

**CITY OF NORWALK**  
**PLANNING & ZONING COMMISSION MINUTES**  
**March 18, 2026**

**PRESENT:** Chapin Bryce, Chair; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman (arrived after roll call)

**STAFF:** Steve Kleppin; Bryan Baker; Amelia Williams

**OTHERS:** Chief James Walsh; Paul McKnight; John Hilts; Jim Kousidis; Atty Liz Suchy; Vincent Hynes; Lou DeMasi

**I. CALL TO ORDER**

Mr. Bryce called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

**II. ROLL CALL & SEATING OF ALTERNATES**

Mr. Baker called the roll.

Mr. Bryce welcomed a new commissioner, John Hubers.

**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**

Mr. Bryce appointed Ms. Lenkowsky and Ms. Tabachneck to be seated for the entire meeting. He then asked who would be presenting for this application. Police Chief James Walsh said he would be presenting on behalf of the city. Mr. Bryce asked him to present what he could outside of the Executive Session and if they needed to go into it, the commissioners would vote on that. Chief Walsh explained why the department was requesting funding for the armored rescue vehicle and explained its uses, among them protection and rescue of residents. He said that there are other large municipalities in the state that have them, but Norwalk does not have one. It could help protect citizens during active shooter situations.

There was a discussion as to why they should go into executive session for this application. Chief Walsh had spoken with Corporation Counsel and had been advised that an Executive Session was allowed so that certain capabilities and vulnerabilities are not exposed to the public. There are guidelines for this type of procurement.

**\*\* MS. TABACHNECK MOVED that the Planning & Zoning Commission go into Executive Session.**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

The Planning & Zoning Commission went into Executive Session at 6:06 pm and reconvened the meeting at 6:22 pm. Mr. Bryce said that they had not voted on the application in Executive Session and its purpose was to discuss an attorney-client privilege matter related to the special appropriation.

**\*\* MR. SCHULMAN MOVED to APPROVE #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).**

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**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**

Paul McKnight, the representative for the applicant, began the presentation with a description of the project. He explained the Walk Bridge project would include the permanent closure of the North Water Driveway of their property on April 6. It will remain closed for the duration of the project which is scheduled to last 2-3 years. All vehicle operations, including trash removal and tenant move-ins, would be redirected to the

Washington Street entry where there is a fountain and public courtyard. They had previously received an approval in 2018 to relocate some of the parking. With the long delay, the relocated parking is no longer available. Traffic will increase significantly. He then discussed a traffic analysis that had been prepared which recommended removing the 2 hour parking spaces adjacent to Washington Street to maintain traffic flow. They would also enhance signage and add bollards to protect pedestrians. He noted how the public spaces would be used during the day for deliveries and other essential operations. After 7 pm the spaces would revert to the 2 hour public parking spaces during peak dining hours. Mr. McKnight said that these were temporary measures.

At this point, Mr. McKnight began sharing his screen so that the commissioners could see on the site plan where the 6 parking spaces were. He showed them where the construction would block off their garage, as well as the proposed traffic circulation. He noted that all traffic would now be moved to the Washington Street entrance. He showed them the proposed worksite area for the Walk Bridge project. There would not be any impacts to parking spaces on Washington Street. There is no other access to the garage from the back. Once the project is completed, the state will release its eminent domain over the property. Mr. McKnight said that there would be 225 cars coming in and out of the Washington Street entrance. He said that residents would have to get used to this because it was the only way in and out for the next several years. They would also create a pedestrian walkway around the bollards. He also explained that there would be no left turns onto Washington Street. However, he was not sure how this would be enforced. It was noted that this was not something the commission could control. There was a discussion about the construction timeline. Mr. McKnight said that they were told they would need to use this property for 2-3 years.

**\*\* MR. ROINA MOVED to APPROVE #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).** This would include the condition that the applicant would return the site to its current state once the land is returned to them by the state Department of Transportation.

