

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

Jim Meehan, Principal Engineer for the Department of Public Works (DPW), began the presentation by discussing the installation of a detention basin on Ponus Avenue. Mateo Arias showed them the site plan. Mr. Meehan oriented the commissioners as to the location of the project. Ponus School had been notified that the work would be done. There would be no elimination of ball fields.

**** MR. JONES MOVED: TO APPROVE application #2026-61 - 8-24 Referral - Department of Public Works - 21 Hunters Lane - Installation of a detention basin on the property of Ponus Middle School**

Mr. Hubers seconded.

Chapin Bryce; John Hubers; Harvey Jones; Jaquell Wilson; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

B. #2026-63 SPR - William Cook - 35 Van Zant Street - Peer review authorization for facade changes - Authorize peer review

Monika Mittal, the architect for the application, showed them the site plan for the project and explained that there was an existing apartment building with retail below. The apartment would need work since some of it is not up to code. She explained the proposed work to be done which included dormers. She showed them the plans for the dormers and a new staircase. Some of it would remain as is, but there would be some bump outs.

There was a discussion about the type of business that was in the building, as well as the number of apartments in it. William Cook gave the name of the business in the building. Ms. Mittal said that the one apartment

needed some changes because it was old. There was a discussion as to why the application would need an architectural peer review.

**** MS. TABACHNECK MOVED: TO APPROVE** application #2026-63
SPR - William Cook - 35 Van Zant Street - Peer review authorization for facade changes

Mr. Jones seconded.

Chapin Bryce; John Hubers; Harvey Jones; Jaquell Wilson; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead; Jacquen Jordan-Byron; Louis Schulman approved.

No one opposed.

No one abstained.

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

Mr. Kleppin said that there are several areas of the city that have a design review, in South Norwalk and West Avenue. Some of the guidelines are about to expire. They thought it would be a good idea to evaluate the boundaries of the design areas. They would partner with the Redevelopment Agency to bring in a consultant and evaluate the boundaries and possibly design new districts. He explained where the funding would come from in the budgets. The consultant would look at the form-based standards. One of the funding accounts would be the Norden account which he did not think needed another land use study. He also explained that the state's Department of Transportation (DOT) would not allow any direct highway access off I-95 onto the site.

**** MR. HEMPSTEAD MOVED: TO APPROVE** application #2026-62
Capital Budget Transfer - Planning & Zoning Department - Transfer of existing capital budget funds for the purpose of implementing comprehensive design review guidelines

Ms. Wilson seconded.

Chapin Bryce; John Hubers; Harvey Jones; Jaquell Wilson; Diana Lenkowsky; Galen Wells; Doug Hempstead; Jacquen Jordan-Byron; Louis Schulman approved.

No one opposed.

Ana Tabachneck abstained.

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

Mr. Bryce said that staff had prepared a resolution, which had been moved and seconded at the previous meeting. He noted that the commission was in deliberations at this time.

Mr. Schulman thought his text amendment was unnecessary. Mr. Bryce did not think this was the best way to achieve the outcomes that the applicant sought. He would like to make changes towards a form based code. He thought that there was narrow language creating loopholes. Ms. Wells had a question about whether the applicant would have to come before the commission if they decided to make this a dormitory. Mr. Baker explained that the text amendment was specific for this parcel. He said that the approval could be converted to other types of units including multifamily and extended stay. He said that they would probably not have to come back to the commission. Ms. Wells said that she thought there are differences with dormitories and extended stay hotels and apartments. She would like the commission to have a chance to review the application. There was a discussion about the current density allowed with the approval and the increase in density if the text amendment was approved.

Mr. Bryce seated Ms. Tabachneck and Mr. Hempstead to vote on this application.

There was a discussion about how this amendment came about, as well as the present footprint of the building. Ms. Jordan-Byron noted that since the units are smaller it would make the rent more affordable and attract young couples, as well as older people looking to downsize. These would not be apartments for families, so less people would be occupying these apartments. There was also a discussion about whether this could become a new application which Mr. Kleppin addressed.

There was a discussion about a letter from Keith Mailer, Premier Facilities, who was the operator of the District Music Hall. There was a discussion about the parking spaces. The applicant would be providing more parking. The original application was approved with no parking. There was a discussion about the options that the commission had for approval and denial of the applications that were before them.

There was a discussion about whether this could be deemed spot zoning. Mr. Kleppin said that if it would only benefit one property, it had the appearance of it. He had not been a fan of modifications such as this. There was a discussion about whether they should have had an attorney rendering an opinion on this amendment. There was a discussion about having broader language rather than having other developers follow the same process, with a text amendment and then a special permit application. There was also a discussion as to what the applicant could build with its current approval. There was a discussion about the applicant working with the state on affordable units.

