



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

MARCH 18, 2026, 6:00 PM
BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access a meeting by telephone and/or Zoom, or a recording in the City of Norwalk YouTube channel. Specific instructions and links can be found at norwalkct.gov/meetings.



Members of the public may call in to participate. Callers will not be able to see the meeting participants. All participants will be muted upon entering the meeting. To speak, dial *9 on the phone and you will be called on by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda, and are limited to three minutes. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide "live comments" may also use the Zoom meeting platform. All participants will be muted upon entering the meeting. To speak, click the "raise your hand indicator" and you will be called by the host of the meeting during the public comment section. All speakers must state their name and address. Comments must be on a topic on the agenda. Anyone disrupting the orderly conduct of the meeting, including by using threatening, hateful, or sexually-explicit language, will be removed. Please find the information using the link above.



Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included into the record, they must be submitted by 12:00 p.m. the day of the meeting. Please email Steve Kleppin, Director of Planning & Zoning, at skleppin@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

- I. **CALL TO ORDER**
- II. **ROLL CALL AND SEATING OF ALTERNATES**
- III. **REVIEW AND ACTION ON APPLICATIONS**
 - A. **#2026-22 Special Appropriation - City of Norwalk - Special appropriation request to authorize Mayor Barbara Smyth to execute a sole source purchase order on behalf of the Norwalk Police Department for the purchase of one (1) armored rescue vehicle for a total not to exceed \$361,000. Account #(09213610-5777 C0638) - Executive Session, report & recommended action**
 - B. **#09-11 SPR/#22-11 CAM - North Water LLC - 1 North Water Street and 20 Washington Street (District 2, Block 24, Lot 10) - Modifications to conditions of approval of mixed-use development (Ironworks) - Report & recommended action**
 - C. **#2026-20 8-24 Referral - City of Norwalk - 467 West Avenue - Acceptance of pedestrian access easement areas - Report & recommended action**

- D. **#2026-12 C SPR – John Hilts – 25 Commerce Street – Repair an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action**
- E. **#2026-09 C SPR – Kousidis Engineering, LLC – 5 Shorehaven Road – Construct additions to a single family residence, reconfigure the driveway, and relocate a storm drain pipe within fifty (50) feet of tidal wetlands - Report & recommended action**
- F. **#2026-07 C SPR – Tomas Builders, LLC – 30 Charles Street (District 3, Block 7, Lot 14) – Coastal site plan review application for the construction of a two-family detached dwelling - Report & recommended action**
- G. **#2026-08 C SPR – Tomas Builders, LLC – 32 Charles Street (District 3, Block 7, Lot 15) – Coastal site plan review application for the construction of a two-family detached dwelling - Report & recommended action**

IV. DISCUSSION

- A. **State of Connecticut House Bill No. 8002 - November Special Session, Public Act No. 25-1 - An Act Concerning Housing Growth - Discussion**
- B. **Pre-Approved Accessory Dwelling Unit Plans - Discussion**

V. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: March 4, 2026**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

April 8, 2026