

**CITY OF NORWALK  
PLANNING & ZONING COMMISSION MINUTES  
May 6, 2026**

**PRESENT:** Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones; Galen Wells; Jacquen Jordan-Byron (arrived at 7:50 pm)

**ABSENT:** Nick Kantor

**STAFF:** Steve Kleppin; Bryan Baker

**OTHERS:** Greg Altshuler; Andy Soumelidis; 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. He seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting.

**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**

**DISCUSSION**

Presentation: Greg Altshuler, the owner.

**\*\* MS. WELLS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

- a. Per architectural drawings entitled “New Accessory Dwelling Unit (ADU),” submitted as part of this application, provided that such plans shall be modified to raise the bottom of the lowest floor to elevation 14’ to comply with the flood hazard zone regulations and that the location of the rear deck be revised to be at least 15 feet landward of the Coastal Jurisdiction Line prior to the issuance of a zoning permit; and
- b. Per site plans entitled “Drainage Plan” of 9 Shorehaven Road, prepared by Fairfield County Engineering LLC, dated 2/12/26; and
2. That any changes to the approved plans shall be submitted to the Commission’s Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. 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 Staff; and
4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and
5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
7. That any and all conditions required by Norwalk DPW are applicable to this approval; and
8. That a Connecticut licensed engineer shall certify that all the 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

**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 action shall be May 13, 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.**

**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**

### **DISCUSSION**

Presentation: Andy Soumelidis, LandTech

**\*\* MR. JONES MOVED: THEREFORE BE IT RESOLVED** that application #2025-95 CSPR – LANDTECH – 25 Shorefront Park – Construct a new single family residence within the Coastal Area Management boundary 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 12/15/2025 and revised 3/18/2026 prepared by LANDTECH, Westport, CT
  - b. Per proposed grade plane plan dated 12/15/2025 prepared by LANDTECH, Westport, CT
  - c. Per architectural plans dated 10/30/2025 prepared by Christopher C. Till, received by the Planning and Zoning Office 4/17/2026
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 any utilities comply with setbacks and flood regulations; and

7. 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

8. 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 May 15th, 2026.

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

**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.**

#### **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**

#### **DISCUSSION**

Updates from Atty Eric Bernheim, attorney for the applicant.

**PUBLIC COMMENTS**

*Public comments were given. Speakers were Norwalk residents unless otherwise noted. Lefty Seropoulos, 275 Post Road, Westport, CT. Public participation was closed at 8:05 pm.*

At this time, Mr. Bryce said that the commission would take a 10 minute recess. The meeting resumed at 8:16 pm.

**DISCUSSION**

Presentation from Atty Eric Bernheim, attorney for the applicant.

**\*\* MS. WELLS 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 20, 2026.**

**Ms. Jordan-Byron seconded.**

**Chapin Bryce; Louis Schulman; Diana Lenkowsky; John Hubers; Harvey Jones; Jacquen Jordan-Byron; Galen Wells approved.**

**No one opposed.**

**Tammy Langalis and Ana Tabachneck abstained.**

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

**DISCUSSION**

Presentation by Steven Kleppin.

**PUBLIC COMMENTS**

*Public comments were given. Speakers were Norwalk residents unless otherwise noted. Rick Costantini, General Counsel for Building & Land Technology, 100 Washington Blvd. Stamford, CT. Public participation was closed at 9:23 pm.*

**\*\* MS. WELLS MOVED to APPROVE application #2026-32 R - Planning & Zoning Commission - Proposed modification to the Planning & Zoning Fee Schedule**

**Mr. Hubers seconded.**

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

**No one opposed.**

**No one abstained.**

**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**

**DISCUSSION**

Presentation by Steven Kleppin and Bryan Baker.

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

**DISCUSSION**

Presentation by Steven Kleppin.

**VI. ACCEPTANCE OF MINUTES**

**A. Regular Meeting: April 22, 2026**

**\*\* MR. SCHULMAN MOVED to approve the April 22, 2026 minutes.**

**Ms. Langalis seconded.**

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

**No one opposed.**

**Jacquen Jordan-Byron abstained.**

**VII. COMMENTS OF DIRECTOR**

There were no comments from Mr. Kleppin.

**VIII. COMMENTS OF COMMISSIONERS**

There were no comments from commissioners.

**IX. ADJOURNMENT**

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

**Ms. Langalis seconded.**

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

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 9:58 pm.

Respectfully submitted,

Diana Palmentiero