There was a discussion about the process if the commission approved the text amendment and if they denied it. Mr. Kleppin said that there was an alternate proposal that staff is working on internally with Traffic, Mobility and Parking (TMP) which could align with the commission's intentions. It would then be shared with the applicant as well as the commission. If the text amendment was denied, the next item would be called but have to be re-evaluated as to the next steps. There was a discussion of a possible timeline.

At this time, Mr. Bryce asked Mr. Baker to show the commission the proposed resolution. There were no further modifications to it. Mr. Bryce had to remind Mr. Milligan that he could no longer speak during this part of the deliberations.

**** MR. HEMPSTEAD MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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) be **APPROVED** to implement the following goals,

policies, strategies and/or actions of the Norwalk Plan of Conservation and Development:

1. That, "Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms," and;
2. To, "Support housing policies that provide housing for Norwalk's households across a range of preferences and household incomes," and;
3. To, "Support housing policies that promote higher-density housing near existing and future employment centers and availability of public transportation," and;
4. To, "Continue to strengthen Norwalk's urban core with a mix of uses to attract residents, visitors and businesses," and;
5. To, "Promote diverse housing types, such as townhouses, condos, live-work units and rental apartments in Norwalk's urban core..." and;

BE IT FURTHER RESOLVED that the language being added shall be the following:

BE IT FURTHER RESOLVED that the effective date of this action shall be August 28, 2026.

Mr. Jones seconded.

John Hubers; Harvey Jones; Doug Hempstead; Jacquen Jordan-Byron approved.

Chapin Bryce; Ana Tabachneck; Louis Schulman; Galen Wells; Diana Lenkowsky opposed.

No one abstained.

The motion failed.

**** MS. TABACHNECK MOVED: TO DENY WITHOUT PREJUDICE application #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)

Mr. Schulman seconded.

At this point, there was a further discussion about different scenarios for the application.

Chapin Bryce; Ana Tabachneck; Louis Schulman; Galen Wells; Diana Lenkowsky approved.

John Hubers; Harvey Jones; Doug Hempstead; Jacquen Jordan-Byronopposed.

No one abstained.

Mr. Bryce noted that the text amendment had been denied.

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

Mr. Bryce asked Atty Adam Blank how he would like to proceed since the text amendment in the prior application had been denied. Atty Blank said that they would like to continue this application for two weeks. The public hearing for the Wall Street Neighborhood Association application would also be heard in two weeks so that, if passed, it would solve their issues.

**** MR. JONES MOVED: TO CONTINUE application #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 until the Planning & Zoning Commission meeting on September 2, 2026.**

Ms. Tabachneck seconded.

Chapin Bryce; John Hubers; Harvey Jones; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead; Jacquen Jordan-Byron; Louis Schulman approved.

No one opposed.

No one abstained.

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

Mr. Bryce opened the public hearing and explained the process which included a presentation by the applicant, a short break and then a period when the public could make comments. Since they had received new information from there would be a continuation of the public hearing for additional public comments at an upcoming Planning & Zoning Commission meeting. However, this evening's meeting would conclude at 10 pm.

Atty Liz Suchy, the attorney for the applicant, began the presentation by thanking the commission and the Planning & Zoning Department staff for their time on this application. She also explained the changes that they had made to the application. They had also submitted written comments addressing the existing conservation easement, the stewardship permit issued by the Department of Energy and Environmental Protection (DEEP), corporate structure of Manresa Wilds, and the AKRF traffic analysis.

There was a lengthy discussion about the mechanisms for having applications come before the commission if there are changes in the uses. There was also a discussion about the reduction of the number of parking spaces that the applicant would be allowed to use for visitors. There was a discussion about the approval process for the various phases of the project. There was a discussion about the necessity of approving a Master Plan. There was a discussion about the number of employees, including full time and seasonal. Jessica Vonashek noted that when all three phases have been open there will be between 100-120 employees. She said for the North Forest that

they looked for Connecticut companies to work with as well as for their employees.

Amanda LaRosa, from Creighton Manning the transportation peer review consultant, continued the presentation by discussing an update to their transportation peer review. Some of the topics that she discussed were trip generation, Woodward Avenue and site access, on and off-site parking management, travel demand management, event operations and future phase reviews. She also gave an overview of their review timeline as well as a summary of their review letters. She said that they had construction traffic concerns. She noted improvements to Woodward Avenue would be necessary. She also suggested a gap study along Woodward Avenue. She said that other sites had been suggested for comparison studies which included beaches, grocery stores and attractions. She said that they need further documentation for the travel demand and parking management plans. There were suggestions for operational and management measures. One suggestion was for a roundabout at the entrance to the property. She also made recommendations for the Planning & Zoning Commission to impose on the application.

