



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

JUNE 3, 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.



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 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. **#2026-36 C SPR - Lowndes Ave Partners LLC c/o Sylvia Dundon - 22 Lowndes Avenue (District 2, Block 90, Lot 10) - Coastal site plan review for the construction of a new single-family detached dwelling - Report & recommended action**
 - B. **#2026-30 SPR - Daniel Glissman - 216 East Avenue - Exterior modifications to existing building - Report & recommended action**
 - C. **#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 - Report & recommended action**

- D. **#2026-45 CSPR - IJ Group LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Coastal site plan review to modify previously approved application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) (#2024-64 CSPR) - Report & recommended action**
- E. **#2026-47 R/M - Wall Street Neighborhood Association - Zoning Regulation and Map Amendment to create the Wall Street Village District Zoning Overlay - Preliminary review**
- F. **#2026-48 R - Wall Street Opportunity Fund LLC c/o Jason Milligan - 23 Isaacs Street - Zoning regulation text amendment to allow for previously approved but not-yet-constructed dormitory rooms, extended-stay hotel rooms, or dwelling units to be changed to any other types of dwelling units - Preliminary review**
- G. **#2026-46 CSPR - Milan Pribelsky - 65 Van Zant Street and 28 Rowan Street (District 3, Block 34, Lots 13 and 16) - Coastal site plan review application for the construction of an 11-unit multifamily building - Approval of architectural peer review expenditure**

IV. DISCUSSION

- A. **Pre-Approved ADU Plans**
- B. **Other Draft Zoning Regulation Changes**

V. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: May 20, 2026**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

June 17, 2026, Joint Meeting with the Economic and Community Development Committee June 17, 2026, Special Meeting June 24, 2026, Special Meeting July 1, 2026