

**CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
April 22, 2026**

PRESENT: Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron (left at 9:16 pm) and Galen Wells (both joined the meeting after the roll call)

ABSENT: Nick Kantor

STAFF: Steve Kleppin; Bryan Baker (left at 8 pm)

OTHERS: Alan Lo; Mark Conte; Daniel Glissman; Atty Eric Bernheim

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 and noted that there was a quorum. Mr. Bryce said that Richard Roina had resigned from his position on the commission and thanked him for his time on the commission. He seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting. They would take a break at 8 pm if the meeting was running long.

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

DISCUSSION

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.
Presentation: Mark Conte, Fire Department.

**** MR. SCHULMAN MOVED to APPROVE application #2026-33 8-24 Referral - City of Norwalk - 8-24 Referral to renovate and expand the Westport Avenue Fire Station**

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

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

DISCUSSION

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.

**** MR. JONES MOVED to APPROVE application #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**

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

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

DISCUSSION

Updates from Alan Lo, Building and Facilities Manager for the City of Norwalk.

**** MS. LANGALIS MOVED to APPROVE application #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**

Ms. Tabachneck seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

D. #2026-30 R - 216 East Avenue - Exterior Modifications within EVTZ - Peer Review Authorization

DISCUSSION

Updates from Bryan Baker, Principal Planner, Planning and Zoning Department, for the City of Norwalk.

Updates from Daniel Glissman

**** MR. SCHULMAN MOVED to APPROVE #2026-30 R - 216 East Avenue - Exterior Modifications within EVTZ - for Peer Review Authorization**

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

E. #2026-19 C SPR - Blue Fish Partners LLC – 97 Rowayton Avenue – After-the-fact approval of an existing Shoreline Flood and Erosion Control Structure (SF ECS) - Report & recommended action

Mr. Bryce recused himself from the meeting and appointed Ms. Wells to chair the meeting for this application.

DISCUSSION

Updates from Atty Emma Dignati, attorney for the applicant.

Updates from Henry Conroy, the applicant.

**** MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** that application #2026-19 C SPR – Blue Fish Partners LLC – 97 Rowayton Avenue – After-the-fact approval of 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 11/25/2024 and prepared by Sound Engineering Associated, Fairfield, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any previously unpermitted work on the property is rectified and legalized; and
4. That the pilings, docks, and other fixed and floating structures utilized by the Applicant at the site must remain outside the federal navigable channel in the Five Mile River notwithstanding the replacement bulkhead; and
5. That the applicant shall maintain a safe “buffer zone” between boats (including pulpits and any other overhanging equipment, etc.) docked at the finger floats to prevent any impingement into the federal channel; and
6. 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 May 1st, 2026.

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

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

Mr. Bryce then rejoined the meeting. He noted that Ben Young had presented at the previous meeting. Since Mr. Young was not present at the meeting, and there was no further discussion on this matter, the commissioners moved to vote on this application.

**** MR. JONES MOVED to APPROVE application #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**

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

Louis Schulman and Ana Tabachneck abstained.

IV. PUBLIC HEARINGS

Mr. Bryce asked the commissioners if they could change the agenda to hear the second application first. They agreed. He then explained the rules of the public hearing as well as noting that the commission would take a short break at 8 pm.

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

DISCUSSION

Updates from Atty Eric Bernheim, attorney for the applicant.

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted.

**** MS. LANGALIS MOVED to continue application #2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Rd - Allow use of community space as a function hall to the Planning & Zoning Commission agenda on May 6, 2026.**

Ms. Wells seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.

No one opposed.

No one abstained.

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

Mr. Bryce opened the public hearing. Ms. Jordan-Byron left the meeting at 9:16 pm.

DISCUSSION

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted.

**** MS. WELLS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-03 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6, 7 and 9 regarding details on public realm, workforce housing, signage and new definitions for Landscape Nursery, Patio, Porch, Stoop and Wetbar, be **APPROVED** to implement the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

b. Policy: “Support permit streamlining for projects with desired characteristics.”

i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be May 1, 2026.

Mr. Schulman seconded.

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

No one opposed.

No one abstained.

C. #2026-32 R - City of Norwalk - Revisions to the Fee Schedule - Public hearing, report & recommended action

**** MR. SCHULMAN MOVED to continue application #2026-32 R - City of Norwalk - Revisions to the Fee Schedule to the Planning & Zoning Commission agenda on May 6, 2026.**

Ms. Wells seconded.

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

No one opposed.

No one abstained.

V. DISCUSSION

A. Raised Senate Bill 363 - Commercial Vacancy Taxes - Discussion

DISCUSSION

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

**** MR. SCHULMAN MOVED to APPROVE the letter drafted by Planning & Zoning Department staff and sent out for raised Senate Bill 363 - Commercial Vacancy Taxes.**

Ms. Tabachneck seconded.

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

**No one opposed.
No one abstained.**

B. #2026-31 R - Amendment Introduction - Discussion

DISCUSSION

Updates from Steve Kleppin, Director of Planning & Zoning for the City of Norwalk.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: April 8, 2026

**** MS. LANGALIS MOVED to approve the April 8, 2026 minutes.**

Harvey Jones seconded.

Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.

No one opposed.

Louis Schulman and Ana Tabachneck abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Jones made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells approved.

No one opposed.

No one abstained.

The meeting was adjourned at 10:19 pm.

Respectfully submitted,
Diana Palmentiero