

**CITY OF NORWALK
ZONING BOARD OF APPEALS
REGULAR MEETING **DRAFT** MINUTES – MAY 21, 2026
VIA ZOOM VIRTUAL MEETING**

ATTENDEES: Danielle Sanchick, Lee Levey, Andy Conroy, Keith Lyon, Steve Ferguson, Ben Hanpeter.

STAFF: Tammy Maldonado.

OTHERS: Kathryn Giusti, Paul Giusti, Liz Suchy, Robert Metzger, Tom Nelson, Steve Kleppin.

I. CALL TO ORDER

Chair Sanchick called the regular meeting of the Zoning Board of Appeals to order at 7:00 p.m. and reviewed the virtual hearing procedures.

II. ROLL CALL

A quorum was present.

III. PUBLIC HEARINGS

A. 26-0319-01 – JMT Charles 25 LLC – (Continued from March 19, 2026)

Chair Sanchick announced that this application had been withdrawn.

B. 26-0416-02 – Kathryn Giusti – (Continued from April 16, 2026)

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Ferguson were seated for this item. Secretary Lee Levey read the staff memo into the record. Ms. Liz Suchy presented on behalf of Kathryn Giusti and Paul Giusti. Mr. Robert Metzger and Mr. Tom Nelson also presented. No public comments were received.

**** MR. FERGUSON MOVED TO CONTINUE THIS ITEM TO THE NEXT MEETING.**

**** MR. LYON SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

C. Fee Schedule Revisions – (Continued from April 16, 2026)

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Ferguson and Mr. Hanpeter were seated for this item. Mr. Steve Kleppin presented a comparison of fees with other municipalities. The board discussed a tiered structure based on project value.

**** MR. CONROY MOVED TO RECOMMEND TO THE COMMON COUNCIL A REVISED FEE SCHEDULE WITH NOTED CHANGES FOR VARIANCES/APPEALS FOR SINGLE AND TWO FAMILY RESIDENCES AS FOLLOWS: BASE FEE OF \$260 FOR PROJECTS VALUED AT \$25,000 OR LESS, WITH AN ADDITIONAL \$50 FOR**

EVERY \$25,000 INCREMENT OF PROJECT VALUE THEREAFTER, NOT TO EXCEED \$810.

**** MR. LEVEY SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

IV. BOARD ACTION ON: A-C

Action was taken under each respective item as noted above.

V. ADMINISTRATIVE ACTIONS

A. Extension of Time Requests

1. #25-1120-01 222 West Rocks Rd.

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Lyon and Mr. Hanpeter were seated for this item.

**** MR. LEVEY MOVED TO APPROVE ONE 180-DAY EXTENSION.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

2. #25-1120-03 8 Belmont Pl.

Ms. Sanchick, Mr. Levey, Mr. Conroy, Mr. Ferguson and Mr. Hanpeter were seated for this item.

**** MR. LEVEY MOVED TO APPROVE ONE 180-DAY EXTENSION.**

**** MR. HANPETER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

B. Action on Hearing Minutes (April 16, 2026)

**** MS. SANCHICK MOVED TO APPROVE THE MINUTES OF THE APRIL 16, 2026 REGULAR MEETING.**

**** MR. FERGUSON SECONDED THE MOTION.**

**** THE MOTION PASSED WITH ONE ABSTENTION MR. CONROY. IN FAVOR (SANCHICK, HANPETER, LEVEY, FERGUSON.)**

VI. ADJOURNMENT

**** MR. LEVEY MOVED TO ADJOURN THE MEETING.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at approximately 8:45 p.m.

The next regular meeting is scheduled for June 18, 2026.

Respectfully Submitted,
Courtney Baldwin
Recording Secretary