

**CITY OF NORWALK  
PLANNING & ZONING COMMISSION MINUTES  
July 1, 2026**

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

**ABSENT:** Nick Kantor; Jacquen Jordan-Byron

**STAFF:** Steve Kleppin; Bryan Baker

**OTHERS:** Atty Darin Callahan; Michael Wilson; Tim Rath; Lyle Fishell; Mario Lombardi; Atty Daniel Glissman; Atty Liz Suchy; Chris Cocotas

**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 alternates, Ms. Tabachneck and Ms. Wilson, for the first application. Ms. Wilson and Mr. Hempstead for the second application and Mr. Hempstead and Ms. Tabachneck for third. The rotation would continue in that order.

**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**

**DISCUSSION**

Presentation: Atty Darin Callahan

**\*\* MS. LANGALIS MOVED: TO APPROVE application #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.**

**Mr. Jones seconded.**

**Chapin Bryce; Louis Schulman; John Hubers; Harvey Jones;  
Tammy Langalis; Diana Lenkowsky; Galen Wells; Ana  
Tabachneck; Jaquell Wilson approved.**

**No one opposed.**

**No one abstained.**

**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**

**DISCUSSION**

Presentation: Michael Wilson

**\*\* MS. WELLS MOVED: THEREFORE BE IT RESOLVED** by the  
Norwalk Planning & Zoning Commission that application #2026-42 SPR  
– Michael Wilson – 197 Newtown Avenue (District 5, Block 20, Lot 2) –  
Site plan review for the construction of a detached accessory dwelling  
unit be **APPROVED** subject to the following conditions:

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

a. Per architectural entitled "New Accessory Dwelling Unit (ADU) for: Michael & Judith Wilson," by LF Garcia Architects LLC, dated May 9, 2026; and

b. Per the site survey entitled "Zoning Location Survey prepared for Michael K. & Judith Wilson, #197 Newtown Avenue, Norwalk, Connecticut," prepared by Advanced Surveying Land Surveyors, dated January 15, 2026; and

2. That any changes to the approved plans shall be submitted to the Commission's Staff (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 erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and

4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and

5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

**BE IT FURTHER RESOLVED** that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

**BE IT FURTHER RESOLVED** that the effective date of this action shall be July 10, 2026.

**Ms. Wilson seconded.**

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

**No one opposed.**

**No one abstained.**

**C. #2026-50 CSPR - 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**

### **DISCUSSION**

Presentation: Tim Rath, Amelia Williams

**\*\* MR. JONES MOVED: THEREFORE BE IT RESOLVED** that application #2026-50 CSPR – Tim Rath – 20 Harbor View Avenue – Raise an existing single-family residence to be FEMA flood compliant adjacent to the Norwalk Harbor be **APPROVED** subject to the following conditions:

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

a. Per sedimentation and erosion control plan (site plan) dated 6/16/2026 prepared by Fairfield County Engineering LLC, Norwalk, CT

- b. Per architectural plans dated 10/31/2024 and revised 6/15/2026 prepared by AWA Design Group P.C., Stamford, CT, with clarifying revisions requested by Staff
  - c. Per zoning location survey dated 6/29/2017 and revised 6/18/2026 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT
  - d. Per structural plans dated 5/13/2026 prepared by Sound Engineering Associates LLC, Fairfield, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; 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 Staff; and
  5. That any changes to the plans be reviewed by Staff prior to implementation; and
  6. That any utilities comply with setbacks and flood regulations; and
  7. 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
  8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
  9. That a landscape plan be submitted to and approved by Staff prior to the issuance of a zoning permit; and
  10. That all plantings be implemented prior to COZC; and
  11. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
  12. That no changes to the seawall are permitted without City review and DEEP approval; and

13. 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 coastal resource and use policies and 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; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be July 10th, 2026.

