



SPECIAL MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JUNE 17, 2026, 8:00 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. PUBLIC HEARINGS

- A. #2026-39SP – 200 Connecticut Ave, LLC – 200 Connecticut Avenue (District: 5, Block 64, Lot 42) – Proposed car rental agency within existing garage - Public hearing, report & recommended action**
- B. #2026-31 R – City of Norwalk – Zoning Regulation Text Amendment to Articles 4 and 9 relating to fee-in-lieu of public realm, screening of parking, and the definition of "Dwelling Unit" - Public hearing, report & recommended action**
- C. #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-**

lieu of parking, and the creation of a definition for “Parking Needs Assessment” -
Public hearing, report & recommended action

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) - Public hearing, report & recommended action

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 3, 2026

V. COMMENTS OF DIRECTOR

VI. COMMENTS OF COMMISSIONERS

VII. ADJOURNMENT

UPCOMING MEETINGS

June 24, 2026 Special Meeting July 1, 2026, Regular Meeting



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

Date Received:
RECEIVED

MAY 06 2026

CITY OF NORWALK
PLANNING & ZONING

1. Address of Subject Property(s):

200 Connecticut Avenue, Norwalk, CT _____, Norwalk, CT

2. District: 5 Block: 64 Lot(s): 42 3. Zone: CD-3C, Overlay/Village District: _____

4. Historic Structure(s): ☒ No ☐ Yes 5. Flood Hazard Zone ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

8 Story Building - Commercial - 5 Story, Residential - 3 Story

4 story parking garage

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

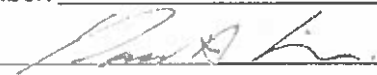
Convert existing storage space in the existing parking garage into a car rental agency, and utilize 31 of the existing parking spaces for rental cars.

Applicant Information

Applicant Name: Paul A. Lisi - Antinozzi Associate Architects

Billing Address: 271 Fairfield Avenue, Bridgeport, CT 06604

Phone Number: 203-551-2442 Email: plisi@antinozzicom

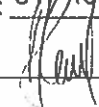
Signature: 

Property Owner Information and Authorization

Owner of Record: 200 CT Ave. LLC

Billing Address: 268 Post Road, Fairfield, CT 06824

Phone Number: 347-400-6666 Email: agcfccorp@gmail.com

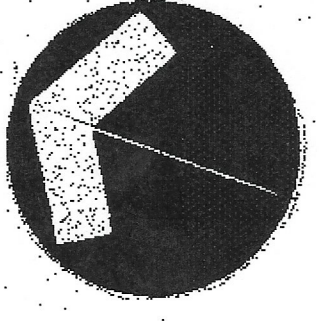
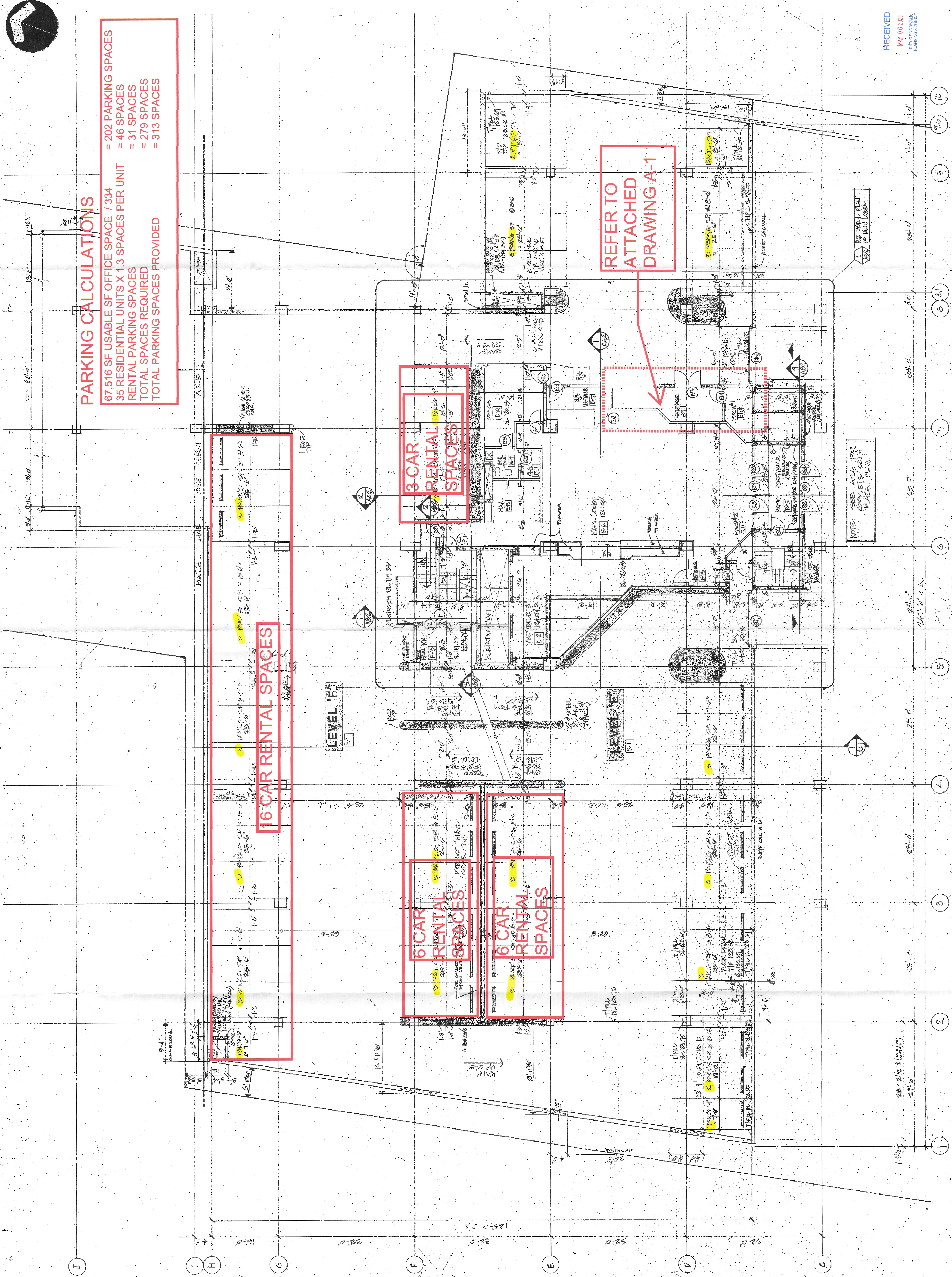
Signature: 

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*

RECEIVED
MAY 06 2025
CITY OF NORWALK
PLANNING DEPARTMENT

PARKING CALCULATIONS

67,516 SF USABLE SF OFFICE SPACE / 334
= 202 PARKING SPACES
35 RESIDENTIAL UNITS X 1.3 SPACES PER UNIT
= 46 SPACES
RENTAL PARKING SPACES
= 31 SPACES
TOTAL SPACES REQUIRED
= 279 SPACES
TOTAL PARKING SPACES PROVIDED
= 313 SPACES





CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

June 17th, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Michelle Andrzejewski, Senior Planner

SUBJECT: #2026-39 SP – 200 Connecticut Ave, LLC – 200 Connecticut Avenue (District 5, Block 64, Lot 42) – Proposed car rental agency within existing garage.

