



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



Special Permit Application

City of Norwalk Planning & Zoning Commission

Phone: 203-854-7780

www.norwalkct.gov

Paid 7/9/26

#810

CE #7502

(TH)

Date Received:
RECEIVED

JUL 10 2026

**CITY OF NORWALK
PLANNING & ZONING**

Per Section 8.4.8 of the Norwalk Zoning Regulations, Special Permits are for Uses, Buildings, or Structures that are considered to be generally appropriate in the applicable District, but because of their potential for impacts with Adjacent Uses, Buildings, or Structures, require individual review for specific locations.

1. Address of Subject Property(s):

131 New Canaan Avenue, Norwalk, CT

2. District: 5 **Block:** 52 **Lot(s):** 24A **3. Zone:** CD-3, Overlay/Village District: _____

4. Historic Structure(s): ☒ No ☐ Yes **5. Flood Hazard Zone:** ☒ No ☐ Yes, Flood Zone(s) _____

6. Coastal Area Management Zone: ☒ No ☐ Yes If yes, include application for Coastal Site Plan Review or specify Section allowing exemption: _____

7. Existing Use of Property:

Motor Vehicle repair shop

8. Proposed Use of Property as Identified per Table 4.3.9.A: Building, Lot & Building Site Principal Uses:

Motor Vehicle Maintenance/repair- Proposing to expand the existing non-conforming use by 25% by adding an overhead garage door and side man door for easier access. Not proposing to expand existing footprint.

Applicant Information

Applicant Name: Rocco D'Arinzo

Billing Address: 333 Strawberry Hill Avenue Norwalk, CT 06851

Phone Number: 203-321-6567 Email: roccod97@aol.com

Signature: _____

Property Owner Information and Authorization

Owner of Record: 131 New Canaan Avenue LLC

Billing Address: 333 Strawberry Hill Avenue Norwalk, CT 06851

Phone Number: 203-321-6567 Email: roccod97@aol.com

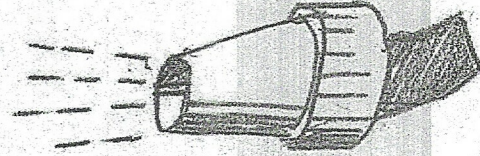
Signature: Rocco D'Arinzo

**By signing, the property owner confirms that the Applicant has been authorized to apply for Planning & Zoning approval, and attests that all information provided is true and accurate.*

Property Owners Within 100 ft of 131 New Canaan Avenue

1. 130 New Canaan Avenue
Owner: Kim's Center LLC
Mailing address: 74 OLD RIDGEFIELD RD
WILTON CT 06897
2. 17 Bartlett Avenue & 1 Ells Street
Owner: Cove LLC
Mailing Address: 17 Bartlett Avenue
Norwalk, CT 06850
3. 5 Ells Street
Owner: AHMED SARA SYED A S NASIR
Mailing Address: 5 Ells Street
Norwalk, CT 06850
4. 4 Ells Street
Owner: Rebecca L Rapp
Mailing Address: 4 Ells Street
Norwalk, CT 06850
5. 6 Ells Street
Owner: Effi Alexandris
Mailing Address: 6 Ells Street
Norwalk, CT 06850
6. 141 New Canaan Avenue
Owner: Rita I Galbo
Mailing Address: 141 New Canaan Avenue
Norwalk, CT 06850
7. 137 New Canaan Avenue
Owner: George & Harriet Davis
Mailing Address: 137 New Canaan Avenue
Norwalk, CT 06850
8. 3 Ells Street
Owner: GERHARDT DAVID S CO-TRUSTEE & GERHARDT BARBARA M CO-TRUSTEE
Mailing Address: 3 Ells Street
Norwalk, CT 06850

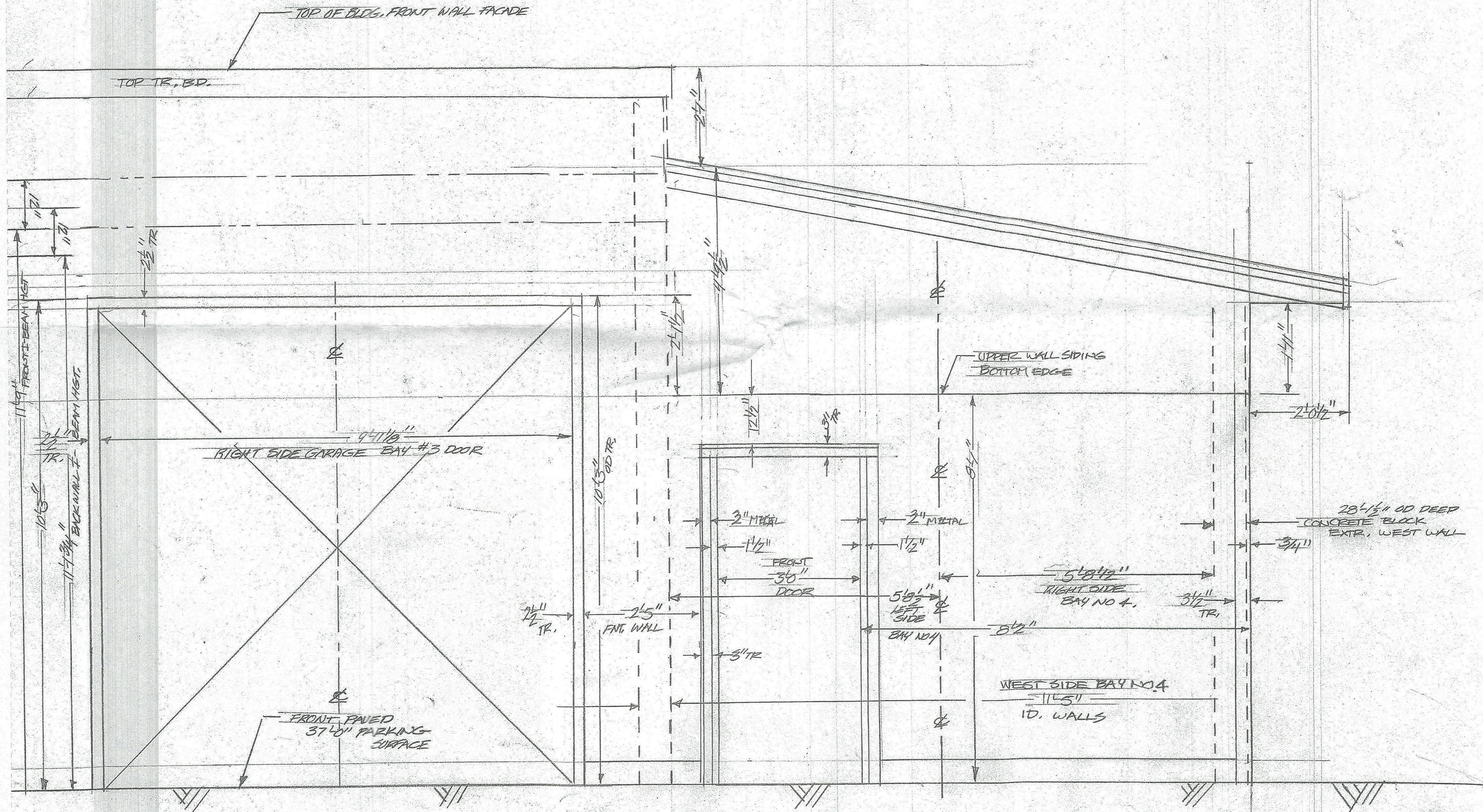
... ..



DRAWN BY: FRANK POSLUSZNY - COSCOW, CT.
ARCH. DRAFTSMAN
PH: 203-613-6950

#151 NEW CANAAN AVE - RTE 123 - NORWALK, CT.
"FRONT-NORTH SIDE EXTR. ELEVATION"
GARAGE BAY #3 & DOOR TO WEST END BAY #4

DWG. NO.:
SCALE: 3/4" = 1'-0"
DATE: THURSDAY 3/20/20



DWG. NO. 21

SCALE: 1/2" = 1'-0"

EXTERIOR ELEVATIONS "

#131 NEW CANAAN AVE. RTE 123 - NORWALK, CT.

"BACK - SOUTH EXTERIOR WALLS ELEVATIONS"

• CONCRETE BLOCKS WALL • (2) WINDOWS OPENINGS"

DRAWN BY: FRANK POSLUSZNY - ARCH. DRAFTSMAN - COS COB, CT.

PHONE: 203-613-6950

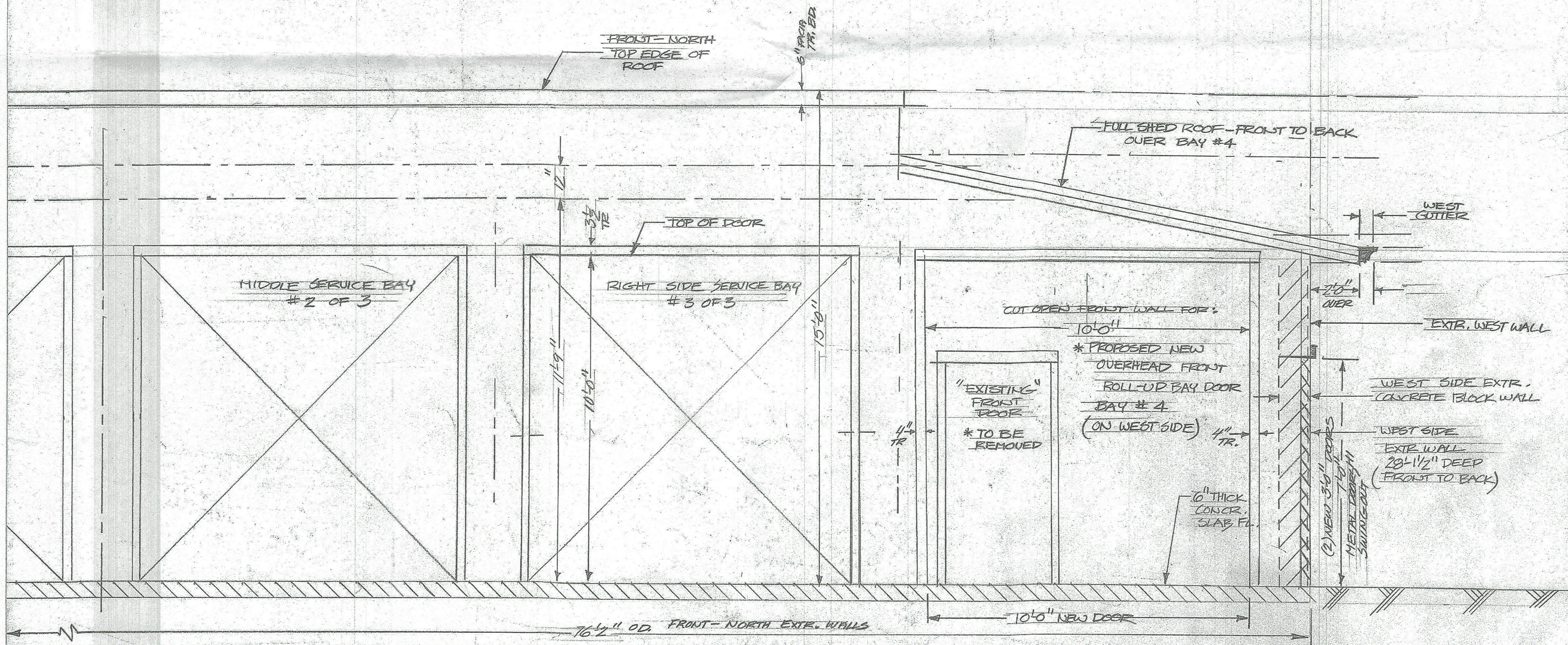
2 1/4 hrs

DWG. NO. 21

SCALE: 1/2" = 1'-0"

DATE: SAT APR 4 '26

BACK-EXTR. ELEV.





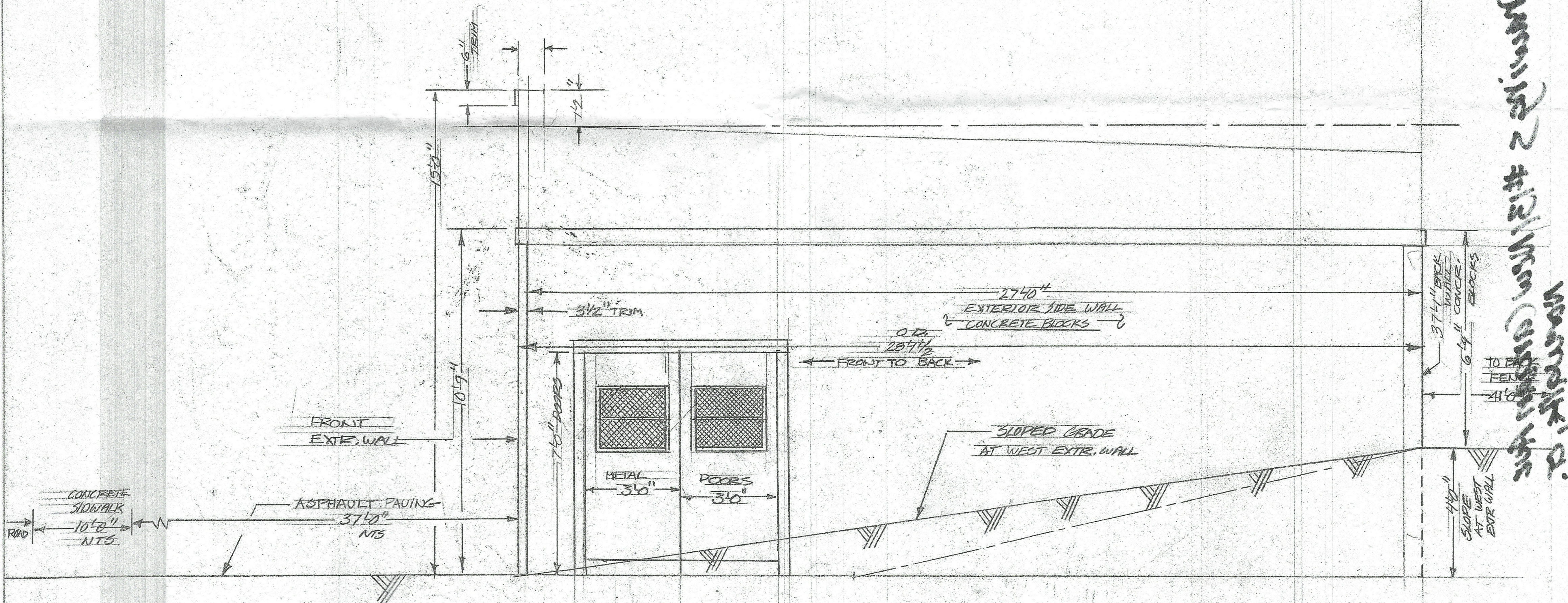
#131 NEW CANAAN AVE. (RTE 123)
NORWALK, CT.

