



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**AUGUST 5, 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.



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. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2026-54 8-24 Referral and CSPR – Norwalk Redevelopment Agency – 20 Hendricks Avenue – Construct a boardwalk as a part of the Harbor Loop Trail - Report & recommended action**
 - B. #2026-53 CSPR – John & Patrice Malvisi – 3 Hilltop Road – Construct a new single-family residence within the Coastal Area Management boundary - Report & recommended action**
 - C. #2025-49 SP - Indian Hill RE, LLC - 284 New Canaan Avenue (District 5, Block 46, Lot 76) - Request to modify conditions of approval of special permit to expand the area of the previously approved contractor's yard - Report & recommended action**

- D. **#2026-52 CSPR - Wall Street Opportunity Fund LLC c/o Jason Milligan - 21 & 23 Isaacs Street - Coastal site plan review to construct a six-story, 207-unit multifamily dwelling on site that was previously approved for the construction of a six-story, 105-unit multifamily dwelling and 119-room extended stay hotel - Report & recommended action**

IV. PUBLIC HEARINGS

- A. **#2026-48 R – Wall Street Opportunity Fund LLC c/o Jason Milligan – Zoning regulation text amendment to Article 4 to allow for properties within the CD-4 zone that have received a site plan or special permit approval for Dwelling Units which include dormitory, extended stay hotel rooms, and/or multifamily dwellings to convert to any other type of Dwelling Units (dormitory, extended stay hotel rooms, and/or multifamily dwellings) - Public hearing, report & recommended action**

V. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: July 15, 2026; July 29, 2026**

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

August 19, 2026; September 2, 2026