There was a discussion about shuttles possibly replacing city buses to the site, but both options would still be available. There was also a discussion about traffic counts to which Ms. LaRosa said that they were still waiting for the summer counts.

The Planning & Zoning commission took a break at 7:49 pm and resumed the meeting at 8:01 pm. Mr. Bryce explained that the meeting would end at 10 pm and be continued for future meetings so they could hear public comments. It would give the applicant time to submit further information and allow the public to make further comments.

PUBLIC COMMENTS

Eliana Suniga, 8 Running Brook Lane, spoke in support of the application and addressed the issue of privilege. She said that she understood the concerns about traffic, etc. but asked that others understand that many Norwalk families had limited resources which prevented them from accessing these types of opportunities.

Erica DePalma, 110 Perry Avenue, spoke in support of the application. She spoke about the opportunity to reclaim the space, and noted that the applicant had heard the concerns of the public and made changes.

Kim Tromba, 1 Twilight Place, noted that the commission was being asked to provide a framework for additional uses, such as dormitories and drinking establishments. These uses were not what had been presented to the residents of the city. She was concerned about the amount of people that would be going to the city, whether as visitors or employees. She also had concerns about the osprey that were looking for new places to live. She also wondered why the educational components of the application were not the first projects to be constructed. She asked them not to approve the application.

Lauren Murray, 1 Yarmouth Road, had concerns about the traffic and transportation impacts. After reading some of the new information provided since the July 29th meeting, she asked the commissioners to deny the application since they would not receive a traffic study before it was voted on. She noted that on a different application, North 7, a traffic study had been provided prior to the application being voted on. She addressed some of the concerns that she had after listening to this evening's presentation, among them the transportation management plans, etc. She asked them once again to deny the application.

Danny Mendoza, 46 Prospect Street, Hartford, has been following this application. He thanked the commissioners and the applicant for this project. As a resident of the state, he was looking forward to visiting Manresa Wilds. He wished them good luck.

Theresa Peterson, 32 Dock Road, had concerns about the traffic and pollution. She asked the commission to deny the application.

David Lindsay, 10 Outer Road, said that he had submitted a petition asking the commission to deny the application. He asked the commission why dormitories were still included in the application, especially after DEEP had noted that all other overnight stays had been removed from it. It noted that the property was within FEMA flood hazard zones. He asked them to have the applicant remove this use and place it in the not permitted category.

Lynnelle Jones, 10 Point Road, said that she had followed the Harbor Commission and Shellfish Commission meetings for decades. She believed that traffic and property value issues had not been adequately addressed. She also had concerns that this application was getting special treatment. She said that the Harbor Management Commission had ignored the Harbor Management Plan. She discussed the stewardship permit that was issued to Manresa. She also discussed the Indigo River Strategic Harbor study. She asked them to deny the application.

Sushila Gillis, 35 Split Rock Road, said that she had submitted written comments and had spoken previously. She appreciated some of the changes made by Manresa. She asked for studies of the environmental and traffic impacts. She said that she had not heard projections for the costs of repairs, etc. that taxpayers would be funding. She asked them to wait to make decisions until all questions were answered.

Miguel Frasconi, 26 Dock Road, speaking on behalf of himself and not as president of the Village Creek. He hoped that everyone had read the statement he had made at the previous meeting. He had concerns about the process being divisive. He said that most people are not upset about the 80% of the park that is a park. They are upset with the lack of transparency about the 20% which seemed to be funded with private capital. He asked for the hours of operation and whether Flock cameras would be used on the property.

Anthony Pavia, 34 Buckingham Place, read the statement he had sent to the commission into the record. He said that he was supporting the

application. He appreciated the feedback that the residents had given to the applicant. He thought the application would rectify past zoning mistakes

Sally Kellogg, Lewis Avenue, whose ancestors were some of the founders of Norwalk, said that she was in support of the application for Manresa. She compared the parking at Calf Pasture Beach to what Manresa would have.

At this point, Mr. Bryce noted that there was about one hour left for this meeting. If speakers had submitted written comments, they should try to speak briefly in order to give others a chance to speak as well.

Robin Hogen, 61 Neptune Avenue, spoke in support of the application. He thought that some people did not trust the applicant and were trying to derail the project.

Stephen Balazs, 49 Quintard Avenue, spoke in support of the application. He agreed with the previous speaker.

Matt Silber, 230 East Avenue, asked if the commission could limit speakers to 3 to 5 minutes so that everyone had a chance to speak. He said that he was in support of the application.

Brandon Buck, 19 5th Street, said that his comments had appeared in a letter to the editor for Nancy on Norwalk. He spoke in support of the application and hoped that the city would not miss their moment to approve it.

