

**CITY OF NORWALK  
PLANNING & ZONING COMMISSION MINUTES  
May 20, 2026**

- PRESENT:** Louis Schulman, acting as Chair; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis; John Hubers; Harvey Jones
- ABSENT:** Chapin Bryce; Galen Wells; Nick Kantor; Jacquen Jordan-Byron
- STAFF:** Steve Kleppin; Bryan Baker
- OTHERS:** Atty Liz Suchy; Joseph Grasso; George Vilesso (sp?); Bryan Vasser; Atty Adam Blank; Brant Behr; Paul Bombero; Ben Moss; Brooke Sugaski

**I. CALL TO ORDER**

Mr. Schulman 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. Kleppin called the roll and noted that there was a quorum. Mr. Schulman seated Ms. Tabachneck and Ms. Lenkowsky for the entire meeting.

**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**

**DISCUSSION**

Presentation: Updates from Steve Kleppin, Director of Planning & Zoning Department for the City of Norwalk

**\*\* MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 - to authorize a traffic peer review is **APPROVED.**

**Mr. Hubers seconded.**

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

**No one opposed.**

**No one abstained.**

**B. Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 ½ Bouton Street (District 5, Block 81, Lots 173, 171 and 169) - Extension of time request for approved subdivision - Report & recommended action**

### **DISCUSSION**

Presentation: Update from Atty Liz Suchy

**\*\* MR. JONES MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application Subdivision #3655 - A1Z7 LLC & Bouton Development, LLC - 174, 176 and 176 ½ Bouton Street (District 5, Block 81, Lots 173, 171 and 169) for an extension of time for 5 years be **APPROVED**.

**Ms. Langalis seconded.**

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

**No one opposed.**

**No one abstained.**

**C. #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**

### **DISCUSSION**

Presentation: Updates from Atty Liz Suchy, Joseph Grasso; George Vilelso (sp?)

**\*\* MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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) be moved to a public hearing.

**Ms. Lenkowsky seconded.**

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

**No one opposed.**

**No one abstained.**

**D. #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**

**DISCUSSION**

Presentation: Updates from Bryan Vasser and Mr. Kleppin

**E. #2026-29 CSPR – 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**

**DISCUSSION**

Presentation: Updates from Atty Adam Blank; Brant Behr

**\*\* MS. TABACHNECK MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan review application for the construction of three duplexes be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled “Proposed Residential Multi-Family Development 35 Chapel Street” prepared by Fuller Engineering & Land Surveying, dated 4/30/2026; and

b. Per architectural drawings entitled “35 Chapel St A, B and C” prepared by Jia Hua Architect, dated 5/8/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and
3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. 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 of the Staff, as needed; and
5. That a Connecticut licensed engineer shall certify that all 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
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and

**BE IT FURTHER RESOLVED** that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

**BE IT FUTURE RESOLVED** that the effective date of this approval is May 29, 2026

**Ms. Langalis seconded.**

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

**No one opposed.**

**No one abstained.**

**F. #2026-37 CSPR – 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**

### **DISCUSSION**

Presentation: Updates from Atty Adam Blank; Paul Bombero

**\*\* MR. JONES MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-37 CSPR – Brooklawn Contractors LLC – 274 East Avenue (District 3, Block 40, Lot 14) – Coastal site plan

review application for the construction of three duplexes be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

**BE IT FURTHER RESOLVED** that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

a. Per site plan package entitled "Alternate 'A' Site Plan 274 East Avenue" prepared by Hemraj Khona PE, dated 4/4/2026; and

b. Per architectural drawings entitled "274 East Ave Norwalk CT Building A, B and C" prepared by Jia Hua Architect, dated 4/16/2026; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

4. 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 of the Staff, as needed; and

5. That a Connecticut licensed engineer shall certify that all 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

6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a 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 approval is May 29, 2026.

**Ms. Langalis seconded.**

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

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

**IV. DISCUSSION**

**A. Discussion of adaptive re-use of office building located at 535 Connecticut Avenue**

**DISCUSSION**

Presentation: Updates from Atty Liz Suchy; Ben Moss; Brooke Sugaski

**B. State Bill 25-1 (Housing Bill)**

**DISCUSSION**

Presentation: Update from Mr. Kleppin and Mr. Baker

**V. ACCEPTANCE OF MINUTES**

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

**\*\* MR. JONES MOVED to approve the May 6, 2026 minutes.**

**Ms. Langalis seconded.**

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

**No one opposed.**

**No one abstained.**

**VII. COMMENTS OF DIRECTOR**

**DISCUSSION**

Presentation: Update from Mr. Kleppin

**VIII. COMMENTS OF COMMISSIONERS**

There were no comments from commissioners.

**IX. ADJOURNMENT**

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

**Ms. Langalis seconded.**

**Louis Schulman; Ana Tabachneck; Diana Lenkowsky; Tammy Langalis;**

**John Hubers; Harvey Jones approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 7:59 pm.

Respectfully submitted,

Diana Palmentiero