



## REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

JULY 1, 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](https://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](mailto: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. **#2026-51 8-24 Referral - City of Norwalk - Acquisition of a pedestrian right of way easement in the real property identified as "Proposed 9.5' Wide Pedestrian Right of Way Easement (Cross-Hatched Area)" on a Survey Map Entitled "City of Norwalk Showing Proposed Pedestrian Right of Way Easement over Portion of Undeveloped Gilbert Hill Road Located between Woodbine Road & Hunt Street Norwalk, Connecticut," Dated September 22, 2025, and prepared by Advanced Surveying for Purposes of Pedestrian Passage by the General Public - Report & recommended action**
  - B. **#2026-42 SPR - Michael Wilson - 197 Newtown Avenue (District 5, Block 20, Lot 2) - Site plan review application for the construction of a detached accessory dwelling unit - Report & recommended action**

- C. **#2026-50 C SPR - Tim Rath - 20 Harbor View Avenue (District 5, Block 85C, Lot 23) - Coastal site plan review application to raise an existing single-family residence to be FEMA flood compliant - Report & recommended action**
- D. **#14-16SP/#32-16CAM Modification – L. Fishell – 75 East Avenue – Modification to the approval of a converted funeral home to 4 units. - Report & recommended action.**
- E. **#2026-30 SPR - AMG Real Estate LLC - 216 East Avenue - Exterior modifications/facade changes to existing building - Report & recommended action**

**IV. PUBLIC HEARINGS**

- A. **#2026-40 R – Shangri-La CT, LLC – Zoning Regulation Text Amendment to Article 4 regarding the hours of operation for Cannabis Dispensary Facility, Cannabis Hybrid Retailer, and Cannabis Retailer. - Report & recommended action.**
- B. **#2026-44 R - 595 Westport Ave LLC - Zoning Regulation Text Amendment to Article 9 (Definitions) to modify the definition of "Medical Office" - Public hearing, report & recommended action**

**V. ACCEPTANCE OF MINUTES**

- A. **Special Meeting(s): June 17, 2026, Joint Meeting with ECD Committee; June 17, 2026, Special Meeting**

**VI. COMMENTS OF DIRECTOR**

**VII. COMMENTS OF COMMISSIONERS**

**VIII. ADJOURNMENT**

**UPCOMING MEETINGS**

July 15, 2026