





REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA


APRIL 8, 2026, 6:00 PM

CITY COUNCIL CHAMBERS, THIRD FLOOR, CITY HALL, 125 EAST AVENUE,
NORWALK, CONNECTICUT 06851 AND BY ZOOM VIRTUAL MEETING

To allow public access, anyone may access the meeting in-person, 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. **#2026-26 SA - 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 amount not to exceed \$361,000 Account #(092-63010-5777-C0858) - Report & recommended action**
- B. **#2026-28 SA - City of Norwalk - Authorize a special capital appropriation in the amount of \$361,000 to be transferred from the Communications Upgrade Project (account # 092-13610-5777-C0638) to the City's Police Department for the purchase of a new Police Rescue Vehicle (account # 092-63010-5777-C0858) - Report &**

recommended action

- C. #2026-27 R - City of Norwalk - Zoning regulation text amendment to Article 4 and the EVTZ Village District Design Guidelines to modify the crosswalk standards as recommended by the Transportation, Mobility & Parking Department - Preliminary review
- D. #2026-18 CSPR – LandTech – 20 Old Wharf Road – Expand an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action

IV. PUBLIC HEARINGS

- A. #2026-21 SP – Robert and Chunling Vance – 8 Timothy Road (District 5, Block 55, Lot 122) – Special permit application for after-the-fact soil disturbance and/or clear-cutting of approximately 2/3 of an acre - Public hearing, report & recommended action
- B. #2026-16 SP – 204 Flax Hill LLC c/o Edward Gormbley – 204 Flax Hill Road (District 2, Block 48, Lot 44) – Special permit application for a historic preservation development for a property currently used as multifamily per Section 4.3.20 of the zoning regulations to renovate an existing historic structure, construct a 4-story addition, and demolish two separate existing structures for a total of 53 dwelling units - Public hearing, report & recommended action
- C. #2026-02 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units - Public hearing, report & recommended action
- D. #2026-03 R – Planning & Zoning Commission – Zoning regulation text amendment to Article 4, 6, 7 and 9 regarding fee in-lieu of public realm requirements; workforce housing requirements; village district review standards and procedures; encroachment allowances for steps; creation of “landscape nursery” use; band sign locations; and revisions and/or new definitions of the following terms: “dormer,” “earth processing and contractor’s materials storage yard,” “landscape nursery,” “patio,” “porch,” “stoop,” and “wetbar” - Public hearing, report & recommended action

V. DISCUSSION

- A. Commercial Vacancy Tax Bill

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: March 18, 2026

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

April 22, 2026