



**REGULAR MEETING AGENDA  
ZONING COMMISSION  
THURSDAY, JUNE 3, 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.

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

- 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 – Preliminary review
- b. #2021-17 SP – FRAP, LLC – 40 Fullin Road – Proposed 40-unit elderly housing development – Preliminary review
- c. #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 II Properties for Residential Units in East Norwalk” by special permit in conjunction with a Building Zone Map Amendment to create the EVTZ – Preliminary review

**VI. DISCUSSION OF OTHER ITEMS**

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

**VII. APPROVAL OF MINUTES: May 19, 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>
- 132 Flax Hill Rd: <https://www.norwalkct.org/2610/132-Flax-Hill-Road>
- 40 Fullin Rd: <https://www.norwalkct.org/2615/40-Fullin-Road>
- East Norwalk Village TOD Zone: <https://www.norwalkct.org/2670/East-Norwalk-Village-TOD-Zone>



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***