ZONING HISTORY:

The Commission approved 35 residential units on the top three floors in the existing building in 2025. The property has primarily been used for offices in the last 50ish years. This property is a through lot with two fronts located in a CD-3C Zone.

PROPOSED STRUCTURE:

The applicant proposes a car rental agency known as “Avis” within the existing garage. This parking garage level (E/F) is at grade with Connecticut Avenue; however, level E/F is technically level 3 of 4 parking levels of the garage. Level 4 is at grade with West Cedar Street. The existing small storage room off the garage is being converted to an office for the car rental business. There will be no other office space in the building dedicated to the car rental business. There are 202 parking spaces on site, and the car rental use will provide 31. (1 space per 200 square feet of Usable Floor Area + .25 per vehicle available for rental + 1 per employee work) There are no proposed changes to the exterior of the existing building or site plan.

SIGN-OFFS:

I have not heard any issues from departments. All approvals are required prior to issuance of a zoning permit.

VIOLATIONS:

There are no zoning violations currently on the property.

The following resolution are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2026-39 SP – 200 Connecticut Ave, LLC – 200 Connecticut Avenue (District 5, Block 64, Lot 42) – Proposed car rental agency within existing garage be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 5/6/2026 prepared by Storch Associates, Wethersfield, CT; and

2. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
4. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a Zoning Permit; and
5. Any motor vehicle repair must comply with applicable zoning regulations and requirements for state licensure; and
6. That all Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building; and
7. That vehicle or equipment repairs made onsite shall be subject to the restrictions under "Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning"; and
8. That adequate on-site area shall exist for the loading and unloading of vehicles from car carriers to ensure that no such loading or unloading occurs in any Right-of-Way; and
9. That no vehicles shall be displayed in required landscaping or in Rights-of-Way; and
10. That the applicant maintains their existing landscaping in order to comply with the landscaping requirements; and
11. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 26th, 2026.

You must obtain a zoning approval prior to any work on the site.

Norwalk Planning & Zoning Commission

125 East Avenue
Norwalk, Connecticut

May 7, 2026

Memorandum

To: Barbara Smyth, Mayor
Chapin Bryce, Chairman, Planning & Zoning Commission
Connecticut Department of Energy and Environmental Protection (DEEP)
Connecticut Department of Public Health
Norwalk Harbor Management Commission, Five Mile River Commission
Town of Darien, Town of New Canaan, Town of Westport, Town of Wilton
WestCOG

From: Steve Kleppin, AICP, Planning & Zoning Director *SK*

Re: #2026-31 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, and 9 relating to fee-in-lieu-of Public Realm, Screening of Parking and the definition of Dwelling Unit

Please accept this letter as the statutorily required referral for amendments to the City of Norwalk's Zoning Regulations. The Norwalk Planning & Zoning Commission will be holding a public hearing on the following zoning regulations amendments at a meeting that is tentatively scheduled for June 17, 2026.

The existing Zoning Regulations can be found here: <https://www.norwalkct.gov/3445/Zoning-Regulations-Map>

New/Proposed text is indicated in **red text**, while deleted text is indicated as ~~struck through text~~.

4.3.19 Public Realm Requirements. A. Exemptions.

Existing Text

Within CD-4, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-3C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.

Proposed Text

1. Within the CD-3C zone, Lots or Building Sites less than 50,000 SF in Lot Area may pay a fee in-lieu of such requirement(s).
2. Within the CD-4 zone, Lots or Building may pay a fee in-lieu of such requirement(s); provided that:
 - a. The Lot or Building Site contains a historic structure(s) listed on a federal, state or local inventory; or

- b. The Lot or Building Site Area is less than 10,000 SF in Lot Area, is within 500 feet of a Park and located on a Downtown Street as defined in the Norwalk Complete Streets Design Guide.

Payments in lieu of the required Public Realm shall be paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

CD-4 Zone, Table 4.3.1-H, Vehicle Parking Requirements.

Proposed Text:

ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

Vehicular Parking Requirements (continued)

	Min. interior dimensions 8.5 ft. x 19 ft. per vehicle Parking space.
Garage Design	If attached Garage faces street: max. Garage width 30% of total of Garage + Facade width.
Driveway/Vehicular Entrance Location	 In any Yard
New Driveway/Vehicular Entrance Maximum Width	24 ft. max. in Front Yard, regardless if shared or not, unless a traffic analysis and/or swept path analysis (turning template) for the design vehicle indicates a need for a greater width, to be reviewed by TMP. Refer to the Complete Streets Design Guide for design considerations relating to driveway width.
Parking Structures	 , if Screened from Frontage by Liner Buildings *
Parking Structure Pedestrian Exit Location	Via pedestrian access to Frontage

* "if Screened from Frontage by a Liner Building, **except that Corner Lot(s) with a Lot or Building Site Width less than 85 feet may Screen the Parking Structure(s) with a wall screen consistent with the Building Facade, along the Secondary Frontage(s) provided that said Secondary Frontage is not a Main Street, Urban Corridor, or Neighborhood Connector street typology per the City of Norwalk Complete Streets Design Guide, as amended.**"

Article 9: DEFINITIONS

Modify Section 9.3 Defined Terms to include the following amendment:

Dwelling Unit Definition

1. **Dwelling Unit:** any room or group of rooms designed or used exclusively as Residential quarters for one Family which includes **a Kitchen**, sleeping, ~~Kitchen~~, eating, and sanitation facilities, and occupied for a monthly or longer basis. The term shall include Dormitory room(s) and Extended Stay Hotel room(s) with or without separate sleeping, Kitchen, eating, and/or sanitation facilities.