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**C. #2026-20 8-24 Referral - City of Norwalk - 467 West Avenue - Acceptance of pedestrian access easement areas - Report & recommended action**

Mr. Baker began the presentation by explaining that for the Pinnacle project, the widening of sidewalks was included. Public easements needed to be provided in favor of the city so the public has access to those portions of the sidewalk. He explained that in order for the city to accept those easements which are an acceptance of land, it would require an 824 referral.

**\*\* MR. JONES MOVED to APPROVE #2026-20 8-24 Referral - City of Norwalk - 467 West Avenue - Acceptance of pedestrian access easement areas.**

**Mr. Schulman seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**D. #2026-12 CSPR – John Hilts – 25 Commerce Street – Repair an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action**

John Hilts began the presentation by explaining that they would be disassembling a deteriorated stone seawall. There would be some improvements in terms of drainage material behind the wall. He has received approvals from the Connecticut Department of Energy and Environmental Protection (DEEP) as well as from the Harbor Commission and Army Corp of Engineers.

Ms. Williams noted that the staff had no concerns with Mr. Hilts application and shared the motion with the commission. There were no modifications to the resolution by the commission.

**\*\* MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** that application #2026-12 CSPR – John Hilts – 25 Commerce Street – Repair an existing Shoreline Flood and Erosion Control Structure (SF ECS) be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
  - a. Per plan set dated 10/12/2025 prepared by John Hilts, Norwalk, CT; and

2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 27th, 2026.

You must obtain a zoning approval prior to any work on the site.

**Mr. Roina seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**E. #2026-09 CSPR – 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**

Jim Kousidis, the project engineer, began the presentation by introducing the project architect, Peter Cadoux. He then discussed the site plan which included the

location of the property. He then described the proposed project which would include two additions to the residence. He said that they were compliant with FEMA requirements. There would also be a modification to the existing driveway. They will have to relocate a municipal storm drain pipe that flows from Canfield Avenue all along down into the tidal waters. They would install a manhole in the area and they don't need a permit from DEEP. The pipe would be installed before the additions are constructed. He also discussed a drainage system in the northeast area of the property. He described the sediment and erosion control plan, including a silt fence.

There was a discussion about the circular garden in the middle of the driveway, which is being removed and paved over. There was also a discussion about the pipe that is being rerouted. There was a concern about it draining into a neighbor's yard. There was also a discussion about the total allowable impervious surface on the site. Peter Cadoux said the total proposed impervious surfaces on the site would be 26%. They were asked to replant the plantings from the island but Mr. Cadoux said there was only grass there now. He suggested that there would be more plantings than what is currently there once the project is completed. He also said that the two additions are only 1 story.

The presentation ended and Ms. Williams shared the resolution. The commissioners did not make any modifications to it.

**\*\* MS. LENKOWSKY MOVED: BE IT RESOLVED** that application #2026-09 CSPR – 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 be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
  - a. Per site development plan dated 1/21/2026 and revised 2/5/2026 prepared by Kousidis Engineering, LLC, Fairfield, CT
  - b. Per architectural plans dated 1/16/2026 and revised 2/4/2026 prepared by Peter Cadoux Architects, Westport, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

5. That any changes to the plans be reviewed by Staff prior to implementation; and
6. That the applicant obtains the legal right to relocate the stormwater pipe and easement and provide Staff with the final revised easement that has been filed on the Norwalk Land Records (per DPW approval), prior to issuance of a zoning permit; and
7. That the total cost of work for the project (parts, labor, etc.) does not exceed 25% of the appraised value of the existing structure; and
8. That any utilities comply with setbacks and flood regulations; and
9. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
10. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by

the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

**BE IT FURTHER RESOLVED** that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

**BE IT FURTHER RESOLVED** that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 27th, 2026.

You must obtain a zoning approval and a building permit prior to any work on the site.

