

CITY OF NORWALK
SPECIAL MEETING - PLANNING & ZONING COMMISSION MINUTES
June 24, 2026

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

ABSENT: Nick Kantor; Tammy Langalis; Jacquen Jordan-Byron

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Austin McChord; Jess Vonachek; Doug Adams; Chris Murphy; Rita Sio; Gena Wirth; Mike Beattie

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:05 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately as well as in the Community Room at 125 East Avenue, Norwalk, CT.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Kleppin called the roll and noted that there was a quorum. Mr. Bryce seated Mr. Hempstead and Ms. Wilson for the entire meeting.

III. PUBLIC HEARINGS

A. #2026-41 R/M/SP – Manresa Osprey LLC – Longshore Avenue and 0 and 3 Manresa Island (District 5, Block 86, Lots 1 and 2) – Zoning regulation and map amendment to create the Special District – Manresa Wilds (SD-MW) zoning district and special permit application for a Development Park Master Plan - Public presentation

DISCUSSION

Presentation: Atty Liz Suchy; Austin McChord; Jess Vonachek; Doug Adams; Chris Murphy; Rita Sio; Gena Wirth; Mike Beattie

The presentation was paused at 6:23 pm and resumed in the Common Council chambers. Recording resumed at 6:36. The meeting was recessed at 8:30 pm and resumed at 8:42 pm.

**** MR. SCHULMAN MOVED to continue the public hearing for #2026-41 R/M/SP – Manresa Osprey LLC to July 15, 2026.**

Mr. Hempstead seconded.

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

No one opposed.

No one abstained.

IV. COMMENTS OF DIRECTOR

DISCUSSION

There were no comments from Mr. Kleppin.

V. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

VI. ADJOURNMENT

Ms. Wilson made a Motion to Adjourn.

Mr. Schulman seconded.

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

No one opposed.

No one abstained.

The meeting was adjourned at 9:31 pm.

Respectfully submitted,

Diana Palmentiero