



**REGULAR MEETING AGENDA
ZONING COMMISSION**

WEDNESDAY, MARCH 17, 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. 2021-04 R/SP/CAM – 3 East Wall Street Associates – 3 East Wall Street - Text amendment to add a Historic Preservation Incentive Development use to the East Avenue Village District, add East Avenue Village District to the applicability of the Workforce Housing regulations and a Special Permit/CAM application for a 26 dwelling unit historic preservation incentive development at 3 East Wall Street

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on items III. a.
- b. 2021-06 SPR – G&T Norwalk LLC – 93 Winfield Street – Site plan review for new 2 ½ story multifamily development with 11 dwelling units
- c. #10-18SP/#15-18CAM – BPC Capital Management V LLC – 87 East Avenue – Request for bond release for completed 6-unit multifamily dwelling – Report & recommended action
- d. #4-12SP – Windover Farm Partners, LLC – 329 & 335 Chestnut Hill Road – Request for two bond releases for completed 9-unit conservation development – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021 – 08 MV – Christopher Fedor – 32 Woodward Avenue – Replacement motor vehicle repair and sales license.
- b. Discussion and recommendation on revised Workforce Housing Regulations
- c. Discussion on Historic Preservation Development
- d. Discussion of Proposed Housing Bills
- e. Discussion of Outdoor Dining

VI. DISCUSSION OF OTHER ITEMS

- a. Industrial zones study status report
- b. South Norwalk TOD study status report
- c. Zoning Regulations rewrite status report

VII. APPROVAL OF MINUTES: March 4, 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: 883 7533 4622

The Public may watch this meeting at: <https://us02web.zoom.us/j/88375334622>

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:

- 93 Winfield St: <https://www.norwalkct.org/2457/93-Winfield-Street>
- 3 East Wall St: <https://www.norwalkct.org/2405/3-East-Wall-Street>
- 32 Woodward Ave: <https://www.norwalkct.org/2487/32-Woodward-Avenue>