**Mr. Jones seconded.**

**Chapin Bryce; Diana Lenkowsky; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**Tammy Langalis abstained.**

**F. #2026-07 CSPR – 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 and G.#2026-08 CSPR – 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**

Mr. Bryce noted that the presentation for both applications would be heard together.

Atty Liz Suchy, the attorney for the applicant, began the presentation with an introduction of the project team. She said that notices of the application had been sent to the neighbors. At this point, she then showed them the site plan for the properties. She then described the proposed construction of the 2 family detached houses. They had received approvals from the various city departments.

Vincent Hynes, the engineer on the project, continued the presentation by showing them the site plan for both sites. He said that the driveways and parking would be connected to the Osborne Avenue right of way. He noted that the front of the properties would be on Charles Street, a dead end. He described the entries and patios. He discussed the pervious and impervious coverage. He also noted that they had preliminary discussions with utility companies to route utilities to the site. He said that they were meeting the city's drainage requirements. There would be stone reservoirs that would do the same as the Coltech underground systems. He also said that the Department of Public Works (DPW) had comments which they will address to modify the plans. He said that the project was consistent with others in the neighborhood.

Atty Suchy thanked Mr. Baker for his help because there were issues with the two lots, including the topography.

There was a discussion about the grading, specifically the planting plan, and how they would stabilize the bank during the construction. There was also a discussion about the driveway being on Charles Street since there were concerns about the fire department. It was suggested that the addresses be changed. There was a discussion about whether these would be condos or rentals. Mr. Baker said that they could not tell the applicant what the ownership should be. There was a discussion about the third room in the units which was described as an office, and not a third bedroom. Lou DeMasi, the architect on the project, said that it was not large enough to be a bedroom. Many people work from a home office these days. He also explained why the units were side by side and not on top of one another. There was a discussion about the numbering on the proposed houses which seemed to be confusing. It was suggested that the applicant

attempt to change the address to Osborne and have them be in order. Atty Suchy said that they would work with DPW on this.

Atty Suchy concluded the presentation by noting that there could be another application before them for 34 Charles Street, if they were successful with the Zoning Board of Appeals.

**\*\* MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-07 CSPR – 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 be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled “Zoning Site Plan Depicting 30, 32, & 34 Charles Street,” prepared by Redniss & Mead, dated 12/12/2025; and

b. Per architectural drawings entitled “30 Charles Street Norwalk, Connecticut” prepared by DeMais Architects P.C., dated 1/5/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and

5. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of

approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

7. That the applicant shall work with the Department of Public Works to determine the possibility of readdressing the site; and

**BE IT FURTHER RESOLVED** that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

**BE IT FURTHER RESOLVED** that the effective date of this approval is March 27, 2026.

**Ms. Langalis seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

**\*\* MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled “Zoning Site Plan Depicting 30, 32, & 34 Charles Street,” prepared by Redniss & Mead, dated 12/12/2025; and

b. Per architectural drawings entitled “32 Charles Street Norwalk, Connecticut” prepared by DeMais Architects P.C., dated 1/5/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
5. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and
7. That the applicant shall work with the Department of Public Works to determine the possibility of readdressing the site; and

**BE IT FURTHER RESOLVED** that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

**BE IT FURTHER RESOLVED** that the effective date of this approval is March 27, 2026.

**Ms. Wells seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**

**No one opposed.**

**No one abstained.**

#### **IV. DISCUSSION**

##### **A. State of Connecticut House Bill No. 8002 - November Special Session, Public Act No. 25-1 - An Act Concerning Housing Growth - Discussion**

Mr. Kleppin began the discussion, as Mr. Baker shared a memo prepared by Mr. Kleppin about the Connecticut House Bill No. 8002. Mr. Kleppin said that parts of the bill would not be under the jurisdiction of the commission. The memo addressed the parts of the bill that would affect the city through the Planning & Zoning Commission. He began with the changes to state law for parking regulations that would start as of July 1, 2026. What the state did was it said that municipalities could no longer require parking for

residential developments. During the zoning regulations re-write this had been discussed but then ultimately put back into the regulations with some exceptions. The bill did allow for exceptions which Mr. Kleppin asked them to think about which areas in the city they would require parking.