Barbara Zerzan, 36 Split Rock Road, had concerns that this was not owned by a not-for-profit. She also had concerns about the roads being clogged and that emergency vehicles would not be able to get through. She asked them to deny the special permit for now.

Mary Jo Charbonnier, 47 Neptune, said that residents were excited for the waterfront, but that there were concerns about the flooding and traffic in the area. She thought there should be plans for the traffic and utilities.

John Levin, 249 Chestnut Hill Road, spoke in support of the application, although not fond of the name, and asked the commission to support it. He

asked them to approve the special district application. He did ask them to work with an investment bank or attorney to protect the city from what could happen if the project failed, like the mall had.

Jennifer Butler, 15 Park Lane, said that she had also written a letter to the commission and spoke in support of the application because it would be an extraordinary opportunity for Norwalk. She said that she understood concerns about traffic, etc.

Beverly Krieger, 9 Seabreeze Place, thanked the commissioners for their time and was impressed with many of the speakers that evening. She thought that many of the large projects would contribute to the traffic and asked for a study of the new ones. She had concerns about the Turbine Hall that was a part of the application, since there did not seem to be a plan to get people to and from this event space. She wanted to see alternative ways to get large numbers of people to the site, especially for events. She asked for a traffic study. She did not see how large numbers of people could visit the site without parking there.

Pete Mumma, 184 Woodward Avenue, said that he was one of the closest neighbors to Manresa. He noted that he had not been paid for his comments. He thanked the commissioners for their work on this application but asked them to deny the application. He said that trucks were leaving the property, starting at 5:30 am, every day. He also had concerns about traffic and getting emergency vehicles to and from the property. He had concerns that the wildlife would disappear from Manresa Island because of what was being built there. He noted that real estate taxes are higher in this area of Norwalk than in others. He asked for clarification of the Woodward Avenue traffic mitigation that he had seen mentioned, as well as eminent domain. He was not sure how Woodward Avenue could be widened without taking the houses on it. He did not think that parking at the mall would mitigate this traffic situation. He also asked for a future tax impact study to see how it would affect residents of the city

Caroline Ward, 6 Park Lane, spoke in support of the application but she also shared the concerns of her neighbors. However, she did not want that to stop the project from moving forward. She did not think that denying the application would solve the city's traffic problems.

Elizabeth Hayden, 16 Split Rock Road, said at first, she was excited but now has had concerns, mostly about the noise. She thought that a venue that would have loud music would work against the wildlife conservation area of this project.

Kevin Hobson, 9 Outer Road, spoke about the issue of trust. He noted that there were certain regulations that must be addressed before any changes could be approved.

Erik Dies, 19 Oakfield Road, spoke in strong support of the application. He noted that the opposition was asking for further information when he believed that it had been provided.

Diane Lauricella said that in respect of the time, which was almost 10 pm, she would speak at the next meeting.

Mr. Bryce closed the public comment period at this time. There was a discussion about whether they could extend the public hearing, to which Atty Suchy said that they would grant the commission an extension, if necessary.

**** MR. SCHULMAN MOVED: TO CONTINUE application #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 until the September 2, 2026 of the Planning and Zoning Commission.**

Mr. Jones seconded.

Chapin Bryce; John Hubers; Harvey Jones; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead; Jacquen Jordan-Byron; Louis Schulman approved.

No one opposed.

No one abstained.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: August 5, 2026

**** MR. HEMPSTEAD MOVED to approve the August 5, 2026 minutes.**

Mr. Schulman seconded.

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

No one opposed.

Jacquen Jordan-Byron abstained.

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

This item was tabled for a future meeting.

VII. COMMENTS OF DIRECTOR

DISCUSSION

Mr. Kleppin said they would have to determine a schedule because there are several other applications, besides Manresa Island, that need to be addressed.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman addressed a comment by Mr. Milligan made at the previous meeting. Mr. Milligan's comment accused Mr. Schulman of working with someone else when Mr. Schulman said he did not think that it would be necessary to approve the new language that Mr. Milligan was asking for in his application. He was not sure who Mr. Milligan meant and said that he did not

discuss applications with anyone, including his wife. He would give Mr. Milligan's applications the same thoughtful response as to anyone else's applications.

Ms. Tabachneck asked about residents submitting written comments after they have already made public comments so that more members of the public could be heard. Mr. Kleppin said that it would be better to let people speak, but to be mindful of those that do not stay on topic.

IX. ADJOURNMENT

Ms. Jordan-Byron made a Motion to Adjourn.

Mr. Jones seconded.

Chapin Bryce; John Hubers; Harvey Jones; Diana Lenkowsky; Galen Wells; Ana Tabachneck; Doug Hempstead; Louis Schulman; Jaquell Wilson; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

The meeting was adjourned at 10:07 pm.

Respectfully submitted,

Diana Palmentiero