existing single family and reconstruct new single family residence – Report & recommended action
- b. #2021-23 SPR – M.F. DiScala & Co. - 295 Westport Avenue – Proposed Jimmy John’s Restaurant within existing commercial building – Report & recommended action
- c. #2021-24 - 70 North Main Street - Live music request for Ipanema Restaurant – Report & recommended action
- d. #2021-25 - 86 Washington Street – Live music request for Tablao Wine Bar – Report & recommended action
- e. #2021-26 - 88 Washington Street – Live music request for Public Wine Bar – Report & recommended action
- f. #2021-27 – 128 Washington Street – Live music request for Saltwater Restaurant and Bar – 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
  - c. Discussion of moratorium on self-storage and distribution center uses in the Industrial zones
- VII. APPROVAL OF MINUTES: June 3, 2021**
- VIII. COMMENTS OF DIRECTOR**
- IX. COMMENTS OF COMMISSIONERS**
- X. ADJOURNMENT**

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

- 10 Monroe Street: <https://www.norwalkct.org/2525/10-Monroe-Street>
- 761 Main Ave (iPark): <https://www.norwalkct.org/2388/761-Main-Avenue---iPark>
- East Norwalk Village TOD Zone: <https://www.norwalkct.org/2670/East-Norwalk-Village-TOD-Zone>
- 8 Sunwich Rd: <https://www.norwalkct.org/2683/8-Sunwich-Road-CAM>
- 295 Westport Ave (Jimmy John's): <https://www.norwalkct.org/2682/295-Westport-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](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](mailto: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*