



**REGULAR MEETING AGENDA
ZONING COMMISSION**

THURSDAY, JANUARY 7, 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. #9-20SP/#10-20CAM – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St & 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwelling units and 25,528sf of commercial space in a six-story building
- b. #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail, 40± parking spaces, together with associated site improvements
- c. #6-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements
- d. #11-20SP/#9-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on Item III a. - d.
- b. #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail, 40± parking spaces, together with associated site improvements
- c. #6-20SPR/#08/20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-02 CAM – Hillcrest Partners LLC – 143 Rowayton Avenue – Four (4) unit residential building – Preliminary Review

VI. APPROVAL OF MINUTES: December 15, 2020; December 22, 2020

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS



IX. 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: 826 5978 6670

The Public may watch this meeting at: <https://us02web.zoom.us/j/82659786670>

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:

- Pinnacle: <https://www.norwalkct.org/2227/467-West-Ave---The-Pinnacle>
- Wall Street Place: <https://www.norwalkct.org/2164/Wall-Street-Place>
- 96 East Avenue: <https://www.norwalkct.org/2347/96-East-Avenue>
- 143 Rowayton Avenue: <https://www.norwalkct.org/2371/143-Rowayton-Avenue>

