



REGULAR MEETING – ZONING CITATION HEARINGS AGENDA

MAY 19, 2026, 3:00 PM
BY ZOOM AND ROOM 125

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, 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 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 John Hayducky at jhayducky@norwalkct.gov with the subject line "Public Comment" to provide written public comment prior to the meeting.

I. HEARING ITEMS

- A. **218 Flax Hill Road – ((Article 8) 8.4.10.B - Requirement of Zoning Application) – Creation of two additional dwelling units, without applying for a Zoning Approval (via Variance Application to Zoning Board of Appeals) AND ((Article 8) 8.4.10.I – Requirement of Issuance of Zoning Permit/Approval) - Creation of two additional dwelling units, without obtaining Zoning Approval (via Variance Application to Zoning Board of Appeals) - AND ((Article 8) 8.4.11.B – Requirement to obtain a Certificate of Zoning Compliance).**
- B. **9 Couch Street – ((Article 4) 4.3.9.A (CD-2 Principal Uses) - Creation of a 3-Family Residence ('Small, Multi-Family Building') within a premises, on a property located within a CD-2 Zone.**
- C. **145 Water Street – ((Article 8) 8.4.10.B - Requirement of Zoning Application) - Occupancy & Alterations to structure, and/or premises, without applying for a Zoning Approval - AND ((Article 8) 8.4.10.I – Requirement of Issuance of Zoning Permit/Approval) - Occupancy & Alterations to structure, and/or premises, without obtaining a Zoning Approval - AND ((Article 8) 8.4.11.B – Requirement to obtain a**

Certificate of Zoning Compliance) AND ((Article 8) 8.4.5.F.5 - Site Plan Review; Coastal Area Management Overlay Approval) AND ((Article 8) 8.4.8 – Requirement of Special Permit for Use within Zone) - Occupancy & Alterations to structure, and/or premises, without obtaining a Special Permit Approval, from the Zoning.

- D. 36 Taylor Avenue – ((Article 4) 4.3.1.E (CD-3 Building & Lot/Building Site Standards; Density Minimum) - Creation of a 5-Family Residence, without having the required minimum density (1,650 square feet of lot area per dwelling unit), for Zone (CD-3).**
- E. 13 Adamson Avenue – ((Article 4) 4.3.1-D (CD-2 Use Table) - Creation of a 3-Family Residence (“Small Multi-Family Residence), on a property located within a ‘CD-2’ zone (use not permitted).**
- F. 60 Maple Street – ((Article 4) 4.3.9.A (CD-3 Principal Uses) - Storage of commercial contractor vehicles, equipment, tools, trailers, materials for a commercial business, on a property located within a ‘CD-3 Zone’ AND ((Article 8) 8.4.10.B, 8.4.10.I, & 8.4.11.B (Requirements for Applying for a Zoning Approval, Obtaining a Zoning Approval, & Obtaining a Certificate of Zoning Compliance)) – Performing fill and/or excavation (including removal of vegetation) at property, without a Zoning Approval, nor Certificate of Zoning Compliance.**
- G. 22 South Street – ((Article 4) 4.3.9.A (CD-2 Principal Uses) - Creation of a ‘Small, Multi-Family Building (3-6 units),’ on a property located within a CD-2 zone**