



## **REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA**

**MAY 20, 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](https://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](mailto: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. **#2026-41 R/M - Manresa Osprey LLC - Longshore Avenue and 0 and 3 Manresa Island (District 5, Block 86, Lots 1 and 2) - Zoning regulation and map amendment to create the Special District - Manresa Wilds (SD-MW) zoning district - Authorization of traffic peer review**
  - B. **Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 1/2 Bouton Street (District 5, Block 81, Lots 173, 171 and 169) - Extension of time request for approved subdivision - Report & recommended action**
  - C. **#2026-43 R - Elite Development Group LLC c/o Archer Signs - 542 Westport Avenue (District 5, Block 6, Lot 8) - Pre-application discussion of possible signage regulation changes - Preliminary review & discussion**

- D. **#2021-29 CAM - 314 Wilson Avenue - Modification request to conditions of approval to extend operating hours of previously approved coastal site plan for restaurant use (beer garden) - Report & recommended action**
- E. **#2026-29 CSCR – 35 Chapel LLC – 35 Chapel Street (District 1, Block 28, Lot 12) – Coastal site plan review application for the construction of three separate buildings containing a total of eight dwelling units - Report & recommended action**
- F. **#2026-37 CSCR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes - Report & recommended action**

**IV. DISCUSSION**

- A. **Discussion of adaptive re-use of office building located at 535 Connecticut Avenue**
- B. **State Bill 25-1 (Housing Bill)**

**V. ACCEPTANCE OF MINUTES**

- A. **Regular Meeting: May 6, 2026**

**VI. COMMENTS OF DIRECTOR**

**VII. COMMENTS OF COMMISSIONERS**

**VIII. ADJOURNMENT**

**UPCOMING MEETINGS**

June 3, 2026