



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**SEPTEMBER 16, 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. PUBLIC HEARINGS

- A. #2025-56 SP – 131 New Canaan Avenue, LLC – 131 New Canaan Avenue – Special permit application to expand a non-conforming Motor Vehicle Repair Use to add an overhead door for service - Public hearing, report & recommended action**
- 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, report & recommended action**
- C. #2026-49 -R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 7 and 9 to modify density requirements in the mixed-use/multifamily zones in accordance with PA 25-1; modifications to Community Residence Use(s) to align**

with Connecticut General Statutes; specifying minimum lot size requirements for Convalescent Home Use(s) in the CD-1M and CD-1S zones; permitting Convalescent Home Use(s) within the Civic District; determining maximum driveway width(s) in the CD-3 and CD-3W zones based on number of dwelling units rather than building type(s); and allowing Cornice Signs to be attached to a backplate - Public hearing, report & recommended action

IV. DISCUSSION

- A. Discussion of Nominating Committee

V. ACCEPTANCE OF MINUTES

- A. Regular Meeting: September 2, 2026

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

September 24, 2026 (Special Meeting); October 7, 2026