END



RE: City of Norwalk Zoning Regulations Text Amendment Referrals

From Kleppin, Steven <skleppin@norwalkct.gov>

Date Fri 5/22/2026 10:23 AM

To Tucker Beckett <tbeckett@westcog.org>; Baker, Bryan <bbaker@norwalkct.gov>

Thank you Tucker.

Steve

From: Tucker Beckett <tbeckett@westcog.org>

Sent: Thursday, May 21, 2026 3:29 PM

To: Baker, Bryan <bbaker@norwalkct.gov>

Cc: Kleppin, Steven <skleppin@norwalkct.gov>

Subject: FW: City of Norwalk Zoning Regulations Text Amendment Referrals

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Good afternoon,

Thank you for submitting the attached referral to WestCOG. It is the opinion of regional staff that the proposed amendments have limited intermunicipal impact and are primarily of local concern.

Please direct any questions or concerns to referrals@westcog.org; my personal email will no longer be valid following today.

Best,
Tucker

From: Baker, Bryan <bbaker@norwalkct.gov>

Sent: Monday, May 11, 2026 1:18 PM

Cc: Baker, Bryan <bbaker@norwalkct.gov>; Kleppin, Steven <skleppin@norwalkct.gov>

Subject: City of Norwalk Zoning Regulations Text Amendment Referrals

EXTERNAL EMAIL - This email was sent by a person from outside your organization.

Good afternoon,

In accordance with all applicable Connecticut General Statutes, please accept this email as the official referral for two separate zoning regulations text amendment applications made on behalf of the Norwalk Planning & Zoning Commission. The Planning & Zoning Commission has tentatively scheduled a public hearing for June 17, 2026.

The first text amendment application, #2026-31 R, is related to: public realm exemptions and fees-in-lieu for certain developments within the CD-3C and CD-4 zones, respectively; liner building and screening requirements for parking structures; and amending the definition of "Dwelling Unit."

The second text amendment application, #2026-38 R, is related to parking changes as required per the State of Connecticut's passage of last year's housing bill.

Attached are memos detailing each change and a map of the proposed non-exempt from parking area can be viewed here: <https://arcg.is/1qrbX82>

Thanks,
Bryan

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue
Norwalk, CT 06856
Phone: (203) 854-7705
www.norwalkct.gov
bbaker@norwalkct.gov





CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

May 28, 2026

Bryan Baker
Principal Planner
City of Norwalk

RE: **Various Amendments Referral - Application #2026-31**

Dear Mr. Baker:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, May 27th, 2026, the above-referenced text amendment application referral was reviewed. The proposal consists of amending the Zoning Regulations with various changes pertaining to fee-in-lieu-of Public Realm, Screening of Parking and the definition of Dwelling Unit. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams
Staff to the Harbor Management Commission



125 East Avenue
Norwalk, Connecticut 06851

MEMORANDUM

June 11, 2026

TO: Norwalk Planning & Zoning Commission; Chapin Bryce, Chairman
FROM: Steve Kleppin, Planning & Zoning Director
SUBJECT: #2026-31 R – Norwalk Planning & Zoning Commission – Various Regulation Amendments

4.3.19 Public Realm Requirements. A. Exemptions.

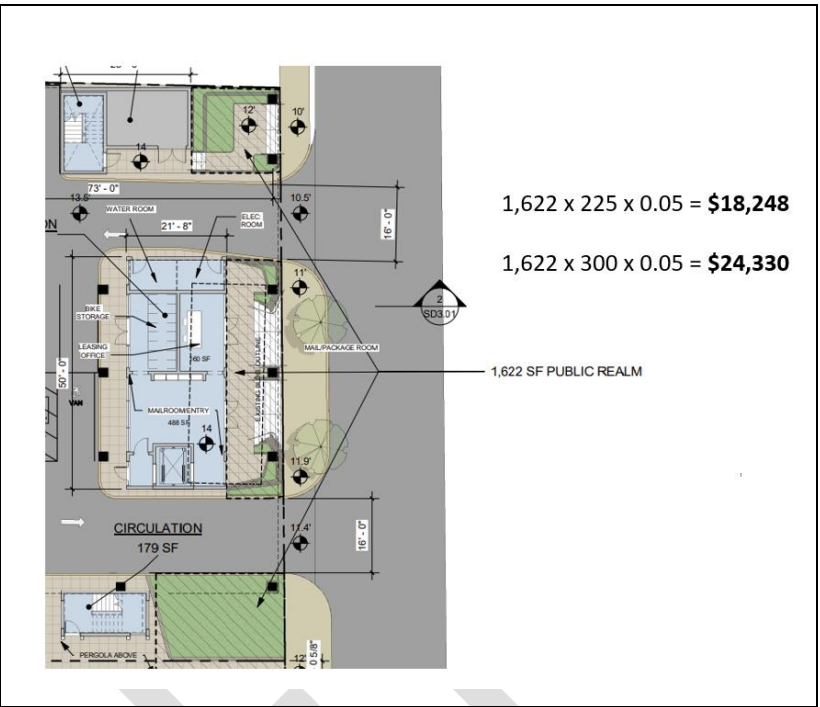
Existing Text

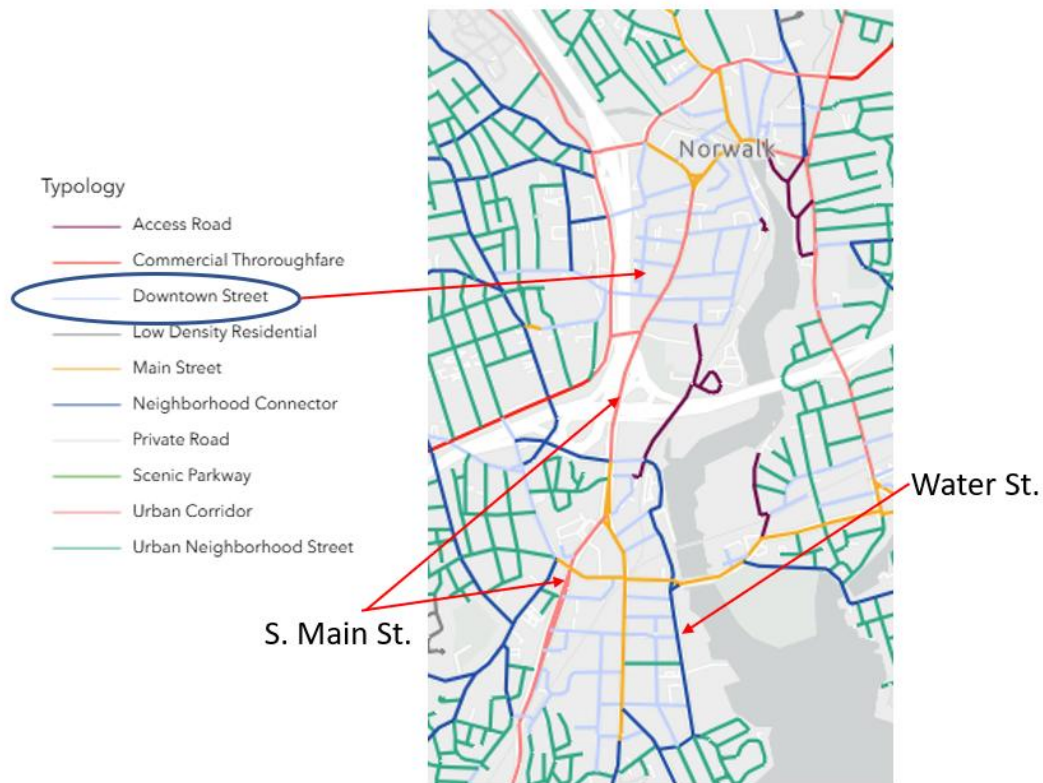
Within CD-4, Buildings containing less than ten (10) units and Historic Structures are exempt from Public Realm requirements. Within CD-3C, and Multifamily or Mixed-Use Development containing less than 29 Dwelling Units is exempt from Public Realm requirements.

