



REGULAR MEETING AGENDA
ZONING COMMISSION
THURSDAY, FEBRUARY 4, 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. #2021-01 R/SP – RAP II, LLC - 125 Richards Avenue - Text amendment to the definition of “Elderly Housing Unit” **and** to allow the use in the B Residence Zone by special permit **and** accompanying a special permit application for a proposed 10-unit elderly housing development
- IV. REVIEW AND ACTION ON PENDING APPLICATIONS**
 - a. Action on Item III a.
 - b. #2021-02 CAM - Hillcrest Partners LLC - 143 Rowayton Avenue - Four (4) unit residential building - Report & recommended action
- V. REVIEW AND ACTION ON NEW APPLICATIONS**
 - a. #2021-03 SPR - 761 Main Avenue - iPARK - Proposed four (4) story, 132 unit multifamily dwelling on existing mixed-use development site - Preliminary Review
 - b. #2021-04 R/SP - 3 East Wall Street - Proposed building zone regulations text amendment to allow historic preservation developments in the East Avenue Village District by special permit in association with a historic preservation development that includes 26 dwelling units - Preliminary Review
 - c. Site Plan modification – 50 Washington Street – Proposed change of use to existing rooftop terrace to include public events.
- VI. DISCUSSION OF OTHER ITEMS**
 - a. Industrial zones study status report
 - b. South Norwalk TOD study status report
 - c. Zoning regulations update status report
- VII. APPROVAL OF MINUTES:** January 7, 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 2385 3646

The Public may watch this meeting at: <https://us02web.zoom.us/j/88323853646>

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 and pending applications can be found below:

- 125 Richards Avenue: <https://www.norwalkct.org/2345/125-Richards-Avenue>
- 143 Rowayton Avenue: <https://www.norwalkct.org/2371/143-Rowayton-Avenue>
- 761 Main Avenue (iPARK): <https://www.norwalkct.org/2388/761-Main-Avenue---iPark>
- 3 East Wall Street: <https://www.norwalkct.org/2405/3-East-Wall-Street>