



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**SEPTEMBER 2, 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. 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. #2026-59 CSPR – Tara Bongiorno – 19 Burwell Street – Construct a new impervious patio within fifty (50) feet of tidal wetlands - Report & recommended action**
- B. #2026-55 CSPR – Tomas Builders, LLC – 34 Charles Street (District 3, Block 7, Lot 43) – Coastal site plan review application for the construction of a two-family**

detached dwelling - Report & recommended action

- C. #2024-37 CAM/SPR - Wall St Opportunity Fund LLC c/o Jason Milligan - 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) - Modification to previously approved coastal site plan review application for the construction of a six-story, 119-room extended stay hotel, 100 multifamily units and five live-work units to 100-room extended stay hotel and 107 multifamily units as well as facade changes - Report & recommended action**
- D. #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**
- E. #2026-58 SPR - Julie and Mohan Vanam - 36 Catherine Street - Construction of a detached accessory dwelling unit - 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**
- B. #2026-47 R/M – Wall Street Neighborhood Association – Zoning regulation text amendment and zoning map amendment to Article 4 to create the Wall Street Village District Overlay and associated standards relating to density, parking, workforce housing and public realm - Public hearing**

V. 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**

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: August 19, 2026**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

September 16, 2026