



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**AUGUST 19, 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. #2026-61 8-24 Referral - Department of Public Works - 21 Hunters Lane - Installation of a detention basin on the property of Ponus Middle School - Report & recommended action**
 - B. #2026-63 SPR - William Cook - 35 Van Zant Street - Peer review authorization for facade changes - Authorize peer review**
 - C. #2026-62 Capital Budget Transfer - Planning & Zoning Department - Transfer of existing capital budget funds for the purpose of implementing comprehensive design review guidelines - Report & recommended action**
 - D. #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) - Report & recommended action

- E. #2026-52 CSPR - Wall Street Opportunity Fund LLC c/o Jason Milligan - 21 & 23 Isaacs Street - Coastal site plan review application 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. #2026-41 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 hearing

V. ACCEPTANCE OF MINUTES

- A. Regular Meeting: August 5, 2026

VI. DISCUSSION

- A. Discussion of future zoning regulation amendments including where building height is measured to on mansard roofs, warehousing as an accessory use to personal service establishments, permitting retail sales in the SD-MC, and revising the permitting procedure and parking requirements for ADUs in mixed-use/commercial zones

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

September 2, 2026; September 16, 2026