Proposed Text

1. Within the CD-3C zone, Lots or Building Sites less than 50,000 SF in Lot Area may pay a fee in-lieu of such requirement(s).
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 - a. The Lot or Building Site contains a historic structure(s) listed on a federal, state or local inventory; or
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Payments in lieu of the required Public Realm shall be paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).





ARTICLE 4: BUILDING & LOT/BUILDING SITE STANDARDS

CD-4 TABLE 4.3.1-H DISTRICT STANDARDS: URBAN CENTER COMMUNITY DISTRICT

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Modify Section 9.3 Defined Terms to include the following amendment(s):

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1. **Dwelling Unit:** any room or group of rooms designed or used exclusively as Residential quarters for one Family which includes **a Kitchen**, sleeping, ~~Kitchen~~, eating, and sanitation facilities, and occupied for a monthly or longer basis. The term shall include Dormitory room(s) and Extended Stay Hotel room(s) with or without separate sleeping, Kitchen, eating, and/or sanitation facilities.

Staff offers the following resolutions for your consideration:

RESOLUTION

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #2026-31 R – Planning & Zoning Commission – Zoning Regulation Text Amendment(s) to Articles 4 and 9 regarding details on public realm, screening of parking and the definition of dwelling unit, be **APPROVED** to implement the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
 - b. Policy: “Support permit streamlining for projects with desired characteristics.”
 - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
 1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be June 27, 2026.

May 11, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
 Chapin Bryce, Chair, Planning & Zoning Commission
 Connecticut Department of Energy and Environmental Protection (DEEP)
 Norwalk Harbor Management Commission
 Five Mile River Commission
 Town of Darien
 Town of New Canaan
 Town of Westport
 Town of Wilton
 WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for “Parking Needs Assessment”

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk’s Zoning Regulations. A public hearing has tentatively been scheduled for June 17, 2026.

Proposed text is indicated in **red text**, deleted text is indicated as ~~struck-through~~, existing text is indicated in black text.

Dwelling(s) includes Accessory Dwelling Units; Arist Live/Work; Automobile Trailer Parks; Congregate Housing; Elderly Housing Units; Large Multifamily Buildings; Small Multifamily Buildings; Residential Portion of Flex Building Type, Live/Work Building Type, Mid-Rise Building Type and Mixed-Use Building Type; Single-Family Detached Dwellings; Two-Family Detached Dwellings; and Townhouses.

Table 4.3.12.B-1 Vehicular Parking Requirements	
Principal Use	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Residential Uses Category	
Dwelling(s) with 16 Dwelling Units or less	Not Regulated except for within the <i>(non-exempt area title here)</i> which shall be the lesser of the following options: - One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or 1.3 per Dwelling Unit; or - The total number indicated within a Parking Needs Assessment submitted by the Applicant
Dwelling(s) with more than 16 Dwelling Units	The lesser of the following options: One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or

	2. 1.3 per Dwelling Unit; or 3. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have 16 Dwelling Units or less and more than 50% of the Floor Area is dedicated to Residential Use(s)	Not Regulated except for within the <i>(non-exempt area title here)</i> which shall require the number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have: 1. More than 16 Dwelling Units; or 2. where More than 50% of the Floor Area is dedicated to Commercial non-Residential Use(s); or 3. More than one Story contains non-Residential Use(s)	The lesser of the following options: 1. The number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B; or 2. The total number indicated within a Parking Needs Assessment submitted by the Applicant
Community Residences	2 per Community Residence + 1 per staff member Not Regulated
Congregate Housing	1 per 4 Dwelling Units
Dormitory	When located in the CD-4 Zone, the lesser of the following options: 1.—0.5 per Dormitory Room; or 2.—The total number indicated within a Parking Needs Assessment submitted by the Applicant When located in the Civic District: Not Regulated When located in any other District: 0.5 per Dormitory Room
Group Home	2 per Group Home + 1 per each counselor
Halfway House	1 per bedroom + 1 per staff member

All parking spaces provided are subject to all other requirements of Section 4.3.12.

Map of the *(non-exempt parking area title)* to be inserted at the end of Table 4.3.12.B-1, can be viewed here: <https://arcg.is/1qrbX82>

Article 9: Definitions

Parking Needs Assessment: a study which may be submitted in all Zoning Districts in-lieu of meeting the minimum parking requirements as indicated in Table 4.3.12.B-1 for any Residential Development or any Use as further indicated within Table 4.3.12.B-1. The Parking Needs Assessment shall be prepared by a qualified professional, at the applicant's expense, evaluating on-site parking demand and availability associated with a

proposed development. Such analysis shall be prepared in accordance with the Institute of Transportation Engineers Parking Generation Manual and shall demonstrate that off-street parking demand will be met and/or effectively managed by, at a minimum, analyzing the following:

1. A summary of the proposed Development, including Use(s), Floor Area, parking required as otherwise required in Table 4.3.12.B-1 and anticipated parking generation using accepted sources such as ITE or ULI which may be further analyzed based on local conditions;
2. Available existing Municipal Public Parking which may be used by the tenants, customers, employees and/or residents of the Development;
3. Public transportation options that the tenants, customers, employees and/or residents of the Development may use that mitigate the need for off-street parking;
4. Projected future needs for off-street parking for the proposed Development and consideration of fee-in-lieu of parking as applicable with Section 4.3.12.B.6;
5. Use of transportation demand management (TDM) measures such as transit passes, car-sharing or bicycle facilities;
6. Any difference in the projected vehicle miles traveled between the proposed number of parking spaces and the number of spaces that would otherwise be required per Table 4.3.12.B-1;
7. Any relevant local traffic, parking or safety studies;

The Parking Needs Assessment may be referred to the Transportation, Mobility and Parking Department and/or a third-party professional consultant in accordance with Section 1.24 for review and recommendation.

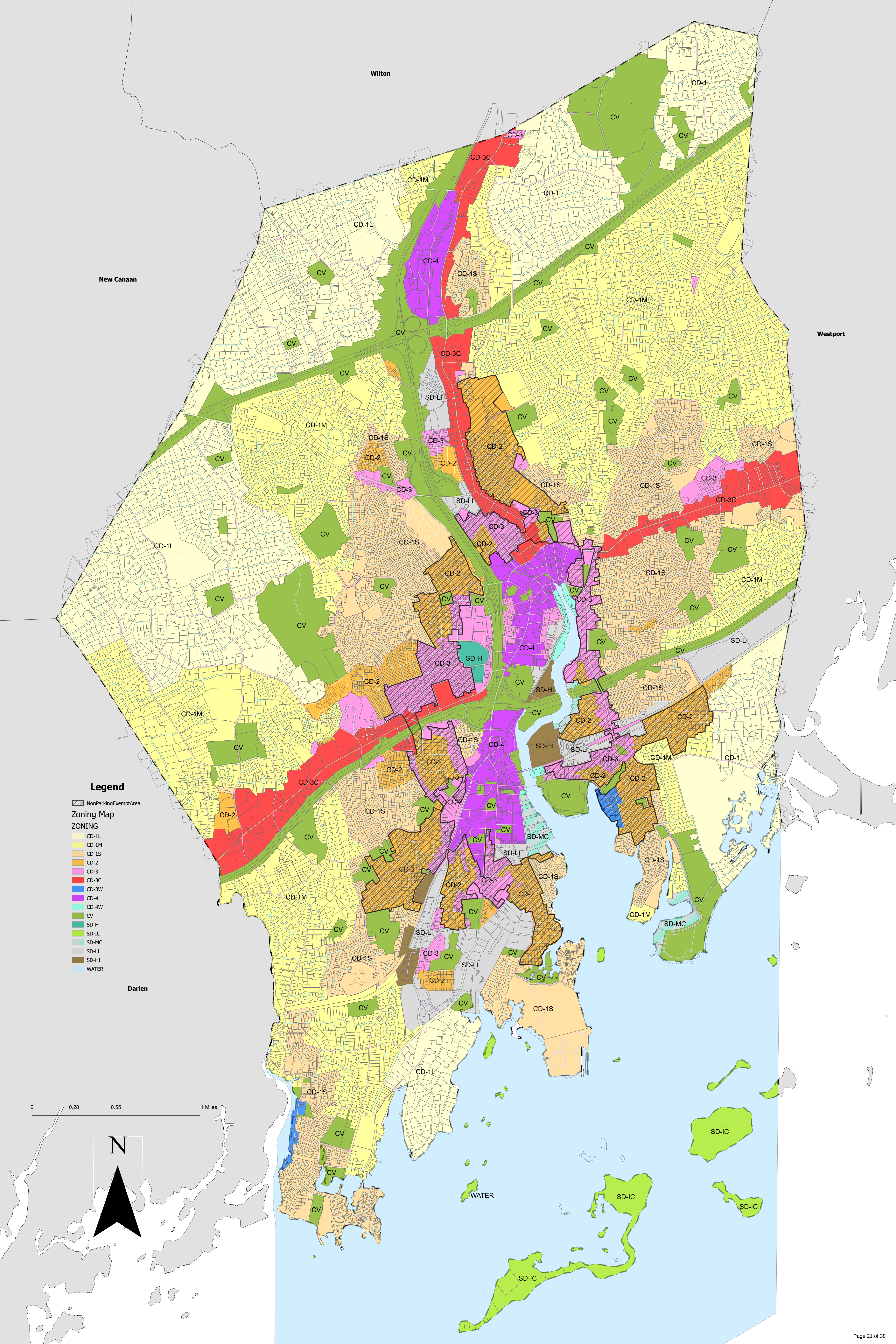
Article 4: Fee-in-lieu of Parking

(Delete all 4.3.12.B.6 and replace with the following:)

4.3.12.B.6. Within the CD-4 and CD-4W zones, the Commission may allow for Residential and/or Mixed Use Developments with more than 16 Dwelling Units, as part of a Parking Needs Assessment, to pay a fee-in-lieu of the minimum number of Parking Spaces required for said Development, per Section 8-2c of the Connecticut General Statutes. Said fee-in-lieu of parking shall be determined by subtracting the difference between the lesser of 1.3 spaces per unit or one space per studio or one-bedroom Dwelling Unit and two spaces per two or more bedrooms Dwelling Unit and the total number proposed within the Parking Needs Assessment and then multiplying by \$20,000.00. Additionally, the following provisions shall apply:

1. Funds collected from such payments shall be deposited and used solely in accordance with the provisions of Section 8-2c of the Connecticut General Statutes, as amended;
2. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee;
3. Properties may not obtain a variance for the number of parking spaces from the Zoning Board of Appeals;
4. One hundred percent (100%) of the payment due for each designated Property choosing to utilize this regulation shall be made to the City of Norwalk prior to the issuance of a Zoning Permit to the applicant;
5. Funds paid to the City of Norwalk as a fee-in-lieu of parking shall not be refundable for any reason;
6. Nothing herein shall be deemed to require the city to undertake the acquisition, construction, expansion, or development of any particular off-street public parking facility;

~~7. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee.~~





RE: City of Norwalk Zoning Regulations Text Amendment Referrals

From Kleppin, Steven <skleppin@norwalkct.gov>

Date Fri 5/22/2026 10:23 AM

To Tucker Beckett <tbeckett@westcog.org>; Baker, Bryan <bbaker@norwalkct.gov>

Thank you Tucker.

Steve

From: Tucker Beckett <tbeckett@westcog.org>

Sent: Thursday, May 21, 2026 3:29 PM

To: Baker, Bryan <bbaker@norwalkct.gov>

Cc: Kleppin, Steven <skleppin@norwalkct.gov>

Subject: FW: City of Norwalk Zoning Regulations Text Amendment Referrals

CAUTION: EXTERNAL Email: Don't open links or attachments from untrusted senders

Good afternoon,

Thank you for submitting the attached referral to WestCOG. It is the opinion of regional staff that the proposed amendments have limited intermunicipal impact and are primarily of local concern.

Please direct any questions or concerns to referrals@westcog.org; my personal email will no longer be valid following today.

Best,
Tucker

From: Baker, Bryan <bbaker@norwalkct.gov>

Sent: Monday, May 11, 2026 1:18 PM

Cc: Baker, Bryan <bbaker@norwalkct.gov>; Kleppin, Steven <skleppin@norwalkct.gov>

Subject: City of Norwalk Zoning Regulations Text Amendment Referrals

EXTERNAL EMAIL - This email was sent by a person from outside your organization.

Good afternoon,

In accordance with all applicable Connecticut General Statutes, please accept this email as the official referral for two separate zoning regulations text amendment applications made on behalf of the Norwalk Planning & Zoning Commission. The Planning & Zoning Commission has tentatively scheduled a public hearing for June 17, 2026.

The first text amendment application, #2026-31 R, is related to: public realm exemptions and fees-in-lieu for certain developments within the CD-3C and CD-4 zones, respectively; liner building and screening requirements for parking structures; and amending the definition of "Dwelling Unit."

The second text amendment application, #2026-38 R, is related to parking changes as required per the State of Connecticut's passage of last year's housing bill.

Attached are memos detailing each change and a map of the proposed non-exempt from parking area can be viewed here: <https://arcg.is/1qrbX82>

Thanks,
Bryan

Bryan Baker, AICP
Principal Planner

City of Norwalk
125 East Avenue
Norwalk, CT 06856
Phone: (203) 854-7705
www.norwalkct.gov
bbaker@norwalkct.gov





CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

May 28, 2026

Bryan Baker
Principal Planner
City of Norwalk

RE: **Parking Amendments Referral - Application #2026-38**

Dear Mr. Baker:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, May 27th, 2026, the above-referenced text amendment application referral was reviewed. The proposal consists of amending the Zoning Regulations with various changes pertaining to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for "Parking Needs Assessment". The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams
Staff to the Harbor Management Commission

June 11, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chairman

From: Bryan Baker, AICP, Principal Planner

Re: #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for “Parking Needs Assessment”

Commissioners,

Below is the draft resolution which includes the proposed text amendments to the zoning regulations to comply with Public Act 25-1.

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning and Zoning Commission that application #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for “Parking Needs Assessment” be **APPROVED**.

BE IT FURTHER RESOLVED that the zoning regulations shall be amended to include the following modifications:

Dwelling(s) includes Accessory Dwelling Units; Arist Live/Work; Automobile Trailer Parks; Congregate Housing; Elderly Housing Units; Large Multifamily Buildings; Small Multifamily Buildings; Residential Portion of Flex Building Type, Live/Work Building Type, Mid-Rise Building Type and Mixed-Use Building Type; Single-Family Detached Dwellings; Two-Family Detached Dwellings; and Townhouses.

Table 4.3.12.B-1 Vehicular Parking Requirements	
Principal Use	Minimum Number of Parking Spaces Available to Lot Per Unit of Measure
Residential Uses Category	
Dwelling(s) with 16 Dwelling Units or less	Not Regulated except for within the <i>Traffic Mitigation Districts</i> which shall be the lesser of the following options: - One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or 1.3 per Dwelling Unit; or - The total number indicated within a Parking Needs Assessment submitted by the Applicant
Dwelling(s) with more than 16 Dwelling Units	The lesser of the following options: One per studio or one-bedroom Dwelling Unit and two per two or more bedrooms Dwelling Unit; or

	1.3 per Dwelling Unit; or - The total number indicated within a Parking Needs Assessment submitted by the Applicant
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have 16 Dwelling Units or less and more than 50% of the Floor Area is dedicated to Residential Use(s)	Not Regulated except for within the (<i>non-exempt area title here</i>) which shall require the number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B
Commercial, Lodging, Civic, Agricultural, and/or Institutional portions of Building(s) with Mixed Use(s) that have: - More than 16 Dwelling Units; or where More than 50% of the Floor Area is dedicated to Commercial non-Residential Use(s); or - More than one Story contains non-Residential Use(s)	The lesser of the following options: - The number of Parking Spaces as required for such Use(s) indicated within this Table, except where the total number of Parking Spaces can be reduced per Section 4.3.12.B; or - The total number indicated within a Parking Needs Assessment submitted by the Applicant
Community Residences	2 per Community Residence + 1 per staff member Not Regulated
Congregate Housing	1 per 4 Dwelling Units
Dormitory	When located in the Civic District: Not Regulated When located in any other District: 0.5 per Dormitory Room
Group Home	2 per Group Home + 1 per each counselor
Halfway House	1 per bedroom + 1 per staff member

All parking spaces provided are subject to all other requirements of Section 4.3.12.

Map of the Traffic Mitigation Districts to be inserted at the end of Table 4.3.12.B-1, can be viewed here:
<https://arcg.is/1qrbX82>

Article 9: Definitions

Parking Needs Assessment: a study which may be submitted in all Zoning Districts in-lieu of meeting the minimum parking requirements as indicated in Table 4.3.12.B-1 for any Residential Development or any Use as further indicated within Table 4.3.12.B-1. The Parking Needs Assessment shall be prepared by a qualified professional, at the applicant's expense, evaluating on-site parking demand and availability associated with a proposed development. Such analysis shall be prepared in accordance with the Institute of Transportation Engineers (ITE) Parking Generation Manual and shall demonstrate that off-street parking demand will be met and/or effectively managed by, at a minimum, analyzing the following:

- A summary of the proposed Development, including Use(s), Floor Area, parking required as otherwise required in Table 4.3.12.B-1 and anticipated parking generation using accepted sources such as ITE or Urban Land Institute (ULI) which may be further analyzed based on local conditions;

2. Available existing Municipal Public Parking which may be used by the tenants, customers, employees and/or residents of the Development;
3. Public transportation options that the tenants, customers, employees and/or residents of the Development may use that mitigate the need for off-street parking;
4. Projected future needs for off-street parking for the proposed Development and consideration of fee-in-lieu of parking as applicable with Section 4.3.12.B.6;
5. Use of transportation demand management (TDM) measures such as transit passes, car-sharing or bicycle facilities;
6. Any difference in the projected vehicle miles traveled between the proposed number of parking spaces and the number of spaces that would otherwise be required per Table 4.3.12.B-1;
7. Any relevant local traffic, parking or safety studies;

The Parking Needs Assessment may be referred to the Transportation, Mobility and Parking Department and/or a third-party professional consultant in accordance with Section 1.24 for review and recommendation.

Article 4: Fee-in-lieu of Parking

(Delete all 4.3.12.B.6 and replace with the following:)

4.3.12.B.6. Within the CD-4 and CD-4W zones, the Commission may allow for Residential and/or Mixed Use Developments with more than 16 Dwelling Units, as part of a Parking Needs Assessment, to pay a fee-in-lieu of the minimum number of Parking Spaces required for said Development, per Section 8-2c of the Connecticut General Statutes. Said fee-in-lieu of parking shall be determined by subtracting the difference between the lesser of 1.3 spaces per unit or one space per studio or one-bedroom Dwelling Unit and two spaces per two or more bedrooms Dwelling Unit and the total number proposed within the Parking Needs Assessment and then multiplying by \$20,000.00. Additionally, the following provisions shall apply:

1. Funds collected from such payments shall be deposited and used solely in accordance with the provisions of Section 8-2c of the Connecticut General Statutes, as amended;
2. Any off-street parking requirement met in this manner shall constitute a covenant running with the land such that a change in ownership shall not require payment of an additional fee;
3. Properties may not obtain a variance for the number of parking spaces from the Zoning Board of Appeals;
4. One hundred percent (100%) of the payment due for each designated Property choosing to utilize this regulation shall be made to the City of Norwalk prior to the issuance of a Zoning Permit to the applicant;
5. Funds paid to the City of Norwalk as a fee-in-lieu of parking shall not be refundable for any reason;
6. Nothing herein shall be deemed to require the city to undertake the acquisition, construction, expansion, or development of any particular off-street public parking facility;

BE IT FURTHER RESOLVED that the reasons for this action are to implement the following sections of the Norwalk Plan of Conservation and Development:

1. Chapter 4, Goal 1, that, “Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms,”
 - a. The policy to, “Support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes.”

- b. The policy to, “Support housing policies that promote higher-density housing near existing and future employment centers.”
 - c. The strategy to, “Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts when appropriate, and through redevelopment.”
2. Chapter 10, Goal 2, that, “The city has attractive and convenient parking facilities that fit the context and accommodate emerging technologies,”
- a. The action to, “Right-size parking requirements and parking ratios for non-residential and multifamily land uses.”

BE IT FURTHER RESOLVED that the reasons for this action are to comply with Public Act 25-1.

BE IT FURTHER RESOLVED that the effective date of this action shall be June 30, 2026.

Elizabeth A.B. Suchy
Partner
Main: 203-425-4200
Direct: 203-252-2656
Fax: 203-325-8608
esuchy@carmodylaw.com

1055 Washington Boulevard
Stamford, CT 06901

May 1, 2026

Sent Via Email To: bbaker@norwalkct.gov and U.S. Mail To:

Bryan Baker, principal planner
City of Norwalk
Department of Planning & Zoning
125 East Avenue
Norwalk, CT 06851

***Re: #2021-29SPR/CAM – Crystal, LLC – 314 Wilson Avenue, South Norwalk, CT
Revised Modification request – adjust hours of operation***

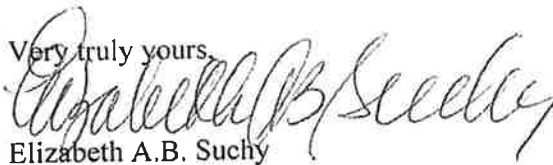
Dear Mr. Baker:

As you are aware, this firm represents Crystal, LLC, which obtained approvals in 2021 from the City of Norwalk Zoning Commission (now the Planning & Zoning Commission) (“Commission”) on the above-reference applications for the “314 Wilson Beer Garden” and other uses. On February 23, 2026, I submitted a written request to modify the hours of operation and streamed music at the “314 Beer Garden.” Per our recent conversations, my client hereby seeks to revise the February 23, 2026 modification request.

The hours of operation approved by the Commission which are in force and effect today are: Monday through Friday from 11 am to 11 pm (with no entertainment or music during lunch hours, and live/streamed music concluding at 11 pm), Saturday from noon to 11 pm (with live/streamed music concluding at 11 pm), and Sundays from noon to 8 pm (with live/streamed music concluding at 6 pm).

Crystal, LLC seeks to modify the February 2026 request to only expand the hours of operation as follows: Monday through Friday from 11 am to 1 am and Sundays from 11 am to 9 pm. Hours that live and streamed music can be offered will continue to conclude at 11 pm Monday through Saturday and at 6 pm on Sunday. My client withdraws that portion of the February 23, 2026 request which sought to expand hours that streamed music could be offered.

Accordingly, this letter shall serve as a revised formal request to modify prior approvals relating to hours of operation only. It is my understanding that this request will be scheduled for review by the Commission at its May 20, 2026 meeting. Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Elizabeth A.B. Suchy

EABS

June 11, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chairman

From: Bryan Baker, AICP, Principal Planner

Re: #2026-38 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4 and 9 relating to minimum parking requirements, non-exempt parking area, fee-in-lieu of parking, and the creation of a definition for “Parking Needs Assessment”

Commissioners,

The applicant, Crystal LLC, is requesting to extend the hours of operation of the restaurant use of the property located at 314 Wilson Avenue. The applicant is not proposing to extend the hours that live music would occur on the property. Per the applicant’s original coastal site plan review application, #2021-29 SPR/CAM, the hours of operation were limited as part of the conditions of approval as follows:

7. That the operation shall be limited to the hours proposed, specifically Thursdays and Fridays from 4:00pm to 11:00pm and Saturdays and Sundays from 12:00pm to 11:00pm; and
8. That beginning on May 1, 2022 that the hours of operation shall become and limited to Monday through Friday from 4:00pm to 11:00pm and on Saturdays from 12:00pm to 11:00pm and on Sundays from 12:00pm to 6:00pm; and

The applicant requested a modification to the hours of operation, which was approved by the Commission in 2022, as follows:

8. That beginning on May 1, 2022, that the hours of operation shall become and be limited to:
 - 11:00am to 11:00pm on Monday through Friday, provided that live music shall not be provided between the hours of 11:00am to 12:00pm
 - 12:00pm to 11:00pm on Saturdays
 - 12:00pm to 8:00pm on Sundays, provided that live music shall not be provided between the hours of 6:00pm to 8:00pm

While not explicitly clear from the original coastal site plan review approval and subsequent modification, it is likely that the limitation on the hours of operation were likely related to the live music and not necessarily to the hours that the restaurant would operate. Staff is not aware of similar restrictions applying to restaurants in other commercial zones. Staff would recommend that the Commission consider no longer limiting the hours of operation of the restaurant and apply the hours of operation restriction only to the live music.

