

CITY OF NORWALK
SPECIAL MEETING - PLANNING & ZONING COMMISSION MINUTES
June 17, 2026

PRESENT: Chapin Bryce, Chair; Louis Schulman; Tammy Langalis; John Hubers; Harvey Jones; Diana Lenkowsky; Douglas Hempstead; Jaquell Wilson; Galen Wells

ABSENT: Nick Kantor; Ana Tabachneck; Jacquen Jordan-Byron

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Paul Lisi; Alexander Gurevich; Atty Liz Suchy; George Verlezza

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 8 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 Mr. Hempstead and Ms. Wilson for the entire meeting. Since they were new alternate members of the commission, he welcomed them. He also congratulated Ms. Lenkowsky who became a regular member of the commission. Lastly, he made changes to the agenda.

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

DISCUSSION

Presentation: Paul Lisi, Alexander Gurevich

PUBLIC COMMENTS

There were no public comments given for this application.

**** MS. LANGALIS MOVED: THEREFORE 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** with the following conditions:

1. Building and site occupancy shall align with these plans:
 - a. Plan set by Storch Associates, Wethersfield, CT, dated May 6, 2026; and
2. Any alterations to approved plans must be submitted to Commission Staff for review prior to implementation. Substantive changes require Commission approval; and
3. All department sign-offs must be secured before a Zoning Permit is issued; and
4. A Special Permit certificate and mylar must be filed with Norwalk Land Records before permit issuance; and
5. Motor vehicle repairs must meet zoning rules and state licensure requirements; and
6. All inoperable equipment or junk vehicles shall be housed in a fully enclosed building; and
7. Onsite repairs are restricted per regulations for "Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning"; and
8. Adequate space must exist onsite for car carrier operations to prevent activity in the Right-of-Way; and
9. No vehicles may be displayed in Rights-of-Way or required landscaping areas; and
10. Existing landscaping must be maintained to satisfy landscaping requirements; and
11. This permit does not waive requirements for other legal permits from Norwalk, the State, or Federal agencies; and

BE IT FURTHER RESOLVED that this proposal adheres to all Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that these conditions are vital to approval, as the Commission would otherwise have denied the application;

BE IT FURTHER RESOLVED that the approval date is June 26, 2026.

A zoning approval is required before site work begins.

Ms. Wells seconded.

Chapin Bryce; Louis Schulman; Tammy Langalis; John Hubers; Harvey Jones; Diana Lenkowsky; Douglas Hempstead; Jaquell Wilson; Galen Wells approved.

No one opposed.

No one abstained.

B. #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

DISCUSSION

Presentation: Atty Liz Suchy; George Verlezza

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted.

**** MR. HUBERS MOVED: 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.

2) That the applicant shall work with Staff to implement the noise mitigation strategies described by the applicant:

a) Routing the sound through the house speakers to better control the decibel level(s) of the live music; and,

b) Adding sound attenuation; and

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.

Ms. Wilson seconded.

Chapin Bryce; John Hubers; Harvey Jones; Jaquell Wilson; Galen Wells approved.

Louis Schulman; Tammy Langalis; Diana Lenkowsky opposed.

Doug Hempstead abstained.

C. #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

DISCUSSION

Presentation: Steven Kleppin

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted.

(Need revised resolution from Bryan) ** MR. JONES MOVED: 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** with the following change:

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 Tract, 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).

BE IT FURTHER RESOLVED that the action implements the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development (POCD):

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.

Ms. Wells seconded.

Chapin Bryce; Louis Schulman; Tammy Langalis; John Hubers; Harvey Jones; Diana Lenkowsky; Douglas Hempstead; Jaquell Wilson; Galen Wells approved.

No one opposed.

No one abstained.

D. #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

DISCUSSION

Presentation: Mr. Kleppin and Mr. Baker

PUBLIC COMMENTS

Public comments were given. Speakers were Norwalk residents unless otherwise noted.

At this point, Mr. Kleppin asked if they wanted to continue the meeting until June 24 but the commissioners decided to listen to his rebuttal to the public comments.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** 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
Dwelling(s) with 16 Dwelling Units or less	Not Regulated except for within the Traffic Mitigation Districts which shall be the lesser of the following options: 1. 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
Dwelling(s) with more than 16 Dwelling Units	The lesser of the following options: 1. 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 (non-exempt area title here) 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 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:

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 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.

Mr. Hempstead seconded.

Louis Schulman; Tammy Langalis; John Hubers; Diana Lenkowsky; Douglas Hempstead; approved.

Galen Wells; Harvey Jones; Chapin Bryce opposed.

Jaquell Wilson abstained.

IV. ACCEPTANCE OF MINUTES

A. Regular Meeting: June 3, 2026

**** MS. LANAGLIS MOVED to approve the June 3, 2026 minutes.**

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Tammy Langalis; John Hubers; Harvey Jones approved.

No one opposed.

Diana Lenkowsky; Galen Wells; Douglas Hempstead; and Jacquell Wilson abstained.

V. COMMENTS OF DIRECTOR

DISCUSSION

There were no comments from Mr. Kleppin.

VI. COMMENTS OF COMMISSIONERS

Ms. Langalis welcomed the new commissioners.

VII. ADJOURNMENT

Ms. Langalis made a Motion to Adjourn.

Mr. Jones seconded.

Chapin Bryce; Louis Schulman; Tammy Langalis; John Hubers; Harvey Jones; Diana Lenkowsky; Douglas Hempstead; Jaquell Wilson; Galen Wells approved.

No one opposed.

No one abstained.

The meeting was adjourned at 11:23 pm.

Respectfully submitted,

Diana Palmentiero