"EXTERIOR SIDE ELEVATION"
DWG. DATE: MON. MAR. 24, 2026

DWG. SCALE: 1/2"=1'-0"

DRAWN BY: FRANK POSLUSZNY - COSC06, CT.
ARCH. DRAFTSMAN PH: 203-613-6950

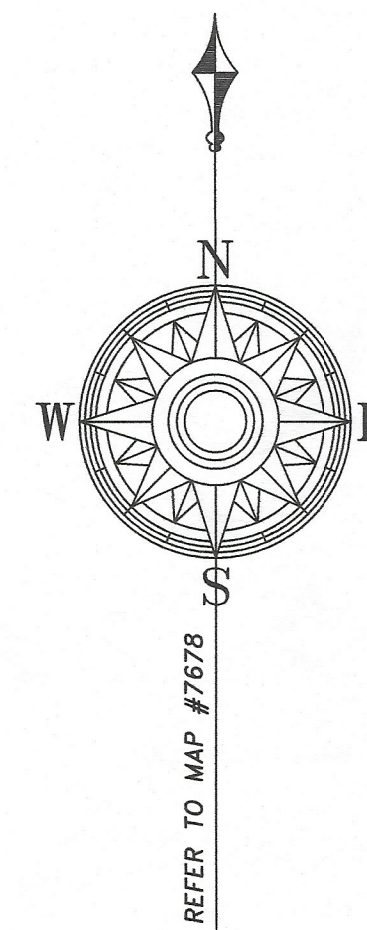
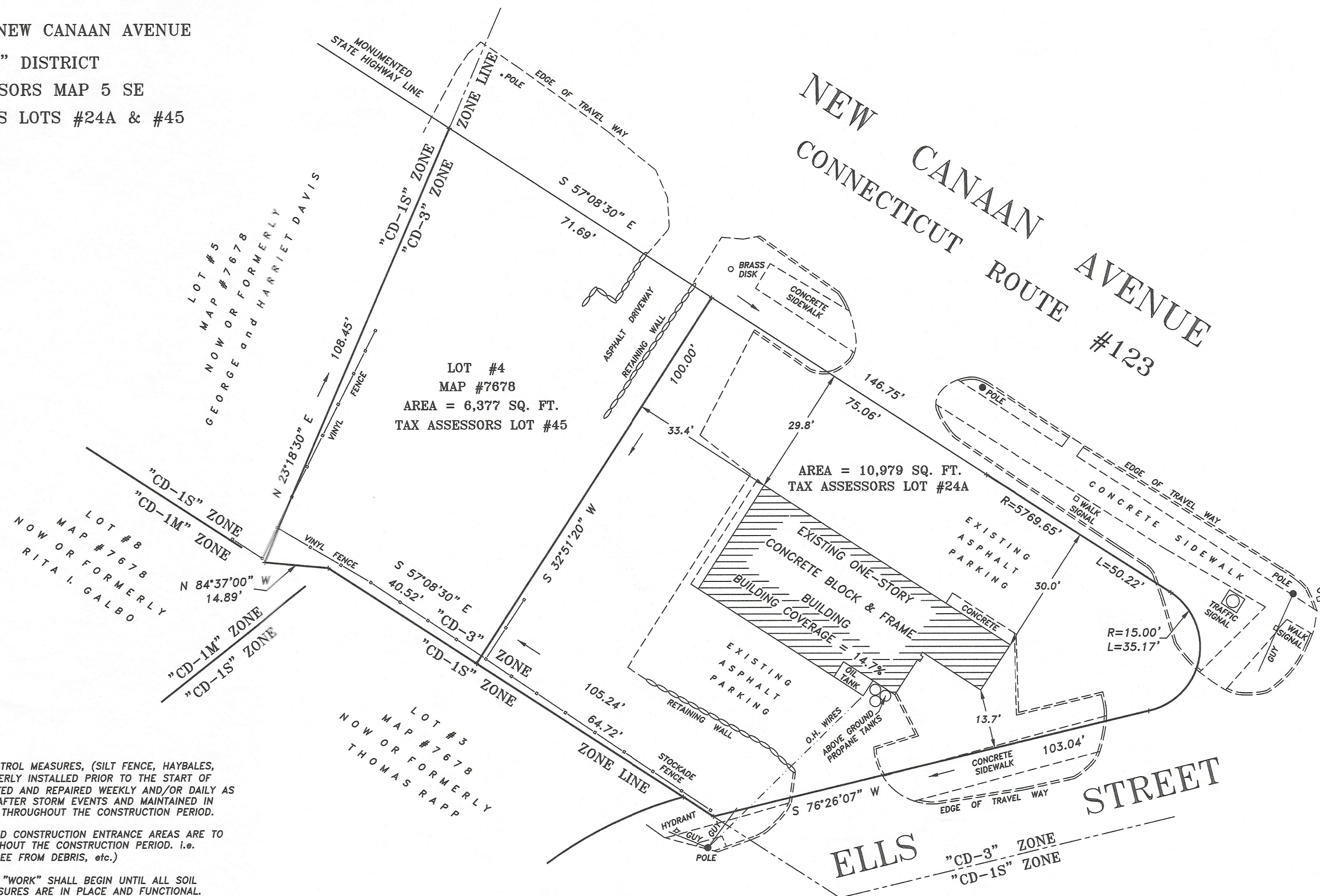
DWG. NO.
1



DWG. NO. 1 DATE: MON. MAR. 24, 2026
SCALE: 1/2"=1'-0" #131 NEW CANAAN AVE. (RTE 123) NORWALK, CT.

DRAWN BY: FRANK POSLUSZNY - COSC06, CT.
ARCH. DRAFTSMAN - PH: 203-613-6950

#131 & #135 NEW CANAAN AVENUE
"CD-3" DISTRICT
TAX ASSESSORS MAP 5 SE
TAX ASSESSORS LOTS #24A & #45



CONSTRUCTION NOTES:

SOIL AND EROSION CONTROL MEASURES, (SILT FENCE, HAYBALES, etc.), ARE TO BE PROPERLY INSTALLED PRIOR TO THE START OF CONSTRUCTION, INSPECTED AND REPAIRED WEEKLY AND/OR DAILY AS WELL AS BEFORE AND AFTER STORM EVENTS AND MAINTAINED IN FUNCTIONAL CONDITION THROUGHOUT THE CONSTRUCTION PERIOD.

ANTI-TRACKING PAD AND CONSTRUCTION ENTRANCE AREAS ARE TO BE MAINTAINED THROUGHOUT THE CONSTRUCTION PERIOD. i.e. (SWEEP DAILY, KEPT FREE FROM DEBRIS, etc.)

NO CONSTRUCTION, OR "WORK" SHALL BEGIN UNTIL ALL SOIL EROSION CONTROL MEASURES ARE IN PLACE AND FUNCTIONAL.

ALL DISTURBED AREAS ARE TO BE TOP SOILED, MULCHED AND SEEDED TO PROVIDE STABILITY UPON THE COMPLETION OF CONSTRUCTION.

SPLASH PADS ARE TO BE PROVIDED AT ALL ROOF DOWNSPOUTS TO PROVIDE OVERLAND DISSIPATION OF RAINWATER.

PROPERTY SHOWN HEREON LIES IN ZONE "X", AREAS OF MINIMAL FLOOD HAZARD. REFER TO FLOOD INSURANCE RATE MAP, F.I.R.M. MAP NUMBER 09001C0393G EFFECTIVE DATE: 10/16/2013

PROPERTY SHOWN HEREON IS SERVICED BY CITY WATER AND SANITARY SEWER SYSTEMS.

SUBJECT TO ELECTRIC AND/OR TELEPHONE COMPANY EASEMENTS, IF ANY, FOR OVERHEAD AND/OR UNDERGROUND SERVICE.

SUBSTRUCTURES AND/OR THEIR ENCROACHMENTS BELOW GRADE, IF ANY, ARE NOT SHOWN.

ALTERATIONS OF THIS MAP OTHER THAN BY A LICENSED LAND SURVEYOR IS ILLEGAL.

REFERENCE IS HEREBY MADE TO ALL NOTES ON SUBDIVISION MAP HEREON REFERENCED THAT PERTAIN TO THIS PARCEL.

REFERENCE IS HEREBY MADE TO LOT #4 AS SHOWN ON MAP #7678 ON FILE IN THE NORWALK TOWN CLERKS OFFICE.

THIS MAP IS NOT TO BE USED FOR CONVEYANCE PURPOSES.

NO ABSTRACT OF TITLE PROVIDED.

ZONING LOCATION SURVEY

PREPARED FOR

131 NEW CANAAN AVE. LLC

NORWALK, CONNECTICUT

TOTAL AREA = 17,356 SQ. FT. or 0.398 Acres

THIS SURVEY HAS BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300b-1 THRU 20-300b-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES AND THE "STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT" AS ADOPTED BY THE CONNECTICUT ASSOCIATION OF LAND SURVEYORS, INC. ON SEPTEMBER 26, 1996.

THE TYPE OF SURVEY PERFORMED IS A ZONING LOCATION SURVEY.

BOUNDARY DETERMINATION IS BASED ON A DEPENDENT RESURVEY.

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON, AND CONFORMS TO THE HORIZONTAL ACCURACY OF A CLASS "A-2" SURVEY.

ALL DECLARATIONS ARE VALID FOR THIS MAP AND COPIES THEREOF ONLY IF THEY BEAR THE EMBOSSED SEAL OF THE SURVEYOR WHOSE SIGNATURE APPEARS HEREON.

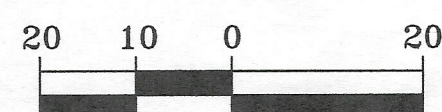
Edward A. Pirro, Jr.

Professional Land Surveyor

Stamford, Connecticut

203-470-3322

Survey Date: May 1, 2025



SCALE: 1"=20'

L.S. #70035

Andrzejewski, Michelle

From: Donohue, Troy
Sent: Friday, August 21, 2026 9:04 AM
To: Andrzejewski, Michelle; Mooney, William; Ireland, William; Yeung, Benjamin
Subject: RE: 131 New Canaan Avenue - Special Permit to add overhead bay door.

Good morning, Michelle

The Fire Marshal's Office has no objection to the Special Permit application at this time.

The following fire protection items will be reviewed:

- Verify that the existing sprinkler system is appropriate for the automotive repair garage and proposed sandblasting operation (if applicable and currently existing).
- Ensure the blasting enclosure/cabinet does not obstruct sprinkler coverage.
- Provide sprinklers within the enclosure, ductwork, or dust collector when required by the approved design and applicable codes.
- Protect fire alarm devices from dust and ensure they remain properly located and operational.
- Provide portable fire extinguishers in accordance with NFPA 10.
- Provide a Class D extinguisher if combustible metals will be processed.
- Ensure emergency shutdown controls are accessible and permanently identified.
- Maintain all exits, exit-access pathways, emergency lighting, and exit signs unobstructed and visible.

Detailed plans and equipment specifications will need to be submitted to the Fire Marshal's Office for review before installation or operation.

Thank you

Respectfully,

Troy J. Donohue
Fire Marshal
City of Norwalk Fire Department
121 Connecticut Avenue
Norwalk, CT 06854
Office 203-854-0226
Mobile 203-807-3166
Email TDonohue@norwalkct.gov



Andrzejewski, Michelle

From: Mooney, William
Sent: Tuesday, August 25, 2026 8:21 AM
To: Andrzejewski, Michelle
Subject: Re: 131 New Canaan Avenue - Special Permit to add overhead bay door.

Good morning Michelle,

I have no objections to the plans as submitted insofar as all emission and noise standards are met regarding the sandblasting operations.

Bill

From: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Sent: Friday, August 21, 2026 8:32 AM
To: Mooney, William <WMooney@norwalkct.gov>
Subject: RE: 131 New Canaan Avenue - Special Permit to add overhead bay door.

Hi Bill,

It's an existing non-conforming motor vehicle use that they are adding a new bay to do sandblasting in. Here is the application page with the plans: <https://www.norwalkct.gov/3934/131-New-Canaan-Avenue--2026-56-SP>

Best,
Michelle

From: Mooney, William <WMooney@norwalkct.gov>
Sent: Friday, August 21, 2026 8:23 AM
To: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Subject: Re: 131 New Canaan Avenue - Special Permit to add overhead bay door.

