



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JUNE 18, 2025, 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, 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 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**
- III. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2024-12 SPR – Main Norwalk LLC – 272-280 Main Avenue (District 5, Block 21, Lots 174 and 97) – EXTENSION OF TIME REQUEST: Proposed construction of three (3) two-story structures; a +/- 19,000sf retail store with 10 apartments on the second floor; a +/- 2,240sf coffee shop; a +/- 2,200sf restaurant building; and electric vehicle charging - Report & recommended action**
 - B. #10-17 SP - JDM YEW LLC - Brierwood Road/Yew Street - Bond release request for conservation subdivision - Report & recommended action**
 - C. #6-18 SPR - EDG Properties - 71-75 Connecticut Avenue - Bond release request for mixed-use development with 33 units and 14,800sf of medical office - Report &**

recommended action

IV. PUBLIC HEARINGS

- A. #2025-17 R/SP – The Mid Fairfield AIDS Project – 7 Moore Place (District 3, Block 35, Lot 27) – Zoning regulation text amendment application to modify the minimum parking requirement for a Boarding or Rooming House use in conjunction with a special permit application for a Boarding or Rooming House - Public hearing, report & recommended action**
- B. #2025-13 POCD –Planning & Zoning Commission – Amendment to the 2019-2029 Plan of Conservation and Development (POCD) to adopt the Norwalk Affordable Housing Action Plan, dated 2025, as an addendum to the POCD - Public hearing, report & recommended action**
- C. #2025-35 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4, 6 and 9 regarding details on minimum and maximum ceiling heights for certain uses; allowing Open Space as a principal use in all zones; permitting Townhouses within the SD-MC zone by Special Permit; revisions to the limitations on certain uses that referenced out-of-date road classifications; revisions to the flood zone regulations specifying areas of structures that must be unfinished; deleting the definition of Attic; modifying the definitions of Story, Half-, Story, and Lowest Floor; creating definitions for Unfinished Area and Finished (Habitable) Area - Public hearing, report & recommended action**

V. DISCUSSION

- A. Public Act No. 25-49 (formerly HB 5002) and Public Act No. 25-33 (formerly SB 9)**

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: June 4, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT