



REGULAR MEETING AGENDA

ZONING COMMISSION

THURSDAY, MAY 6, 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. #2021-10 SP – Norwalk Housing Ventures II, LLC – 1 Elmcrest Terrace – Proposed historic preservation development to rehabilitate existing historic buildings and construct a six-unit residential addition
- b. #2021-12 R – Zoning Commission – Proposed text amendment to Article 101 – Workforce Housing Regulations of the Building Zone Regulations
- c. #1-20 R – Zoning Commission – Extension of a 12 month moratorium on certain uses in the I#1 Zone including building material and storage yards, contractor's storage yards and single and two family dwellings

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on items III. a., b. and c.
- b. #2021-14 SPR – WDG Norwalk, LLC – 480 Westport Avenue – Intensification of existing restaurant use – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-15 CAM/SPR – Van Zant Apartments, LLC – 12 Van Zant Street – Demo existing structure to construct 5-unit multifamily residence – Report & recommended action

VI. DISCUSSION OF OTHER ITEMS

- a. Industrial zones study status report
- b. South Norwalk TOD study status report
- c. Zoning Regulations rewrite status report
- d. Discussion of Housing Bills
- e. Discussion of East Norwalk TOD

VII. APPROVAL OF MINUTES: April 21, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT



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: 871 8349 6846

The Public may watch this meeting at: <https://us02web.zoom.us/j/87183496846>

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***

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

- 1 Elmcrest Terrace: <https://www.norwalkct.org/2536/1-Elmcrest-Terrace>
- Workforce Housing Regulation: <https://www.norwalkct.org/2548/Changes-to-Workforce-Housing-Regulations>
- Industrial Zones Moratorium: <https://www.norwalkct.org/2583/Industrial-1-Zone-Moratorium-Extension>
- 480 Westport Avenue: <https://www.norwalkct.org/2569/480-Westport-Avenue>
- 12 Van Zant Street: <https://www.norwalkct.org/2582/12-Van-Zant-Street>