Hi Michelle,

Can you provide me with a bit more information on this?

Thanks,
Bill

From: Andrzejewski, Michelle <mandrzejewski@norwalkct.gov>
Sent: Friday, August 21, 2026 8:13 AM
To: Mooney, William <WMooney@norwalkct.gov>; Ireland, William <WIRELAND@norwalkct.gov>; Yeung, Benjamin <BYeung@norwalkct.gov>; Donohue, Troy <TDonohue@norwalkct.gov>
Subject: 131 New Canaan Avenue - Special Permit to add overhead bay door.

Hi All,

P&Z Commission has a Special Permit application to expand a non-conforming use to add sandblasting which will result in a new overhead door. There is no proposed site work or expansion to the buildings footprint. Let me know if you have any comments or issues. The Commission will review this at their September 16th meeting.

Thank you!
Michelle



CITY OF NORWALK
Planning & Zoning Commission
Norwalk City Hall, Room 129
125 East Avenue,
Norwalk, CT 06856-5125

MEMORANDUM

September 16th, 2026

TO: Planning and Zoning Commission – Chapin Bryce, Chair

FROM: Michelle Andrzejewski, Senior Planner

SUBJECT: #2026-56 SP – 131 New Canaan Ave, LLC – 131 New Canaan Avenue (District 5, Block 52, Lot 24A) – Special Permit application to expand a non-conforming Motor Vehicle Repair Use to add an overhead door for service.

ZONE: CD-3

ZONING HISTORY:

- 1956 property was approved for a gas station.
- 1984 property was approved for motor vehicle repair.
- Currently, the property is maintained as motor vehicle repair shop.

PROPOSAL:

The applicant is proposing to add one (1) garage bay door that shall be used for servicing vehicles.

STAFF COMMENTS:

Staff received a zoning permit June of 2026, proposing to add a fourth garage bay door. While under review staff had identified this use to be non-conforming which would require special approval to expand the operations. Staff also discovered the applicant's ultimate goal was to add sandblasting in this new area. Staff provided a path to move forward that required the applicant to first to obtain a Special Permit per Article 8.4.8.N that says the use "may be expanded by up to twenty-five (25%) of its existing floor area provided that the proposed expanded building complies". If approved by Planning and Zoning Commission then the applicant may apply for a Special Exception to the Zoning Board of Appeals to allow a change in use from one nonconformity to another.

The Planning and Zoning Commission's authority is limited to consideration of the proposed expansion of the Motor Vehicle Repair use through the addition of one (1) service bay, regardless of whether the applicant ultimately pursues or receives approval for sandblasting.

SIGN-OFFS:

Health Department, Fire Marshall, Transportation, Mobility, and Parking have no issues with the current proposal. Any and all sign-offs will be required prior to Zoning Permit.

VIOLATIONS:

There are no known zoning violations currently on the property.

The following resolutions are offered:

DRAFT RESOLUTION TO APPROVE

BE IT RESOLVED that application #2026-56 SP – 131 New Canaan Ave, LLC – 131 New Canaan Avenue (District 5, Block 52, Lot 24A) – Special Permit application to expand a non-conforming Motor Vehicle Repair Use to add an overhead door for service be **APPROVED** subject to the following conditions:

1. That the building will be constructed and occupied in accordance with the following plans:
 - a. Per plan set dated 5/2/2026 prepared by Frank Posluszny, CosCob, CT; and
2. That a Special Permit certificate and mylar be filed on the Norwalk Land Records prior to the issuance of a Zoning Permit; and
3. That all required department sign-offs are obtained prior to issuance of any Zoning Permit; and
4. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
5. That all Junk Vehicles or inoperable vehicles or equipment shall be within a completely enclosed Building; and
6. That no vehicles shall be displayed or stored in required landscaping or in Rights-of-Way; and
7. That the applicant maintains their existing landscaping in order to comply with the landscaping requirements; and
8. That the approved expansion shall be used solely for Motor Vehicle Repair.
9. That sandblasting is expressly prohibited and shall not be conducted within the approved expansion or as part of the use authorized by this Special Permit.; and
10. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and
11. That required parking spaces be striped prior to final Certificate of Zoning Compliance; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be September 25th, 2026.

You must obtain a zoning approval prior to any work on the site.

DRAFT RESOLUTION TO DENY

BE IT RESOLVED that application #2026-56 SP – 131 New Canaan Ave, LLC – 131 New Canaan Avenue (District 5, Block 52, Lot 24A) – Special Permit application to expand a non-conforming Motor Vehicle Repair Use to add an overhead door for service be **DENIED** subject to the following reasons:

1. Impact on neighborhood properties, as compared to Uses, Buildings, and Structures permitted as a matter of right.

**PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125**

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONING AMENDMENT APPLICATION

APPLICATION INFORMATION (3 HARD COPIES AND A DIGITAL COPY OF ALL REQUIRED DOCUMENTS)

1. **Fee: \$1,060.00 application fee** - Payment of this application fee must be made by **credit or debit card *only***; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).

2. Applicant's name and address

**Wall Street Neighborhood Association
57 Main Street
Norwalk, CT 06851**

3. Street address of applicant's property affected by proposed amendment and district, block and lot number. Applications for amendments which are accompanied by a site plan, special permit or zone change shall list all adjoining property owners and all property owners directly across the street from the subject property.

Please see attached Wall Street Overlay Map. Neighboring properties will be listed in the certificate of mailing to be submitted with neighbor notice.

4. Provide the text of the proposed amendment, including appropriate article, section and paragraph references, and a written narrative with reasons for the requested change in the zoning regulations and the effect upon other similarly zoned areas of the city, if such change were approved.

Please see attached text amendments.

5. Provide a zoning history of the property and its adjacent area, beginning in 1929, and the current Plan of Development category for the property.

Prior to the effective date of the current zoning regulations, on February 19, 2024, most of the Wall Street overlay zone was located in the then-Central Business District and was exempt from parking requirements. Even once the current zoning regulations became effective, this area, now in the CD-4, was initially exempt from parking requirements.

As for the current Plan of Development category for the property, the Wall Street overlay zone is categorized as a downtown, mixed-use redevelopment district. It's in a mixed-use urban center, which doubles as a

historic downtown / arts district. It's in a transit- and pedestrian-oriented redevelopment corridor, and it's also an economic development focus area.

6. Provide dates of any previous zoning amendments or map changes, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of any variance(s) requested and granted.

Please refer to our enclosed materials. To the extent not answered by our enclosed materials, we request relief from this requirement.

7. Provide maps of area in the vicinity of applicant's property and all other properties within 500' radius (1" = 100') showing
- Current zoning of all property
 - All other property within 500' radius owned by applicant
 - All properties that will become non-conforming uses as a result of requested change.

See enclosed maps and assorted materials. All properties in the Wall Street overlay zone are located in the CD-4. There is no other property within a 500' radius owned by the applicant, and no properties will become non-conforming uses as a result of the requested change.

8. Provide a map of the city showing all zones affected by the zoning amendment including a calculation of the areas involved.

Please see attached Wall Street Overlay Map.

9. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning and Tax Collector's Office.

Applicant requests to be exempt from this requirement.

10. **Notice Requirements:**

If the amendment is accompanied by a site plan or special permit application, the applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land which abut or are directly across the street from the area affected by the amendment or site plan. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject proposal notification may be sent to the condominium association in lieu of the individual unit owners. Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. (See attached sample notification form)

11. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site, and upon the contemplated development, if any:

A. **Drainage:** (prepared by registered professional engineer)

- a. Presence of watercourses, water bodies and wetlands
- b. Existing and proposed storm drainage facilities
 - i. water-runoff from upland properties
 - ii. effect upon down stream properties
- c. Storm drainage computations
- d. Flood hazard zone information, if applicable

B. **Traffic** (prepared by professional traffic engineer)

- a.
 - i. road classification
 - ii. road widths
 - iii. roadway capacity (level of service)
- b. Existing Traffic conditions
 - i. average daily traffic
 - ii. peak hour traffic volumes
- c. Impact of the proposal upon traffic flow and safety
 - i. projected trip generation
 - ii. effect upon peak hour traffic and level of service
 - iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zoning amendment/site plan will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Applicant requests relief from this requirement.

12. **Deadline for application submittals:** The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.

13. **Expert Testimony at Public Hearings:**

It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Zoning Commission.

14. Payment for Legal Notice Publication

Applicants shall be responsible for payment of three legal notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to the HOUR. Applicants must contact the HOUR at the address given below to arrange for payment in advance of the publication date.

**Jocelyn Battista, Classified Advertising Manager
The HOUR
1 Selleck Street
Norwalk, CT 06855
Phone: (203) 354-1100 or 846 - 3281
Fax: (203) 846 - 9897**

**The Applicant, by
Wofsey, Rosen, Kweskin, & Kuriansky, LLP**



**Adam J. Blank, Esq.
Duly Authorized**

As revised to May 1989.

Amended May 17, 1989- Effective May 26, 1989.

Amended October 27, 1995

Amended August 20, 2003; effective August 29, 2003.

As revised to January 9, 2004 with new state land use fee as per PA 03-6.

As revised to August 9, 2004 with new state land use fee as per PA 04-144.

As revised effective March 24, 2006 with new application fee.

As revised effective May 26, 2006 to add 10 day hearing deadline.

As revised effective May 29, 2009 to add expert testimony.

As revised effective Oct 1, 2009 with new state land use fee.

As revised March 30, 2015 to revise payment options.

As revised October 12, 2022 to revise number of copies required, updated fee amount, and revised "Zoning Commission" to Planning and Zoning Commission where applicable

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a Zoning
(Applicant)

Amendment application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____
(Description of Proposal)

The Norwalk Planning & Zoning Commission will conduct a public hearing on this proposal at

(Day, Date, Time, and Location)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Planning & Zoning Commission Office, 125 East Avenue, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

PLANNING & ZONING COMMISSION
125 EAST AVENUE
P.O. BOX 5125
NORWALK, CONNECTICUT 06856-5125

Revised October 12, 2022

REQUIREMENTS FOR SUBMISSION OF ZONE CHANGE APPLICATION

APPLICATION INFORMATION (3 HARD COPIES REQUIRED AND A DIGITAL COPY FOR ALL REQUIRED DOCUMENTS)

1. **Fee: \$1,060.00 application fee** - Payment of this application fee must be made by credit or debit card *only*; cash and checks are not accepted. (Fee includes \$60 for State of Connecticut land use processing fee).
2. List all property owners within the area of requested change, including their street address and district, block and lot number.

Please see attached Wall Street Overlay Map.

3. List all adjoining property owners and all property owners directly across the street from the requested zone change.

Neighboring properties will be listed in the certificate of mailing to be submitted with neighbor notice.

4. Describe property's boundaries. (See 7a).

Please see attached Wall Street Overlay Map.

5. Provide a written narrative with reasons for requested change, including the zoning history of the area since 1929, the effect of the change on the surrounding neighborhood, and the current Plan of Development category of the property.

Please see attached narrative.

6. Provide dates of any previous zone changes, zoning amendments, special exceptions, and/or variances requested for same property or portion thereof, including the file name and number and a copy of the variance(s) requested and granted. –

Applicant requests exemption from this requirement.

7. Provide Class A-2 survey maps of property in suitable scale (1" = 40') or less, prepared and sealed by a licensed land surveyor, showing the following data and facilities (**3 copies required**):
 - a. Property boundaries (in metes and bounds)
 - b. Area of property

- c. Current zone boundaries on property
- d. Current areas and percentage of property in different zones
- e. Proposed zone boundaries on property
- f. Area and percentage of property in proposed zone(s)
- g. Current land use of property and of parcels abutting the property

To the extent not covered by the enclosed materials, applicant requests exemption from this requirement.

8. Provide maps of area surrounding zone change with all other properties within 500' radius (1" = 100') showing **(3 copies required)**:
 - a. Current zoning of all property
 - b. All other property within 500' radius owned by applicant
 - c. All properties that will become non-conforming uses as a result of requested change.

See enclosed maps and assorted materials. All properties in the Wall Street overlay zone are located in the CD-4. There is no other property within a 500' radius owned by the applicant, and no properties will become non-conforming uses as a result of the requested change.

9. Provide one copy of a current aerial photograph of neighborhood, including area within 500 feet of the requested area of change, showing boundaries of site, title, scale, date photo was taken, north arrow, and all street names in vicinity of site. (1" = 100' or 1" = 200' for very large sites) (Prints available from D.P.W.)

See enclosed materials.

10. **Traffic & Drainage Reports:** Applications which will have a significant impact upon drainage or traffic conditions shall include the following information, computed on the basis of any of the uses the zoning would allow, calculated on the maximum development potential of the site and upon the contemplated development, if any: **(3 copies required)**

- A. **Drainage:** (prepared by registered professional engineer)
 - a. Presence of watercourses, water bodies and wetlands
 - b. Existing and proposed storm drainage facilities
 - i. water-runoff from upland properties
 - ii. effect upon down stream properties
 - c. Storm drainage computations
 - d. Flood hazard zone information, if applicable
- B. **Traffic** (prepared by professional engineer)

- a.
 - i. road classification
 - ii. road widths
 - iii. roadway capacity (level of service)
- b. Existing Traffic conditions
 - i. average daily traffic
 - ii. peak hour traffic volumes
- c. Impact of the proposal upon traffic flow and safety
 - i. projected trip generation
 - ii. effect upon peak hour traffic and level of service
 - iii. improvements in road conditions or signalization

When, in the opinion of the Planning & Zoning Commission, a proposed zone change will have little or no significant impact on drainage or traffic conditions, the requirement for such information may be waived upon written request by the applicant.