Draft resolution to approve:

THEREFORE, BE IT RESOLVED by the Norwalk Planning & Zoning Commission that the proposed revisions to the conditions of permit #2021-29 SPR/CAM – Crystal, LLC – 314 Wilson Avenue – Proposed farmer’s market and beer garden use be **APPROVED** with the following modifications:

- 1) That beginning on June 26, 2026, that the hours of operation for the restaurant use shall not be limited as a result of the coastal site plan approval, but that the live music shall continue to be limited to the following:
 - a) 12:00pm to 11:00pm on Monday through Saturday; and
 - b) 12:00pm to 6:00pm on Sundays.

BE IT FURTHER RESOLVED that all other conditions under permit #2021-29 SPR/CAM shall remain in effect.

BE IT FURTHER RESOLVED that the effective date of this action shall be June 26, 2026.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
June 3, 2026

PRESENT: Chapin Bryce, Chair; Louis Schulman; Ana Tabachneck; Tammy Langalis;
John Hubers; Harvey Jones; Jacquen Jordan-Byron (after roll call)

ABSENT: Diana Lenkowsky; Nick Kantor; Galen Wells

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Vincent Hynes; Azure Sleicher; Atty Adam Blank; Sal Talamo; Ray
Sullivan; Jason Milligan; Jason Enters;

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:02 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. Baker called the roll and noted that there was a quorum. Mr. Bryce seated Ms. Tabachneck for the entire meeting. He also made changes to the agenda.

III. REVIEW AND ACTION ON APPLICATIONS

A. #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

DISCUSSION

Presentation: Mr. Baker

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 to authorize the expenditure for an architectural peer review be **APPROVED**.

Mr. Hubers seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones approved.
No one opposed.
Jacquen Jordan-Byron abstained.

A. #2026-36 CSPR - 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

DISCUSSION

Presentation: Vincent Hynes; Azure Sleicher

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2026-36 CSPR – Lowndes Ave Partners, LLC– 22 Lowndes Road (District 2, Block 90, Lot 10) – New single-family structure with associated pool, patio, and pergola be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 5/19/2026 prepared by Redniss and Mead, Stamford, CT; and
 - b. Per plan set dated 5/19/2026 prepared by Arben Sela, West Nyack, NY (CT LIC# ARI.0015950)
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. That all plantings be implemented prior to COZC; and
6. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
7. That any utilities comply with setbacks and flood regulations; and

8. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and

9. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and

10. That the planting plan be revised to enhance and expand the vegetative buffer along the seawall with more robust plantings including shrubs approved by Staff prior to issuance of Zoning Permit; and

11. That any construction of new or change to existing shoreline flood and erosion control structure (SFECS) are not exempt from Coastal Site Plan Review and require approval from the Planning and Zoning Commission, along with a permit from CT DEEP; and

12. That in the event that the existing seawall cannot be repaired, removal of the wall shall require the exploration of living shoreline techniques, which shall be reviewed by a coastal engineer and submitted as a separate CSPR application; and

13. That the site plans, survey, and planting plans are revised to remove any new construction, including patio/pavers, within 15' of the Coastal Jurisdiction Line and are approved by Staff prior to the issuance of a Zoning Permit; and

14. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be June 12th, 2026.

You must obtain a zoning approval prior to any work on the site.

Mr. Schulman seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

B. #2026-30 SPR - Daniel Glissman - 216 East Avenue - Exterior modifications to existing building - Report & recommended action

DISCUSSION

Presentation: This item was moved to the Planning & Zoning Commission's next agenda.

C. #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

DISCUSSION

Presentation: Atty Adam Blank; Sal Talamo; Ray Sullivan; Jason Milligan; Jason Enters

**** MR. HUBERS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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) be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per the site plans depicting 24 Belden Avenue prepared by Redniss & Mead, dated 5/20/26; and

b. Per the architectural drawings entitled "24 Belden Avenue," prepared by the Sullivan Architectural Group, dated 5/14/26; and

2. That all other relevant conditions included as part of #2024-64 CAM/SPR shall apply to this modification; and

BE IT FURTHER RESOLVED that the effective date of this action shall be June 12, 2026.

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

D. #2026-47 R/M - Wall Street Neighborhood Association - Zoning Regulation and Map Amendment to create the Wall Street Village District Zoning Overlay - Preliminary review

DISCUSSION

Presentation: Atty Adam Blank; Jason Milligan

E. #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

DISCUSSION

Presentation: Atty Adam Blank; Ray Sullivan

At 8:09 pm, Mr. Bryce asked whether commissioners wanted a break or to continue the meeting. They decided to continue without a break.

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

DISCUSSION

Mr. Bryce discussed the previous meetings that had been held and then asked for a motion. Once there was a motion, the commissioners discussed it.

WHEREAS, the Commission has determined the proposed activity is inconsistent with the definition of a Religious Facility;

WHEREAS, the Commission has determined that Live Music Public is currently not permitted in this zone;

WHEREAS, the Commission has determined that Event Space is not currently permitted in this zone;

WHEREAS, the Commission reaffirms that the originally approved community center/hall was to be used for church members only and not to be rented out for any events;

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED**, by the Norwalk Planning & Zoning Commission, that #2026-13 St. George Greek Orthodox Church – 238 West Rocks Rd. – Special Permit Modification to allow event space be **DENIED without prejudice**.

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; Harvey Jones; Jacquen Jordan-Byron approved.

John Hubers opposed.

No one abstained.

IV. DISCUSSION

A. Pre-Approved ADU Plans

DISCUSSION

Presentation: Mr. Kleppin, Ms. Andrzejewski

B. Other Draft Zoning Regulation Changes

DISCUSSION

Presentation: Mr. Baker

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: May 20, 2026

**** MR. JONES MOVED to approve the May 20, 2026 minutes.
Mr. Schulman seconded.**

Louis Schulman; Ana Tabachneck; Tammy Langalis; Harvey Jones; John Hubers approved.
No one opposed.
Chapin Bryce and Jacquen Jordan-Byron abstained.

VII. COMMENTS OF DIRECTOR

DISCUSSION

Presentation: Update from Mr. Kleppin

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Jones made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Ana Tabachneck; Tammy Langalis; John Hubers; Harvey Jones; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:20 pm.

Respectfully submitted,

Diana Palmentiero