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

**Mr. Hempstead seconded.**

**Chapin Bryce; Louis Schulman; John Hubers; Harvey Jones; Tammy Langalis; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead approved.**

**No one opposed.**

**No one abstained.**

**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.**

### **DISCUSSION**

Presentation: Lyle Fishell; Mario Lombardi

**\*\* MR. JONES MOVED to continue this application, #14-16SP/#32-16CAM Modification – L. Fishell – 75 East Avenue –**

**Modification to the approval of a converted funeral home to 4 units, to a future meeting date.**

**Mr. Hubers seconded.**

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

**No one opposed.**

**No one abstained.**

**E. #2026-30 SPR - AMG Real Estate LLC - 216 East Avenue - Exterior modifications/facade changes to existing building - Report & recommended action**

**DISCUSSION**

Presentation: Atty Daniel Glissman

**\*\* MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2026-30 SPR – AMG Real Estate LLC – Exterior Modifications within the EVTZ be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
  - a. Per architectural plans prepared by Pablo De Miguel Architect, PLLC, revised to 5/19/26
  - b. Per Lighting Plan prepared by Stonefield Engineering & Design dated 5/29/26
  - c. Per Materials & Cut Sheets provided by the applicant
2. That a landscape plan be submitted to and approved by Staff prior to the issuance of a zoning permit; and
3. That all plantings be implemented prior to COZC; and
4. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

5. A revised signage plan be submitted prior to obtaining a zoning permit; and
6. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
7. That any changes to the plans be reviewed by Staff prior to implementation.

**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; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be July 10th, 2026

**Mr. Schulman seconded.**

**Chapin Bryce; Louis Schulman; John Hubers; Harvey Jones; Tammy Langalis; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead approved.**

**No one opposed.**

**No one abstained.**

#### **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.**

#### **DISCUSSION**

Presentation: Atty Liz Suchy

#### **PUBLIC COMMENTS**

*There were no public speakers.*

**\*\* MR. HUBERS MOVED: THEREFORE BE IT RESOLVED** that application #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 be APPROVED to implement the following goals, policies, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: "Norwalk has the right policies, infrastructure, and leadership for business growth and development"

a. Policy: "Support development of infrastructure and amenities attractive to businesses and workers"

2. Chapter 3, Goal 3: "Continue to strengthen Norwalk's urban core with a mix of uses to attract residents, visitors, and businesses."

a. "Enhance business attraction and expansion tool in the Urban Core area."

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be July 10th, 2026.

**Ms. Wilson seconded.**

**Chapin Bryce; Louis Schulman; John Hubers; Harvey Jones; Tammy Langalis; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Jaquell Wilson approved.**

**No one opposed.**

**No one abstained.**

**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**

### **DISCUSSION**

Presentation: Chris Cocotas

### **PUBLIC COMMENTS**

*There were no public speakers.*

**\*\* MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-44 R – 595 Westport, LLC – Zoning Regulation Text Amendment(s) to Article 9, Definitions, modifying the definition of Medical Office, 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 July 10, 2026.

**Ms. Wells seconded.**

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

**No one opposed.**

**No one abstained.**

## **V. ACCEPTANCE OF MINUTES**

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

**\*\* MR. JONES MOVED to approve the June 17, 2026, Joint Meeting with ECD Committee minutes.**

**Ms. Wilson seconded.**

**Chapin Bryce; Louis Schulman; John Hubers; Harvey Jones; Tammy Langalis; Diana Lenkowsky; Galen Wells; Jaquell Wilson; Ana Tabachneck approved.**

**Doug Hempstead opposed.  
No one abstained.**

**\*\* MR. SCHULMAN MOVED to approve the June 17, 2026 -  
Special Meeting minutes.**

**Ms. Langalis seconded.**

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

**Doug Hempstead opposed.  
Ana Tabachneck abstained.**

## **VII. COMMENTS OF DIRECTOR**

### **DISCUSSION**

Presentation: Update from Mr. Kleppin

## **VIII. COMMENTS OF COMMISSIONERS**

### **DISCUSSION**

Comments from Harvey Jones; Chapin Bryce; Doug Hempstead;  
Tammy Langalis

## **IX. ADJOURNMENT**

**Mr. Hempstead made a Motion to Adjourn.**

**Ms. Tabachneck seconded.**

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

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 7:28 pm.

Respectfully submitted,

Diana Palmentiero