Applicant requests exemption from this requirement.

11. **Deadline for application submittals:** The applicant must submit all documentary evidence in support of the application to the Commission no fewer than ten (10) days prior to the day of the hearing or any reconvening thereof.
12. **PUBLIC ACT NO. 95-320** requires that approval of building applications be withheld when taxes are delinquent for a property. Please stop at the Tax Collector's Office (Room 105) to get written confirmation of your tax status before submitting an application for zoning approval. Copies of the form are available in the Planning & Zoning & Tax Collector's Office.

Applicant requests exemption from this requirement.

13. **Expert Testimony at Public Hearings:**
It shall be the applicant's responsibility to furnish the resumes, ten (10) days in advance of a public hearing, of those person(s) who will provide expert testimony to the Planning & Zoning Commission.
14. **Notification of neighbors**
 - A. The applicant shall notify by certified mail, return receipt requested at least ten (10) days prior to the public hearing, the owners of land within the area proposed for change and the owners of land which abut or are directly across the street from the area proposed for change. The names of the owners shall be taken from the latest Tax Assessor records. When a condominium is located within, across the street, or abuts the subject proposal, notification may be sent to the condominium association in lieu of the individual unit owners.

Evidence of certified mailings shall be submitted by the applicant on or before the public hearing date. (See attached sample notification form)

- B. Zone changes initiated by the Norwalk Planning and Zoning Commission shall be exempt from the provision of paragraphs 14.A

15. **Payment for Legal Notice Publication**

Applicants shall be responsible for payment of three legal notices in the HOUR newspaper. Two notices will advertise the application's public hearing date and one will advertise the Commission's action on the application.

The Planning & Zoning staff will provide the required legal notices to the HOUR. Applicants must contact the HOUR at the address given below to arrange for payment in advance of the publication date.

Classified Advertising Manager

The HOUR

Phone: (203) 354-1100 or 846 – 3281

Fax: (203) 846 – 9897

**The Applicant, by
Wofsey, Rosen, Kweskin, & Kuriansky, LLP**

Adam J. Blank

**Adam J. Blank, Esq.
Duly Authorized**

As revised to May 1989.

Amended May 17, 1989 - Effective May 26, 1989.

Amended October 27, 1995

Amended August 20, 2003; Effective August 29, 2003.

As revised to January 9, 2004 with new state land use fee PA03-6.

As revised to August 9, 2004 with new state land use fee PA04-144.

As revised effective March 24, 2006 with new application fee.

As revised effective May 26, 2006 to add 10 day hearing deadline.

As revised effective May 29, 2009 to add expert testimony

As revised effective Oct 1, 2009 with new state land use fee

As revised March 30, 2015 to revise payment options

As revised to January 1, 2018 to eliminate references to Zoning Committee (disbanded 12/31/2017)

As revised to October 12, 2022 to revise number of copies required, updated fee amount, and revised "Zoning Commission" to Planning & Zoning Commission where applicable.

NOTIFICATION FORM

Dear _____,

Be advised that _____ has applied for a Zone Change
(Applicant)

application for property located at the following address: _____

(Street name and number and District, Block and Lot numbers)

The proposal is for _____

(Description of Proposal)

The Norwalk Zoning Commission will conduct a public hearing on this proposal at

(Day, Date, Time, and Location of Public Hearing)

You are being notified because your property abuts the property or is located directly across the street from the subject parcel. The application is on file in the Zoning Commission Office, 125 East Avenue, P. O. Box 5125, Norwalk, Connecticut 06856-5125.

(THIS FORM IS TO BE COMPLETED BY APPLICANT)

Don't block what *works*.

Wall Street is the kind of walkable, mixed-use, historic neighborhood most American cities spend billions trying to build. We already have it. We're asking for zoning that lets it grow.

SUBMITTED BY FOR CONSIDERATION ACTION REQUESTED
Wall Street Neighborhood Association Text Amendment & Map Change Adopt the WS-Overlay Pilot

01 THE BIG IDEA

A small, targeted, *reversible* pilot.

The Wall Street Neighborhood Association is asking the Commission to adopt a pilot overlay zone for the Wall Street Historic District. The pilot centers on three narrow changes to unlock the kind of small-scale, walkable, mixed-use growth that the City has already invested \$35.5 million to support.

CHANGE 01

District parking, not parcel parking.

Use the 1,700+ shared spaces that already exist instead of forcing every small lot to invent its own.

CHANGE 02

Same envelope, more variety.

Lift the unit-count cap so the same building can hold studios and one-bedrooms, not just luxury two-beds.

CHANGE 03

Fee-in-lieu for small projects.

Let projects under 20 units pay into the Affordable Housing Fund & those under 10 units pay into a Public Spaces Fund instead of carrying enterprise-scale compliance.

\$35.5M

CITY + FEDERAL
INFRASTRUCTURE
ALREADY
COMMITTED TO
THE CORRIDOR

1,700+

EXISTING
PARKING SPACES
IN THE DISTRICT

~200

AFFORDABLE
UNITS ALREADY
BUILT OR UNDER
CONSTRUCTION

The people who *live and work* here.

The Wall Street Neighborhood Association exists to create and sustain a clean, friendly, inviting neighborhood that attracts residents, businesses, and visitors. Our board members own businesses, own buildings, and live on these streets. We are proposing changes to the place we call home.

B BJ Lawless • President

Owner, Banc House (16 River Street) and BJ Ryan's (57 Main Street); also BJ's East in East Norwalk.

G Greer Fredericks

Owner, Greer Southern Table at 7 River Street; lives on Wall Street. Formerly owned Peaches Southern Pub & Juke Joint.

T Thea Catherine

Owner of Salon Etre / Common Ground (10 River) and SoNo Academy (5 Mechanic Street); lives on Wall Street.

N Nancy McGuire

Owner of 64 Wall Street; operates a commercial appraisal business at that address.

M Marc Alan

Factory Underground and Factory Underground Tech School, 18 Isaacs Street.

J Jason Milligan

Real estate broker at 48 Wall Street; owner of numerous district properties; local developer; mural aficionado.

C Chris McMahon

Owner of McMahon Ford, Main and Burnell.

M Marc Grenier

Attorney with offices at 24 Belden Avenue, in the District.

What Wall Street *already is.*

Wall Street is Norwalk’s historic commercial core: an artist community, a dining destination, a small-business hub, and a growing residential neighborhood. The street grid predates the automobile. The buildings sit on zero-lot lines with no setbacks and no driveways—producing a walkable, mixed-use environment that planners across the country are now trying to design from scratch.

Zero-lot-line buildings. No driveways. No setbacks. A walkable street grid that predates the car.

It is a small district, and a remarkably full one. The District Music Hall—a restored 1919 landmark—anchors a growing arts scene alongside the Norwalk Conservatory of the Arts and Factory Underground, a tech and creative workspace serving more than forty companies. The Norwalk Transit Hub and the Norwalk Public Library sit within the same few blocks, joined by dozens of restaurants and shops, more than 100 commercial tenants, and hundreds of residential units.

Development is finally happening at meaningful scale. **Wall Street Place** delivered 155 units, all of them deed-restricted affordable. **24 Belden Avenue** is under construction with 102 units, 30% of them affordable—triple the city requirement—with a Hilton Hampton Inn co-located. Nine more units are rising at **3 Isaacs Street**. The City has committed more than \$30 million to the Wall Street Corridor Improvement Project for new sidewalks, bike lanes, festival streets, and gateway features. An additional \$5.5 million in federal transportation funding sits alongside it—and must be obligated by September 2026.

A NOTE ON HISTORY

The Wall Street Historic District was added to the National Register of Historic Places in 2009. Established as a township around 1896, it grew up around a railroad station at 47 Wall Street and a trolley house at 10 Wall Street—both gone from public records by 1936, but their buildings, in altered form, remain. In 1955, back-to-back hurricanes Connie and Diane dropped more than two feet of rain on Connecticut and the Norwalk River came over its banks. Wall Street rebuilt itself, salvaged its landmarks, and kept going. Resilience is part of the address.

“I’ve run Banc House and BJ Ryan’s on Wall Street for years, and I can tell you a more walkable Wall Street coupled with more neighbors and the increased foot traffic they bring would be a game changer.”

— BJ Lawless, President, Wall Street Neighborhood Association

Zoning that *matches* the investment.

The infrastructure is here. The investment is here. We just need zoning that works with the neighborhood—zoning that turbocharges the vision while preserving the historic character, architectural resources, and pedestrian-oriented streetscape that make Wall Street what it is.



The pilot boundary is not a coincidence. It tracks, almost street-for-street, the area where the City is already spending \$30 million on infrastructure improvements through the TMP Corridor Improvement Project. All but 3 of the lots are less than .5 an acre and the majority are not even 7,000 sq. ft. lots. The City has identified this as the place to invest. The zoning should match. **Small. Targeted. Exactly where the City is already planting seeds for growth.**

The goal is straightforward: a vibrant, walkable, live/work/play neighborhood. More neighbors. More activity. More reasons to come. Done well, this kind of growth doesn't replace what's already on Wall Street—it strengthens it. The same small businesses and creative tenants that make the district worth visiting need foot traffic, and foot traffic needs people who live nearby.

The infrastructure is here. The investment is here. We need zoning that matches.

Three changes. Each one *narrow*. Each one *monitored*.

The proposed overlay touches three specific provisions of the Zoning Regulations and leaves everything else intact. Building height, bulk, setbacks, lot coverage, façade standards, design review, historic preservation rules—all unchanged. What changes is the small handful of provisions that, in this specific district, prevent the kind of small-scale, infill growth the City says it wants.

CHANGE 01 SECTION 4.3.12 — PARKING

District parking, *not parcel* *parking.*

Stop forcing each small lot to build its own parking. Use the parking that already exists.

The Wall Street Historic District has more parking than it uses. The May 2025 Redniss & Mead Parking Supply Analysis documented over 900 public spaces and nearly 800 private spaces in or abutting the District—and even at peak hours on peak days, more than 450 public spaces and another 400 private spaces sit empty.

Meanwhile, **73% of the properties in the district have limited or no on-site parking.** Over 70% of parcels are smaller than 10,000 square feet—too small to build meaningful on-site parking without demolishing a historic building to do it. Requiring every individual building to provide its own parking, when abundant shared parking already exists, is redundant, expensive, and often physically impossible.

PARKING CAPACITY ·
PEAK HOURS · PEAK DAYS

PUBLIC SPACES (900+)

450+ EMPTY

PRIVATE SPACES (~800)

~400 EMPTY

450+

additional units of housing that existing public parking alone could absorb.

This isn't an untested idea. **HB 8002, signed by Governor Lamont in November 2025, eliminated parking minimums statewide** for residential projects under 16 units and required parking-needs assessments for larger ones. The proposal extends the same logic to Wall Street—the Redniss Parking Supply Analysis demonstrates the district could absorb more than 450 additional units before approaching a parking shortage.

Before the current zoning regulations became effective on February 19, 2024, most of the Wall Street area was located in the Central Business District, and was exempt from parking requirements. Even immediately following the adoption of the current regulations, most of the Wall Street overlay zone was exempt from parking requirements.

Greer Southern Table sits at the base of the Yankee Doodle Garage—a garage that, on most nights, sits mostly empty. I live on Wall Street too, so I see it both ways: the parking is already here, the customers aren’t yet. More neighbors filling those parking spaces and a packed garage is a problem I look forward to.”

— Greer Fredericks, Owner, Greer Southern Table

S A M E E N V E L O P E
T W O O U T C O M E S

T O D A Y
Cap by lot size · 4 large units

2BR	2BR
2BR	2BR

U N D E R P I L O T
Same envelope · varied unit mix

Studio	Studio	1BR	1BR
L/W	1BR	Studio	Studio

U N C H A N G E D :
Height · Bulk · Setbacks · Lot coverage Façade standards · Design review Historic preservation · Building codes

C H A N G E D : O N L Y T H E U N I T
- C O U N T C A P .

Same building. More choices.

Lift the unit-count cap. Keep every other building rule exactly the same.

Under the current rules, a 300-square-foot studio and a 2,500-square-foot four-bedroom townhouse are both counted as one unit—and the total number of units allowed is capped by lot size. The result is a regulation that quietly pushes every developer toward the same outcome:

fewer, larger, more expensive apartments. It also pushes them to use leftover bulk for amenity space and excess parking, which drives rents up further.

Removing the unit cap does not make buildings bigger. Height, setback, lot coverage, bulk, and façade standards all stay exactly as they are. The same building envelope is allowed to contain a different mix—studios, one-bedrooms, live/work spaces—instead of a smaller number of large luxury units.

This is the housing that young professionals, artists, students, and service workers can actually afford. It’s also the housing that makes a walkable urban neighborhood feel alive.

“I run a salon and an academy on Wall Street, and I live here too. My stylists and students want to live where they work, but right now the only new housing is luxury two-bedrooms or income-restricted units with waiting lists. Lifting the unit-count cap means the same buildings can finally include the studios and one-bedrooms my team can actually afford.”

— Thea Catherine, Owner, Salon Etre / Common Ground & SoNo Academy

CHANGE 03

ARTICLE 6 — WORKFORCE HOUSING

Small-project relief.

Let projects of 19 units or fewer pay into the Affordable Housing Fund instead of running enterprise-scale compliance, and let projects of 10 units or fewer pay into the Public Spaces Fund.

