



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MAY 6, 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. **#2026-23 CSPR - MGS Shorehaven LLC - 9 Shorehaven Road (District 3, Block 78, Lot 41) - Coastal site plan review for the construction of a detached accessory dwelling unit - Report & recommended action**
 - B. **#2025-95 CSPR - Bobby Paschalidis - 25 Shorefront Park (District 2, Block 85, Lot 59) - Coastal site plan review application for the construction of a new single-family detached dwelling - Report & recommended action**
- IV. **PUBLIC HEARINGS**
 - A. **#2026-13 SP - St. George Greek Orthodox Church - 238 West Rocks Road (District 5, Block 23, Lot 10) - Special permit application to modify Special Permit #19-05 to**

remove the condition that the existing community building not be rented out for any events - Continuation of public hearing, report & recommended action

- B. #2026-32 R - Planning & Zoning Commission - Proposed modification to the Planning & Zoning Fee Schedule - Public hearing, report & recommended action

V. DISCUSSION

- A. #2026-38 R - Planning & Zoning Commission - Zoning regulation text amendment to Table 4.3.12.B-1 Vehicular Parking Requirements - Preliminary review
- B. Pre-Approved Accessory Dwelling Unit Plans

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: April 22, 2026

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

May 20, 2026