



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

APRIL 22, 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. **#2026-33 8-24 Referral - City of Norwalk - 8-24 Referral to renovate and expand the Westport Avenue Fire Station - Report & recommended action**
 - B. **#2026-34 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Naramake School property - Report & recommended action**
 - C. **#2026-35 8-24 Referral - City of Norwalk - 8-24 Referral to provide a utility easement to Eversource in order for Eversource to provide primary electrical power and the installation of electrical equipment/transformer on the Rowayton School property - Report & recommended action**

- D. **#2026-30 R - 216 East Avenue - Exterior Modifications within EVTZ - Peer Review Authorization**
- E. **#2026-19 CSPR - Blue Fish Partners LLC – 97 Rowayton Avenue – After-the-fact approval of an existing Shoreline Flood and Erosion Control Structure (SFECS) - Report & recommended action**
- F. **#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 - Report & recommended action**

IV. PUBLIC HEARINGS

- A. **#2026-03 R - City of Norwalk - 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**
- B. **#2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Rd - Allow use of community space as a function hall - Public hearing, report & recommended action**
- C. **#2026-32 R - City of Norwalk - Revisions to the Fee Schedule - Public hearing, report & recommended action**

V. DISCUSSION

- A. **Raised Senate Bill 363 - Commercial Vacancy Taxes - Discussion**
- B. **#2026-31 R - Amendment Introduction - Discussion**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: April 8, 2026**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

May 6, 2026