Wall Street is already producing serious affordable housing. Wall Street Place delivered 155 units at 100% affordable. 24 Belden is rising with 30% of its 102 units affordable—three times the city requirement. Head of the Harbor reserves 10% of its 60 units for workforce housing. The district is doing more than its share.

It’s also producing something else: **naturally affordable housing.** Small buildings, walkup units, no parking, no amenity packages—these things keep rents down without a deed restriction. One Wall Street landlord, Jason Milligan, currently rents 105 units in the district at an average of **23% below the affordable threshold.**

A F F O R D A B L E H O U S I N G I N
T H E D I S T R I C T T O D A Y

Wall Street Place 155 UNITS
100% AFFORDABLE · 155 UNITS

24 Belden Avenue 102 UNITS
30% AFFORD

Head of the Harbor 60 UNITS
10% WORKFORCE

Close to 200

deed-restricted affordable units already built or under construction.

The current Workforce Housing threshold was lowered three times—from 20 units to 12 to 10—and has produced few, if any, deed-restricted affordable units in the 10–19-unit range. Instead, it has done what overregulation designed for 200-unit projects predictably does at 15: stopped projects from happening. The fee-in-lieu keeps revenue flowing into the City’s Affordable Housing Fund while removing a barrier that, in practice, kills small projects in the cradle.

The City recently adopted a fee-in-lieu program for public realm spaces on small lots. This program should be extended to Wall Street’s small lots.

“Over the past decade, Wall Street has become a thriving, culturally diverse, and creative community, with many successful music, media and arts-based businesses like Factory Underground Studio. But while it’s become a place for young people to study, work, and play, living here remains unaffordable for many of them. We believe the overlay is the best way to achieve naturally-affordable housing options for the musicians, artists, students, new graduates, and young professionals, eager to call Wall Street home.”

— Marc Alan, Factory Underground & Factory Underground Tech School

05

PLAN ALIGNMENT

This is what the City *already said it wanted.*

The proposed overlay is not a departure from Norwalk’s planning record. It is a faithful application of it. Both the 2003 Wall Street Master Plan and the Citywide Plan of Conservation and Development describe—in their own words—the kind of district this overlay would produce.

<i>Wall Street Master Plan</i> N O R W A L K R E D E V E L O P M E N T A G E N C Y · 2 0 0 3	Calls for support of a <i>"vital mix of uses"</i> to <i>"contribute to its identity as an attractive place to live, work and visit"</i> (p. 13); promotes expansion of housing variety; encourages <i>"imaginative adaptive reuse that retains the essential architectural elements of the past"</i> (p. 14); identifies the residential market as the strongest opportunity for development in the area (p. 43).
<i>Wall Street Master Plan</i> C O N S T R A I N T S I D E N T I F I E D · 2 0 0 3	The Plan flags small parcel size and a constrained street grid as obstacles to conventional development. <i>This proposal reframes both as assets:</i> the dense network of streets becomes the ideal infrastructure for a pedestrian streetscape, and the small parcels become the foundation for the small-scale infill housing the Plan called for.
<i>Citywide Plan of Conservation & Development</i> " P O C D "	Sets the goal that <i>"neighborhood and corridor activity centers have urban design standards that promote walkability"</i> (p. 224); calls for new walkable <i>"urban villages"</i> (p. 235); explicitly supports <i>"walkable mixed-use centers in Wall Street/West Avenue"</i> as transit-served areas that <i>"could support additional walkable mixed-use development with more residential growth and density"</i> (p. 235).
<i>State Statute</i> P U B L I C A C T 2 5 - 1 (H B 8 0 0 2) · 2 0 2 5	Eliminates parking minimums statewide for residential developments under 16 units, and removes parking minimums for larger projects when a parking-needs study shows sufficient public parking. <i>The proposal applies the same logic to Wall Street, where a current parking study already documents the surplus.</i>

¹ In 2019, the Redevelopment Agency combined the very different Wall Street and West Avenue neighborhoods into a single plan. That combined plan does not capture the essence or needs of Wall Street nearly as well as the 2003 Plan, which remains excellent guidance for the neighborhood’s future. Little of the 2003 Plan was ever implemented.

A pilot, not a *permanent* rewrite.

Every change in this proposal is reviewable, monitorable, and reversible. The Commission keeps the wheel.

Annual review

Planning & Zoning and TMP can annually (or more frequently) report to the Commission on permits issued, units approved and built, average and median rents, parking occupancy, fee-in-lieu revenue, and any complaints received.

Hard parking cap

The parking exemption automatically sunsets when 300 units of multifamily housing without on-site parking have been approved within the overlay—a deliberate stop long before any parking shortage.

Historic structures protected

No property within the overlay can use these regulations if doing so would require demolition of a Historic Structure.

Form-based controls intact

Height, bulk, setbacks, lot coverage, façade standards, and Village District design review all remain in full force. Every project still passes architectural compatibility review.

Workforce requirement preserved

Projects of 20 units or more remain fully subject to Article 6 Workforce Housing rules without modification. The fee-in-lieu applies only to small projects under 20 units.

Termination authority

The Commission may amend or terminate any provision of the overlay at any time. Nothing in the pilot binds future Commissions.

***I** opened my business in this neighborhood over 25 years ago on the promise of a Wall Street revitalization. It's finally happening—thanks to grassroots effort and serious public investment. These zoning changes are the missing piece. They'll bring the kind of housing my own employees and the workers across this district can actually afford, alongside the larger projects already underway."*

— Chris McMahon, Owner, McMahon Ford

Don't block what *works.*

Wall Street is on the rise. The City has invested. The State has legislated. The neighborhood is ready. We are asking the Commission to adopt the WS-Overlay pilot—small in scope, narrow in effect, fully monitored, and fully reversible—and let the neighborhood grow into the future it has already been promised.

R E S P E C T F U L L Y S U B M I T T E D

The Wall Street Neighborhood Association

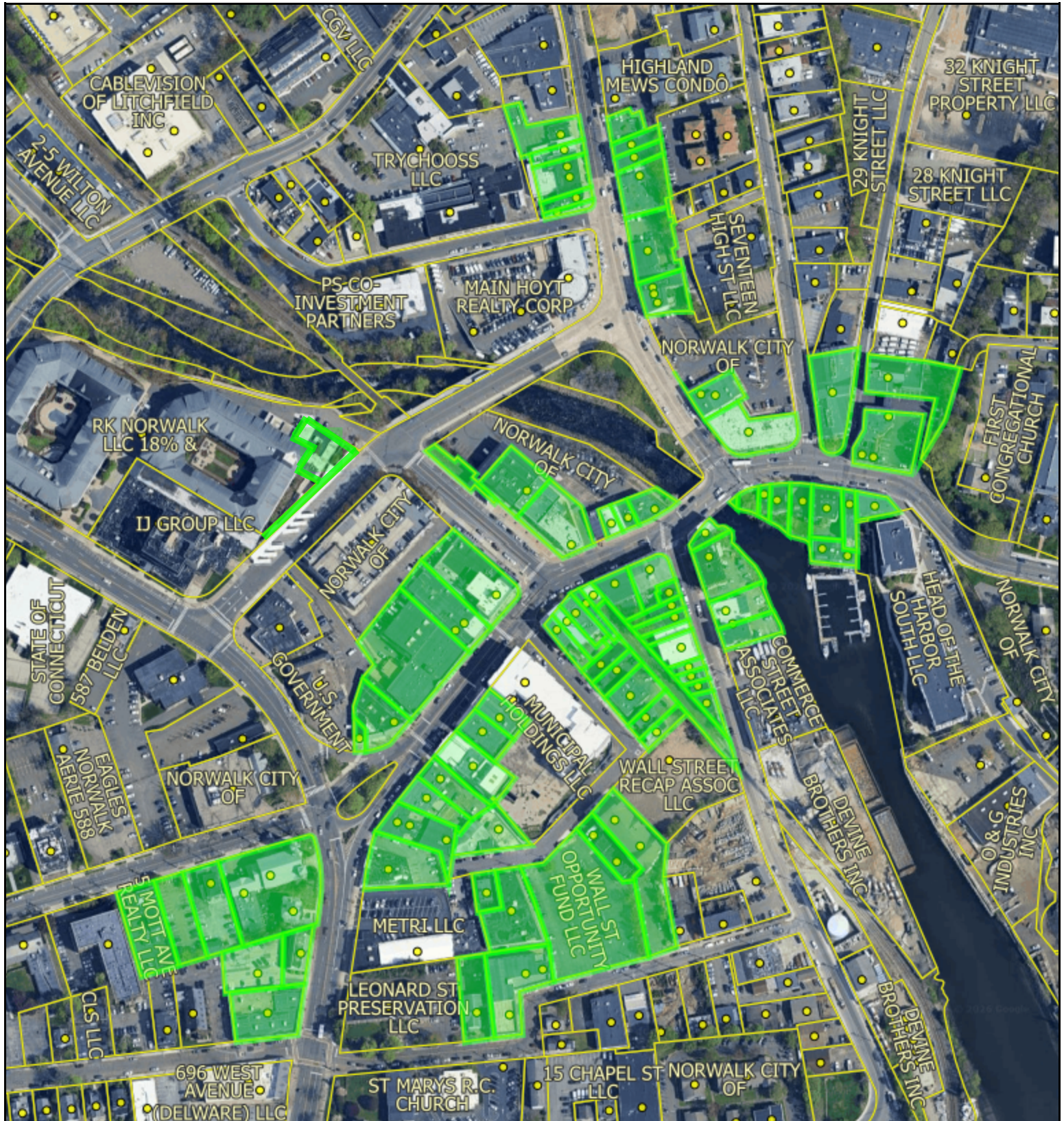
By: *Adam J. Blank*

Wofsey, Rosen, Kweskin & Kuriansky, LLP

Norwalk, CT

Assessor's Office

Norwalk, Assessor

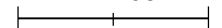


Date Created: 5/13/2026

Created By: anonymous

Wall Street Neighborhood

1 inch = 265 feet



This map should be used for reference purposes only and should not be considered a legal document. While every effort has been made to ensure the accuracy of this product, the publisher accepts no responsibility for any errors or omissions nor for any loss or damage alleged to be suffered by anyone as a result of the publication of this map and the notations on it, or as a result of the use or misuse of the information provided herein.