Mr. Kleppin then explained the process for which the state would have to approve the zoning amendment. He said that they have also reached out to the Office of Policy and Management for further guidance on how the process would work, especially for cases where they may have developers submitting applications. Ms. Langalis asked that Mr. Baker and Mr. Kleppin point out areas in the city where this might be problematic so that it could help the commissioners decide where it would work. They would have to make modifications to the parking standards in the zoning regulations to reflect the new law. Mr. Kleppin said the no parking requirement only applies to developments of 16 units or less. There was a discussion as to the role of public transportation. Mr. Kleppin said he could check with other municipalities to see if they had submitted paperwork for a zoning amendment. He also said that Norwalk's state legislators had not spoken with him about this new law.

Mr. Kleppin also discussed the section of the bill about housing growth planning which he found confusing and heard that others had as well. However, there was some time before it went into effect. He said that this item would be on their agenda again in the future to have more in-depth conversations. Mr. Jones said that he had attempted to read the bill but that the memo was more readable.

#### **B. Pre-Approved Accessory Dwelling Unit Plans - Discussion**

Mr. Kleppin began a discussion about the pre-approved ADU plans. The zoning department would have pre-approved plans for residents which would be designed by the creative community in Norwalk, including architects, designers, etc. They would put out a poll and let Norwalk residents decide which plans they liked. He explained that there were several reasons why they were doing these pre-approved plans. There was a discussion about the notification process for the neighbors if someone constructed an ADU on their property.

### **V. ACCEPTANCE OF MINUTES**

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

**\*\* MS. LANGALIS MOVED to approve the March 4, 2026 minutes.  
Harvey Jones seconded.**

**Diana Lenkowsky; Tammy Langalis; Ana Tabachneck; Harvey Jones; Richard Roina; Galen Wells; Louis Schulman approved.**  
**No one opposed.**  
**Chapin Bryce; John Hubers abstained.**

## **VI. COMMENTS OF DIRECTOR**

Mr. Kleppin reminded the commissioners that they would have a joint meeting with Economic Development in April. They could also watch the presentation which would be recorded.

Mr. Kleppin said that there would be meetings once a month, in person. He said it would be based upon what types of items were on the agenda, such as larger applications with public interest. The first in person meeting would be on April 8.

## **VII. COMMENTS OF COMMISSIONERS**

Mr. Schulman discussed a bill in the state legislature, #3663, which deals with an issue that he would like to see the commission take a position on. He has spoken with the mayor, Josh Goldstein and Bob Duff. He noticed that the retail spaces in large developments are vacant and there are tax advantages for the developer. This bill will enable the city to establish a tax on retail space that is left vacant so it would encourage them to be rented. He asked Mr. Kleppin to send the draft legislation to everyone. He would like the commissioners to support it. There was a discussion about where this has been implemented and is working. Mr. Schulman said that it has not been implemented in Connecticut but rather, in other cities outside the state. There was also a discussion about the rate of the vacancy tax, which Mr. Schulman was not sure if the amount that was proposed was enough. Mr. Kleppin said that they would do some research on this subject. Mr. Bryce said that the staff could add this to the April 22 agenda.

Ms. Langalis said she noticed that no vehicles are using the second entrance to the Costco in order to get traffic off the roads. She suggested that before they receive a zoning permit, they add a sign about the lower level parking. She believed that no one seemed to know it was there. Mr. Kleppin said that the commission could suggest it and that he would check on it.

## **VIII. ADJOURNMENT**

**Ms. Langalis made a Motion to Adjourn.**

**Mr. Roina seconded.**

**Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Ana Tabachneck; Harvey Jones; Richard Roina; Louis Schulman; Galen Wells approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 8:15 pm.

Respectfully submitted,

Diana Palmentiero