1) ELIAS JORGE & SONIA

Address: 7 LEONARD ST
Legal: 14NE
Parcel: 1-29-59-0

RPID: 1571

Acres: 0.22

2) LEONARD STREET ASSOCIATES LLC

Address: 9 LEONARD ST
Legal: 14NE
Parcel: 1-29-57-0

RPID: 1569

Acres: 0.367

3) BURTON REAL ESTATE GROUP LLC

Address: 18 ISAACS ST
Legal: 14NE
Parcel: 1-29-24-0

RPID: 1537

Acres: 0.32

4) WALL ST OPPORTUNITY FUND LLC

Address: 31 ISAACS ST
Legal: 14NE
Parcel: 1-29-23-0

RPID: 1536

Acres: 0.085

5) WALL STREET OPPORTUNITY FUND LLC

Address: 21 ISAACS ST - 21 ISAACS ST 06856
Legal: 14NE
Parcel: 1-29-28-0

RPID: 1539

Acres: 0.154

6) WALL ST OPPORTUNITY FUND LLC

Address: 23 ISAACS ST
Legal: 14NE
Parcel: 1-29-25-0

RPID: 1538

Acres: 1.073

7) N/A

Address: N/A
Legal: N/A
Parcel: 1-29-54-0

RPID: 0

Acres: N/A

8) DALEY GEORGE

Address: 11 1/2 ISAACS ST
Legal: 14NE
Parcel: 1-29-30-0

RPID: 1541

Acres: 0.08

9) GEOTUS LLC

Address: 11 ISAACS ST
Legal: 14NE
Parcel: 1-29-31-0

RPID: 1542

Acres: 0.09

10) DILLARD NATHAN & GLORIA T

Address: 32 COMMERCE ST
Legal: 14NE
Parcel: 1-29-49-0

RPID: 1564

Acres: 0.04

11) DILLARD FINANCIAL LLC

Address: 28 COMMERCE ST
Legal: 14NE
Parcel: 1-29-48-0

RPID: 1563

Acres: 0.02

12) N/A

Address: N/A
Legal: N/A
Parcel: N/A

RPID: 0

Acres: N/A

13) HODGES DIANE & CRUZ CYNTHIA &

Address: 20 COMMERCE ST
Legal: 14NE
Parcel: 1-29-46-0

RPID: 1561

Acres: 0.03

14) REAL ESTATE & GROUNDS SERVICES LLC

Address: 26 COMMERCE ST
Legal: 14NE
Parcel: 1-29-47-0

RPID: 1562

Acres: 0.03

15) GALATRO JOHN V

Address: 12 COMMERCE ST
Legal: 14NE
Parcel: 1-29-43-0

RPID: 1558

Acres: 0.06

16) GMS PROPERTIES LLC

Address: 14 COMMERCE ST
Legal: 14NE
Parcel: 1-29-44-0

RPID: 1559

Acres: 0.05

17) GMS PROPERTIES LLC

Address: 16 COMMERCE ST
Legal: 14NE
Parcel: 1-29-45-0

RPID: 1560

Acres: 0.11

18) HM 39 WALL LLC

Address: 39 WALL ST
Legal: 14NE
Parcel: 1-29-41-0

RPID: 1556

Acres: 0.133

19) 10 COMMERCE TRG CIP LLC

Address: 10 COMMERCE ST
Legal: 14NE
Parcel: 1-29-42-0

RPID: 1557

Acres: 0.066

20) 6 COMMERCE STREET LLC

Address: 6 COMMERCE ST
Legal: 14NE
Parcel: 1-29-65-0

RPID: 1575

Acres: 0.03

21) WALL STREET ASSOCIATES LLC

Address: 45 WALL ST
Legal: 14NE
Parcel: 1-29-40-0

RPID: 1555

Acres: 0.12

22) GEOTUS LLC

Address: 47 WALL ST
Legal: 14NE
Parcel: 1-29-39-0

RPID: 1553

Acres: 0.03

23) FORTY NINE WALL STREET ASSOCIATES LLC

Address: 49 WALL ST
Legal: 14NE
Parcel: 1-29-38-0

RPID: 1552

Acres: 0.07

24) IJ GROUP OZ LLC

Address: 51 WALL ST
Legal: 14NE
Parcel: 1-29-37-0

RPID: 1551

Acres: 0.092

25) IJ GROUP OZ LLC

Address: 3 ISAACS ST
Legal: 14NE
Parcel: 1-29-36A-0

RPID: 1550

Acres: 0.092

26) KOMI VENTURES LLC

Address: 5 ISAACS ST
Legal: 14NE
Parcel: 1-29-34-0

RPID: 1547

Acres: 0.07

27) LEPOFSKY BUILDINGS

Address: 7 ISAACS ST
Legal: 14NE
Parcel: 1-29-32-0

RPID: 28612

Acres: 0.18

28) ALBERT LESLIE & DARVIE MEREDITH &

Address: 53 WALL ST
Legal: 14NE
Parcel: 1-29-36-0

RPID: 1549

Acres: 0.09

29) THEODORIDIS PAUL

Address: 55 WALL ST
Legal: 14SE
Parcel: 1-29-35-0

RPID: 1548

Acres: 0.064

30) 731 WEST LLC

Address: 731 WEST AVE
Legal: 14NE
Parcel: 1-29-6-0

RPID: 1572

Acres: 0.32

31) WALL ST OPPORTUNITY FUND LLC

Address: 97 WALL ST - 97 WALL ST 06856

Legal: 14NE

Parcel: 1-29-7-0

RPID: 1576

Acres: 0.234

32) WALL ST OPPORTUNITY FUND LLC

Address: 83 WALL ST

Legal: 14NE

Parcel: 1-29-8-0

RPID: 1577

Acres: 0.147

33) IJ GROUP OZ LLC

Address: 20 -2 ISAACS ST

Legal: 14NE

Parcel: 1-29-63-0

RPID: 1574

Acres: 0.28

34) IJ GROUP OZ LLC

Address: 77 WALL ST

Legal: 14NE

Parcel: 1-29-9-0

RPID: 1578

Acres: 0.16

35) NHCPA NORWALK LLC

Address: 71 WALL ST

Legal: 14NE

Parcel: 1-29-10-0

RPID: 1530

Acres: 0.225

36) IJ GROUP LLC

Address: 69 WALL ST

Legal: 14NE

Parcel: 1-29-11-0

RPID: 1531

Acres: 0.13

37) IJ GROUP LLC

Address: 67 WALL ST

Legal: 14NE

Parcel: 1-29-12-0

RPID: 1532

Acres: 0.1

38) MANOUSOS ANTHONY & CAROL

Address: 110 WALL ST

Legal: 14NE

Parcel: 1-36-48-0

RPID: 1761

Acres: 0.03

39) WALL STREET CONDOMINIUM

Address: 104 WALL ST

Legal: 14NE

Parcel: 1-36-47-0

RPID: 28615

Acres: 0.21

40) CLOCK TOWER LLC

Address: 84 WALL ST

Legal: 14NE

Parcel: 1-36-32-0

RPID: 1756

Acres: 0.718

41) 64 WALL ST CONDO ASSOC LLC

Address: 64 WALL ST
Legal: 14NE
Parcel: 1-36-4-0

RPID: 1757

Acres: 0.44

42) CHAPPA SUSAN TRUSTEE

Address: 68 WALL ST
Legal: 14NE
Parcel: 1-36-49-0

RPID: 1762

Acres: 0.27

43) PENN CENTRAL

Address: 18 RIVER ST
Legal: 14NE
Parcel: 1-37-15-0

RPID: 1768

Acres: 0.08

44) IJ GROUP LLC

Address: 16 RIVER ST
Legal: 14NE
Parcel: 1-37-12-0

RPID: 1766

Acres: 0.19

45) IJ GROUP LLC

Address: 48 WALL ST
Legal: 14NE
Parcel: 1-37-14-0

RPID: 1767

Acres: 0.23

46) MANOUSOS ANTHONY & CAROL

Address: 42 WALL ST
Legal: 14NE
Parcel: 1-37-4-0

RPID: 1770

Acres: 0.04

47) BLUE MOUNTAIN REAL ESTATE LLC

Address: 40 WALL ST
Legal: 14NE
Parcel: 1-37-3-0

RPID: 1769

Acres: 0.04

48) THIRTY-TWO THIRTY-SIX WALL ST

Address: 34 WALL ST
Legal: 14NE
Parcel: 1-37-1-0

RPID: 1764

Acres: 0.13

49) CORNERSTONE COMMUNITY CHURCH INC -

Address: 724 WEST AVE - 718 WEST AVE 06856 - 724 WEST AVE 06856
Legal: 14NE
Parcel: 1-26-26-0

RPID: 1424

Acres: 0.735

50) 710 WEST REALTY LLC

Address: 710 WEST AVE
Legal: 14NE
Parcel: 1-26-34-0

RPID: 1487

Acres: 0.17

51) 698 WEST AVENUE ASSOCIATES LLC

Address: 714 WEST AVE
Legal: 14NE
Parcel: 1-26-25-0

RPID: 1423

Acres: 0.25

52) 698 WEST AVENUE ASSOCIATES LLC

Address: 698 WEST AVE
Legal: 14SE
Parcel: 1-26-23-0

RPID: 1422

Acres: 0.32

53) FM INVESTMENTS

Address: 1 MOTT AVE - 1 MOTT AVE 06856
Legal: 14NE
Parcel: 1-26-27-0

RPID: 1425

Acres: 0.305

54) UNION PARK PROFESSIONAL CONDOMINIUM

Address: 3 MOTT AVE
Legal: 14NE
Parcel: 1-26-28-0

RPID: 1426

Acres: 0.24

55) 5 MOTT AVE REALTY LLC

Address: 5 MOTT AVE
Legal: 14NE
Parcel: 1-26-29-0

RPID: 1427

Acres: 0.31

56) WALL STREET ASSOCIATES

Address: 27 WALL ST
Legal: 14NE
Parcel: 1-22-1-0

RPID: 1318

Acres: 0.04

57) 7 COMMERCE STREET LLC

Address: 7 COMMERCE ST
Legal: 14NE
Parcel: 1-22-2-0

RPID: 1323

Acres: 0.32

58) 11 COMMERCE STREET LLC

Address: 11 COMMERCE ST
Legal: 14NE
Parcel: 1-22-3-0

RPID: 1331

Acres: 0.19

59) 13 COMMERCE STREET LLC

Address: 13 COMMERCE ST
Legal: 14NE
Parcel: 1-22-4-0

RPID: 1335

Acres: 0.11

60) N/A

Address: N/A
Legal: N/A
Parcel: HOLE

RPID: 0

Acres: N/A

61) DALESSIO ANDREW EST OF

Address: 19 WALL ST
Legal: 14NE
Parcel: 1-59-2-0

RPID: 2483

Acres: 0.04

62) NORWALK CITY OF

Address: 21 WALL ST
Legal: 14NE
Parcel: 1-59-1-0

RPID: 2474

Acres: 0.06

63) DALESSIO ANDREW EST OF

Address: 17 WALL ST
Legal: 14NE
Parcel: 1-59-3-0

RPID: 2484

Acres: 0.09

64) FIFTHTEEN WALL STREET ASSOCIATES LLC

Address: 15 WALL ST - 15 1/ WALL ST 06856
Legal: 14NE
Parcel: 1-59-4-0

RPID: 2485

Acres: 0.12

65) IJ GROUP OZ LLC

Address: 7 WALL ST
Legal: 14NE
Parcel: 1-59-6-0

RPID: 2501

Acres: 0.07

66) 135 WALL STREET LLC

Address: 3 -5 WALL ST
Legal: 14NE
Parcel: 1-59-7-0

RPID: 2502

Acres: 0.08

67) NORWALK BOAT CLUB INC

Address: 11 WALL ST
Legal: 14NE
Parcel: 1-59-13-0

RPID: 2478

Acres: 0.08

68) LANDMARK CONDOS

Address: 9 WALL ST
Legal: 14NE
Parcel: 1-59-5-0

RPID: 28634

Acres: 0.15

69) LANDMARK NORWALK LLC

Address: 2 KNIGHT ST
Legal: 14NE
Parcel: 1-68-18-0

RPID: 2724

Acres: 0.256

70) LANDMARK NORWALK LLC

Address: 4 KNIGHT ST
Legal: 14NE
Parcel: 1-68-17-0

RPID: 2723

Acres: 0.357

71) TROLLEY ASSOCIATES INC

Address: 10 WALL ST - 10 WALL ST 06856

Legal: 14NE

Parcel: 1-67-1-0

RPID: 2696

Acres: 0.34

72) NEA LIOSA LLC

Address: 26 WALL ST

Legal: 14NE

Parcel: 1-66-38-0

RPID: 2661

Acres: 0.32

73) VICTORIA & ADRIANA IV LLC

Address: 12 MAIN ST

Legal: 14NE

Parcel: 1-66-25-0

RPID: 2632

Acres: 0.15

74) IJ GROUP OZ LLC

Address: 30 -3 MAIN ST

Legal: 14NE

Parcel: 1-66-20-0

RPID: 2630

Acres: 0.14

75) FORTY-FOUR - 52 MAIN ST LLC

Address: 44 -5 MAIN ST

Legal: 14NE

Parcel: 1-66-14-0

RPID: 2628

Acres: 0.28

76) LO STOCCO BROTHERS WATERBURY LLC

Address: 58 MAIN ST

Legal: 14NE

Parcel: 1-66-11-0

RPID: 2626

Acres: 0.06

77) FORTY-FOUR - 52 MAIN ST LLC

Address: 52 -5 MAIN ST

Legal: 14NE

Parcel: 1-66-12-0

RPID: 2627

Acres: 0.24

78) LO STOCCO BROTHERS WATERBURY LLC

Address: 66 MAIN ST

Legal: 14NE

Parcel: 1-66-9-0

RPID: 2695

Acres: 0.13

79) LO STOCCO BROTHERS WATERBURY LLC

Address: 60 MAIN ST

Legal: 14NE

Parcel: 1-66-10-0

RPID: 2625

Acres: 0.06

80) KYDES STEVE & SONS INC

Address: 71 MAIN ST

Legal: 14NE

Parcel: 1-72-5A-0

RPID: 2917

Acres: 0.18



81) NORWALK MEAT MARKET INC

Address: 69 MAIN ST

Legal: 14NE

Parcel: 1-72-6-0

RPID: 2918

Acres: 0.08

82) 61 MAIN ST LLC

Address: 61 MAIN ST - 61 MAIN ST 06856

Legal: 14NE

Parcel: 1-72-7-0

RPID: 2919

Acres: 0.16

83) 59 MAIN ST LLC

Address: 59 MAIN ST

Legal: 14NE

Parcel: 1-72-8-0

RPID: 2920

Acres: 0.06

84) 57 MAIN NORWALK LLC

Address: 57 MAIN ST

Legal: 14NE

Parcel: 1-72-9-0

RPID: 2921

Acres: 0.05

85) IJ GROUP, LLC

Address: 9 BURNELL BLVD

Recently subdivided

Acres: .2177

Wall Street Village District Pilot Zoning Overlay (WS-Overlay)

SECTION 1. PURPOSE AND INTENT

Amends: Section 3.3.3.B.4 (Overlay Village Districts)

The Wall Street Village District Zoning Overlay (“WS-Overlay” or “Overlay”) is hereby established as a pilot overlay district within the CD-4 Urban Center Community District and its boundaries are set forth on the Overlay zoning map. The purpose of the WS-Overlay is to:

- a. Recognize that the Wall Street area is a unique historic downtown neighborhood comprised of small and very small properties with considerable limitations including limited on-site parking, historic buildings without modern features such as elevators, and zero-lot-line construction that predates modern zoning standards.
- b. Preserve and enhance the neighborhood’s historic character, architectural resources, and pedestrian-oriented streetscape while removing regulatory barriers that prevent adaptive reuse of existing buildings and incremental small-scale development.
- c. Encourage the Wall Street area to function as one combined mixed-use community with shared amenities and pooled resources, consistent with the City’s \$30 million Wall Street Corridor Improvement Project and the state’s housing growth objectives under Public Act No. 25-1 (HB 8002).
- d. Simplify and streamline the approval process to encourage renovations, additions, conversions, and new businesses within the district.
- e. Encourage walkable, transit-oriented development that attracts residents seeking a car-optional lifestyle, consistent with the City’s Complete Streets Ordinance and TMP corridor improvements.
- f. Encourage shared parking supported by the following findings:
 1. The Redniss & Mead Wall Street Parking Study (May 2025) documented 1,700+ parking spaces in the district with hundreds of spaces unused even during peak hours.
 2. Most properties within the study area currently operate with zero or limited on-site parking and have done so for decades without documented adverse impact on district parking capacity.
 3. Most properties within the study area are under 10,000 square feet — too small to construct meaningful on-site parking without demolishing existing structures.
 4. Public Act No. 25-1 (HB 8002), signed into law November 2025, which prohibits municipalities from imposing parking minimums on residential developments of fewer than 16 dwelling units statewide and requires parking needs assessments for larger developments.
 5. The City’s \$30 million Wall Street Corridor Improvement Project is specifically designed to enhance walkability, bicycle infrastructure, and transit connectivity within the district, reducing auto-dependency.
 6. Support an all-of-the-above affordable housing strategy that maximizes housing production at every price point, including naturally occurring affordable and workforce housing.
- g. Encourage middle housing development by requiring on-site deed restricted housing only to projects 20 units or larger. The Workforce Housing threshold has been reduced three times (from 20 units to 12 units to 10 units) but hasn’t resulted in the creation of many – if any – affordable units for developments between 10 and 19 units.

1. Wall Street already delivers significant deed-restricted affordable housing: Wall Street Place (155 units, 100% Affordable), 24 Belden Avenue (102 units, 30% Affordable including Build4CT), and Head of the Harbor (60 units, 10% Workforce Housing).
 2. Small-scale projects within the district consistently produce rents below the Connecticut Housing Finance Authority (CHFA) 80% Area Median Income limits without subsidies, deed restrictions, or government financing, due to the district's physical constraints (small buildings, no amenities, no parking, walkup access).
 3. The compliance costs associated with deed-restricted workforce housing units (income verification, annual monitoring, deed restriction recording, regulatory coordination) are disproportionate to the scale of projects under 20 units (which would only produce a single workforce housing unit) and constitute a barrier to small-scale housing production in the district.
 4. The fee-in-lieu generates revenue for the Affordable Housing Fund. The current system generates zero revenue from projects that size below the threshold to avoid triggering the requirement.
- h. Establish annual monitoring allowing the Planning & Zoning Commission to evaluate outcomes and determine whether to extend, modify, or terminate the Overlay based on data.

SECTION 2. EXCLUSIONS FROM WS-OVERLAY

2.1 No property within the WS-Overlay boundary shall be eligible to apply for any Planning and Zoning approval utilizing the WS-Overlay Regulations if the application would require the demolition of a Historic Structure, as that is defined in section 4.3.20.

2.2 Notwithstanding 2.1, The Planning and Zoning Commission may, alternatively, by a 2/3 vote of members voting, make a finding that a Historic Structure is no longer a contributing asset and its demolition is appropriate making the property eligible to apply for a Planning and Zoning approval utilizing the WS-Overlay Regulations

SECTION 3. EXEMPTION FROM OFF-STREET PARKING MINIMUMS

Amends: Section 4.3.12 (Parking) as applied within the WS-Overlay boundary.

Properties within the WS-Overlay with sixty (60) Dwelling Units or fewer shall be exempt from the off-street parking requirements of Section 4.3.12 for all permitted uses. Properties within the WS-Overlay with sixty (60) Dwelling Units or greater are exempt from off-street parking requirements for the first sixty (60) units but shall provide off-street parking pursuant to Section 4.3.12 for all units in excess of sixty; however, in no event shall a Property require more than .5 spaces per unit in total. Nothing in this section shall prohibit a property owner from voluntarily providing off-street parking. This Section shall automatically terminate upon Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay.

SECTION 4. FORM-BASED RESIDENTIAL FLEXIBILITY

Amends: Table 4.3.1-H, "Density" row, as applied within the WS-Overlay boundary.

Within the WS-Overlay, the residential density standard of Table 4.3.1-H (currently 1 Dwelling Unit per 500 square feet of lot area) shall be amended to: **Not Regulated (NR). However, for developments on lots greater than ¼ of an acre, no more than 2/3 of the units may be studio or 1 bedroom. These size restrictions shall not apply to Dormitory rooms or Extended Stay Hotel rooms.**

SECTION 5. SMALL-SCALE WORKFORCE HOUSING FEE-IN-LIEU

Amends: Article 6, Workforce Housing Regulations, as applied to developments of 19 or fewer dwelling units within the WS-Overlay boundary.

Any development of nineteen (19) or fewer dwelling units within the WS-Overlay may elect to satisfy the Workforce Housing requirements of these Regulations by payment of a fee-in-lieu rather than by provision of on-site deed-restricted workforce housing units. The fee-in-lieu shall be equal to one percent (1%) of the total residential construction cost of the development, as certified by a licensed contractor or project engineer or by the Chief Building Official. The fee shall be paid to the City of Norwalk Affordable Housing Fund prior to the issuance of a Certificate of Occupancy.

SECTION 7. PUBLIC REALM

Within the WS-Overlay, the Public Realm requirement of Table 4.3.1-H (10% of lot area) shall not apply to lots with Historic Structures and lots with less than 10 Dwelling Units. Small lots less than ¼ of an acre with more than 10 Dwelling Units may opt out of providing the Public Realm Requirements of Table 4.3.1-H (10% of lot area) if a payment in lieu is paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

Wall Street Village District Pilot Zoning Overlay (WS-Overlay)

Amends: Section 3.3.3.B.4 (Overlay Village Districts).

SECTION 1. PURPOSE AND INTENT

The Wall Street Village District Zoning Overlay (“WS-Overlay” or “Overlay”) is hereby established as an overlay district within the CD-4 Urban Center Community District and its boundaries are set forth on the Overlay zoning map. The purpose of the WS-Overlay is to:

- a. Recognize that the Wall Street area is a unique historic downtown neighborhood comprised of small and very small properties with considerable limitations including limited on-site parking, historic buildings without modern features such as elevators, and zero-lot-line construction that predates modern zoning standards.
- b. Preserve and enhance the neighborhood’s historic character, architectural resources, and pedestrian-oriented streetscape while removing regulatory barriers that prevent adaptive reuse of existing buildings and incremental small-scale development.
- c. Encourage the Wall Street area to function as one combined mixed-use community with shared amenities and pooled resources, consistent with the City’s \$30 million Wall Street Corridor Improvement Project and the state’s housing growth objectives under Public Act No. 25-1 (HB 8002).
- d. Simplify and streamline the approval process to encourage renovations, additions, conversions, and new businesses within the district.
- e. Encourage walkable, transit-oriented development that attracts residents seeking a car-optional lifestyle, consistent with the City’s Complete Streets Ordinance and TMP corridor improvements.
- f. Encourage shared parking supported by the following findings:
 1. The Redniss & Mead Wall Street Parking Study (May 2025) documented 1,700+ parking spaces in the district with hundreds of spaces unused even during peak hours.
 2. Most properties within the study area currently operate with zero or limited on-site parking and have done so for decades without documented adverse impact on district parking capacity.
 3. Most properties within the study area are under 10,000 square feet — too small to construct meaningful on-site parking without demolishing existing structures.
 4. Public Act No. 25-1 (HB 8002), signed into law November 2025, which prohibits municipalities from imposing parking minimums on residential developments of fewer than 16 dwelling units statewide and requires parking needs assessments for larger developments.
 5. The City’s \$30 million Wall Street Corridor Improvement Project is specifically designed to enhance walkability, bicycle infrastructure, and transit connectivity within the district, reducing auto-dependency.
 6. Support an all-of-the-above affordable housing strategy that maximizes housing production at every price point, including naturally occurring affordable and workforce housing.
- g. Encourage middle housing development by requiring on-site deed restricted housing only to projects 20 units or larger. The Workforce Housing threshold has been reduced three times (from

20 units to 12 units to 10 units) but hasn't resulted in the creation of many – if any – affordable units for developments between 10 and 19 units.

1. Wall Street already delivers significant deed-restricted affordable housing: Wall Street Place (155 units, 100% Affordable), 24 Belden Avenue (102 units, 30% Affordable including Build4CT), and Head of the Harbor (60 units, 10% Workforce Housing).
 2. Small-scale projects within the district consistently produce rents below the Connecticut Housing Finance Authority (CHFA) 80% Area Median Income limits without subsidies, deed restrictions, or government financing, due to the district's physical constraints (small buildings, no amenities, no parking, walkup access).
 3. The compliance costs associated with deed-restricted workforce housing units (income verification, annual monitoring, deed restriction recording, regulatory coordination) are disproportionate to the scale of projects under 20 units (which would only produce a single workforce housing unit) and constitute a barrier to small-scale housing production in the district.
 4. The fee-in-lieu generates revenue for the Affordable Housing Fund. The current system generates zero revenue from projects that size below the threshold to avoid triggering the requirement.
- h. Establish monitoring allowing the Planning & Zoning Commission to evaluate outcomes and determine whether to extend, modify, or terminate the Overlay based on data.
 - i. Create a fee-in-lieu for small lots Public Realm for the dual purpose of eliminating an impediment to development of small parcels and allowing the City to focus on creation of Public Realm spaces that will be impactful for a neighborhood that has many shared public amenities including three public parks (Freese Park, Klondike Park, Union Park), the Norwalk Public Library, the Norwalk River and harbor, and the Norwalk River Valley Trail, which collectively serve the recreation and public realm needs of the district.

SECTION 2. APPLICABILITY AND DISTRICT BOUNDARIES

2.1 Applicability

The WS-Overlay shall apply to certain properties with frontage on, or legal access from, the following streets within the CD-4 Urban Center Community District and as shown on the Wall Street Village District Overlay Map (Exhibit A):

- a. Wall Street;
- b. Isaacs Street;
- c. River Street;
- d. Burnell Boulevard;
- e. Mott Avenue;
- f. Commerce Street (between Wall Street and Leonard Street);
- g. Main Street (between Wall Street and Cross Street); and
- h. West Avenue (between Wall Street and Leonard Street)

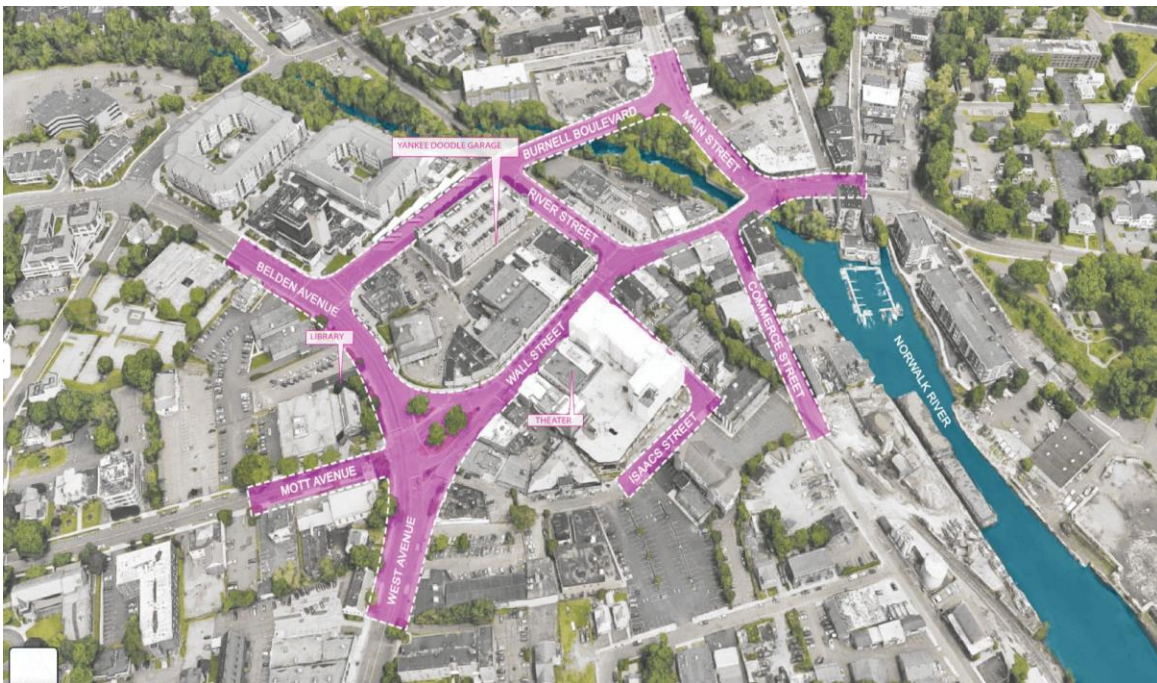
2.2 Relationship to CD-4 Standards

The WS-Overlay is an overlay to the CD-4 Urban Center Community District standards. Except as specifically modified herein, all CD-4 district standards, building type standards (Table 4.3.8.B), use regulations (Tables 4.3.9.A through 4.3.9.E), and all other applicable provisions of these Regulations shall continue to apply within the WS-Overlay. Where the provisions of the Overlay conflict with the underlying CD-4 standards or other provisions of these Regulations, the provisions of this Overlay shall control.

2.3 Boundary Alignment

The WS-Overlay boundary generally corresponds with the Wall Street Corridor Improvement Project area as designated by the Department of Transportation, Mobility and Parking (TMP). This ensures that zoning standards are consistent with the City's infrastructure investments in the district. However, the WS-Overlay boundary contains less parcels than is contained within the Wall Street Corridor Improvement Project area.

EXHIBIT A: Wall Street Pilot Overlay District Map



Wall Street Corridor Improvement Project — City of Norwalk / TMP

2.4 Exclusions from WS-Overlay

2.4.1 No property within the WS-Overlay boundary shall be eligible to apply for any Planning and Zoning approval utilizing the WS-Overlay Regulations if the application would require the demolition of a Historic Structure, as that is defined in section 4.3.20.

2.4.2 Notwithstanding 2.4.1, The Planning and Zoning Commission may, alternatively, by a 2/3 vote of members voting, make a finding that a Historic Structure is no longer a contributing asset and its demolition is appropriate making the property eligible to apply for a Planning and Zoning approval utilizing the WS-Overlay Regulations.

SECTION 3. DISTRICT PARKING MANAGEMENT

Amends: Section 4.3.12 (Parking) as applied within the WS-Overlay boundary.

3.1 Exemption from Off-Street Parking Minimums

Properties within the WS-Overlay with sixty (60) Dwelling Units or fewer shall be exempt from the off-street parking requirements of Section 4.3.12 for all permitted uses. Properties within the WS-Overlay with sixty (60) Dwelling Units or greater are exempt from off-street parking requirements for the first sixty (60) units but shall provide off-street parking pursuant to Section 4.3.12 for all units in excess of sixty; however, in no event shall a Property require more than .5 spaces per unit in total. Nothing in this section shall prohibit a property owner from voluntarily providing off-street parking. This Section shall automatically terminate upon Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay.

SECTION 4. FORM-BASED RESIDENTIAL FLEXIBILITY

Amends: Table 4.3.1-H, "Density" row, as applied within the WS-Overlay boundary.

4.1 Density

Within the WS-Overlay, the residential density standard of Table 4.3.1-H (currently 1 Dwelling Unit per 500 square feet of lot area) shall be amended to: **Not Regulated (NR)**. However, for developments on lots greater than ¼ of an acre, no more than 2/3 of the units may be studio or 1 bedroom. These size restrictions shall not apply to Dormitory rooms or Extended Stay Hotel rooms.

4.2 Building Envelope Controls Retained

All other building form, height, bulk, setback, lot coverage, impervious surface, building type, facade, and design standards of the CD-4 district (Table 4.3.1-H and Table 4.3.8.B) shall remain in full force and effect within the WS-Overlay. The maximum building envelope shall continue to be regulated by these standards. The number and configuration of dwelling units within the permitted building envelope shall be determined by the property owner, subject to compliance with all applicable building, fire, health, and accessibility codes.

4.3 Intent

The intent of this provision is to allow the market to determine the appropriate unit mix within the existing building envelope consistent with how the CD-4 district already regulates retail, office, restaurant, and other non-residential uses by building form rather than by occupant or unit count. This approach is expected to produce a greater variety of unit types (studios, one-bedrooms, live/work spaces) at naturally affordable price points, reflecting the physical constraints of the district's small lots, historic buildings, and walkup configurations.

4.4 Architectural Review

4.4.1 Projects within the WS-Overlay that involve changes to the facade visible from a public street shall be subject to design review by the Norwalk Redevelopment Agency and for Village District review for compatibility with Section 4.4.2 below which reviews will be coordinated as a single review.

4.4.2 All development in the village district involving changes to the facade visible from a public street shall be designed to achieve the following compatibility objectives: (1) The building and layout of buildings and included site improvements shall reinforce existing buildings and streetscape patterns and the placement of buildings and included site improvements shall assure there is no adverse impact on the

district; (2) proposed streets shall be connected to the existing district road network, wherever possible; (3) open spaces within the proposed development shall reinforce open space patterns of the district, in form and siting; (4) locally significant features of the site such as distinctive buildings or sight lines of vistas from within the district, shall be integrated into the site design; (5) the landscape design shall complement the district's landscape patterns; (6) the exterior signs, site lighting and accessory structures shall support a uniform architectural theme if such a theme exists and be compatible with their surroundings; and (7) the scale, proportions, massing and detailing of any proposed building shall be in proportion to the scale, proportion, massing and detailing in the district.

SECTION 5. SMALL-SCALE WORKFORCE HOUSING FEE-IN-LIEU

Amends: Article 6, Workforce Housing Regulations, as applied to developments of 19 or fewer dwelling units within the WS-Overlay boundary.

5.1 Fee-in-Lieu Option for Small Projects

Any development of nineteen (19) or fewer dwelling units within the WS-Overlay may elect to satisfy the Workforce Housing requirements of these Regulations by payment of a fee-in-lieu, in accordance with this Section, rather than by provision of on-site deed-restricted workforce housing units.

5.2 Fee Calculation

The fee-in-lieu shall be equal to one percent (1%) of the total residential construction cost of the development, as certified by a licensed contractor or project engineer or by the Chief Building Official. This fee is consistent with the existing fee-in-lieu option available under the Zoning Regulations for developments of 10 or fewer units and extends the same mechanism to developments of up to 19 units within the WS-Overlay.

5.3 Payment

The fee shall be paid to the City of Norwalk Affordable Housing Fund prior to the issuance of a Certificate of Occupancy.

5.4 Standard Requirements for Larger Projects

Developments of twenty (20) or more dwelling units within the WS-Overlay shall remain subject to the Workforce Housing requirements of Article 6 without modification.

SECTION 6. MONITORING AND REVIEW

6.1 Annual Monitoring

Beginning one (1) year after the effective date of this section, and annually thereafter, the Department of Planning & Zoning, in coordination with TMP, shall, at the request of the Commission, report to the Commission on the WS-Overlay any information the Department of Planning & Zoning considers relevant. That information may include, but is not limited to:

- a. Number of zoning permits issued within the WS-Overlay, by project size and type;
- b. Total dwelling units approved and completed within the WS-Overlay;
- c. Average and median rents for units approved under the Overlay;
- d. District parking occupancy data;
- e. Fee-in-lieu revenue collected and deposited into the Affordable Housing Fund; and

- f. Any complaints or concerns received by the City regarding the Overlay.

As a result of its annual review, the Commission may amend or terminate any provision of the WS-Overlay.

6.2 Parking Exemption Limitation

Section 3.1 shall automatically expire upon the earlier of: (1) Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay; or (2) a determination under Section 6.1 that Section 3.1 should be terminated.

SECTION 7. ADDITIONAL OVERLAY STANDARDS

7.1 Recreation Area and Public Realm

Within the WS-Overlay, the Public Realm requirement of Table 4.3.1-H (10% of lot area) shall not apply to lots with Historic Structures and lots with less than 10 Dwelling Units. Small lots less than ¼ of an acre with more than 10 Dwelling Units may opt out of providing the Public Realm Requirements of Table 4.3.1-H (10% of lot area) if a payment in lieu is paid to the Downtown Public Spaces Fund of the City and that such fees shall be utilized solely for the acquisition, design and improvement of public parks and open spaces within that Census Block, in an amount determined by the following formula: The total square footage required for public realm space times \$300 per square foot (value of public benefit) times 5% (FTA circular 9400.1A).

7.2 Intent

Small lots within the WS-Overlay are not well suited to provide Public Realm space on-site and the neighborhood already has many shared public amenities including three public parks (Freese Park, Klondike Park, Union Park), the Norwalk Public Library, the Norwalk River and harbor, and the Norwalk River Valley Trail, which collectively serve the recreation and public realm needs of the district. The fee-in-lieu requirement of Section 7.1 will allow the City to invest more strategically in Public Realm for the neighborhood than the de minimis onsite public realm that could be provided on these small lots.

May 6, 2025

Jason Milligan
Wall Street Opportunity Fund LLC c/o Milligan Realty
48 Wall Street, 2nd Floor
Norwalk, CT 06850

RE: Wall Street Neighborhood Parking Supply Analysis and Proposed Parking Standards

Dear Mr. Milligan,

Redniss & Mead, Inc. has completed an analysis of available parking in the Wall Street neighborhood. The area included in this analysis is indicated on Exhibit Depicting Limits of Wall Street Neighborhood for the Parking Supply Analysis in Appendix 1. Generally, this neighborhood includes public and private properties on Wall Street, Burnell Boulevard, Isaacs Street, and portions of West Avenue, Belden Avenue, Mott Avenue, Main Street, Leonard Street, and Commerce Street, all of which are within a ¼-mile radius of the Norwalk Transit – Wheels Hub.

The purpose of the analysis was to determine the total parking supply within the study area and make observations on the current occupancy of the available parking. The additions to the available parking supply anticipated from pending development projects were also tallied. Parking occupancy observations were made on four separate occasions including counts on Wednesday daytime and evening, a Friday evening, and Saturday daytime. A list of properties studied, the basic parameters of same (address, lot size, use, floor area, parking requirements, and parking provided), and the results of the occupancy observations are provided in Appendix 2.

Below is a summary of our findings.

Table 1: Total Parking Supply			
	Public*	Private	Total
Existing	916	784	1,700
Proposed**	916	1,068	1,984

*Includes 243 spaces of on-street parking.

**Includes pending developments at 61 Wall St, 17 Isaacs St, 23 Isaacs St, and 9 Leonard St.

There are 1,700 parking spaces in the neighborhood, over half of which are available to the public. The public parking count includes the Yankee Doodle Garage at 10 Burnell Boulevard. Of the 379 parking spaces in this public garage, 115 are currently leased to McMahon Ford. 24 Belden Street was not included within the neighborhood limits as it is a large site with 598 parking spaces which would skew the results.

Wall Street is a unique area of historic urban infill. Many of the properties are relatively small, occupied entirely by buildings, and have no or limited on-site parking. Of the 86 properties in the study area, half have no on-site parking and 73% have either no or limited parking on-site. This significantly restricts or prevents additional commercial, housing, or institutional opportunities from occurring in 73% of this neighborhood. Limited parking supply was determined by comparing the existing floor area and use with the amount of parking required by the current zoning regulations without other potential reductions (historic, transit, etc.).

Table 2: Summary of Parking on Private Properties		
Parking Supply	# of Properties	Average Lot Size
None	42	4,978sf
Limited (not compliant)	21	9,184sf
Zoning Compliant	23	27,402sf

Even though 73% of the properties within the neighborhood have no or limited parking, the peak occupancy occurred on a weekday and was observed to be 46% in public spaces and 49% on private properties for an overall occupancy of 48%, not including the McMahon Ford inventory in the Yankee Doodle Garage.

Table 3: Parking Occupancy Observations			
	Public*	Private	Total*
Weekday - 11am Wednesday, April 2, 2025	46%	49%	48%
Weeknight - 6pm Wednesday, April 9, 2025	28%	41%	40%
Friday Night - 6pm April 4, 2025	31%	37%	39%
Saturday - 11am April 5, 2025	26%	37%	36%

*This does not include McMahon Ford inventory parking in the Yankee Doodle Garage which takes up roughly 10% of the public parking supply.

These initial observations suggest the neighborhood has sufficient public parking supply to absorb additional development and activity. As demand rises, there is also the opportunity to share unoccupied private parking spaces using technology-enabled applications like Parkable.

Given the unique nature of the neighborhood, and the preponderance of properties that have continued to operate without on-site parking, parking requirements could vary by property size. Less parking would be required on smaller properties and more parking would be required on larger properties. This would allow existing properties to operate as they have with some opportunity for additional activity. A graduated parking requirement where more parking is required for larger lots

also introduces a disincentive to consolidate properties which could result in larger scale developments when smaller scale infill developments on existing lots may be more desirable in this neighborhood.

Table 4: Proposed Parking Requirements based on Property Size	
Property Size	Parking Requirement*
Less than 10,000sf	0%
10,000 – 25,000sf	25%
Greater than 25,000sf	50%

*Percentage of parking required as compared to what is otherwise required by the Norwalk Zoning Regulations.

It is recognized that these properties would not have sufficient parking on site to meet the requirements of the Zoning Regulations and thereby rely more on available public parking, future opportunities for the shared management of private parking, and continued growth of ride share services. This is the explicit goal, which is to create a walkable urban environment where owning and driving a car from site to site is made less convenient. The desired result is to increase pedestrian activity and economic development opportunities in the Wall Street Neighborhood.

Respectfully Submitted,

Craig J. Flaherty, P.E.

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

Legend: Under Development
 Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38	19	0	18	15
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0	-	-	-	-
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31	8	0	8	23
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43	22	11	32	11
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25	19	13	6	13
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25	6	6	13	6
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110	28	28	28	28
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18	5	0	0	3
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379	190	95	95	95
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14	11	7	11	7
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6	1	1	1	1
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0	-	-	-	-
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12	3	9	3	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0	-	-	-	-
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12	6	3	6	9
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0	-	-	-	-
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6	2	3	2	3
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0	-	-	-	-
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0	-	-	-	-
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0	-	-	-	-
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0	-	-	-	-
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0	-	-	-	-
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0	-	-	-	-
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3	3	2	2	2
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5	3	4	3	4
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5	2	3	2	4
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6	3	2	1	1
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0	-	-	-	-
29	17 Isaacs St	1/29/29/0	33,551	Aparments/Parking	-	7,940	-	-	-	-	-	-
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0	-	-	-	-
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23	12	17	12	17
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12	9	3	3	0
33	21 Isaacs St	1/29/28/0	6,534	Warehouse	-	3,324	7	5	2	1	1	1
	23 Isaacs St	1/29/25/0	46,609	Public Parking	-	-	0	88	46	17	9	8
				Private Parking	-	-	0	43	22	9	4	4
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5	0	2	3	3

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28	14	21	14	21
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10	0	4	2	4
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	-	-	-	-	-	-	-	-
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0	-	-	-	-
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0	-	-	-	-
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0	-	-	-	-
41	20 Main St	1/66/21/0	39,640	Public Parking	-	-	0	90	68	74	29	54
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0	-	-	-	-
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10	8	8	8	3
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20	5	5	5	5
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34	26	9	9	12
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18	14	9	5	5
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94	47	47	24	24
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44	33	0	11	11
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0	-	-	-	-
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0	-	-	-	-
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0	-	-	-	-
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0	-	-	-	-
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0	-	-	-	-
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0	-	-	-	-
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0	-	-	-	-
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0	-	-	-	-
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0	-	-	-	-
58	26 Wall St	1/66/38/0	13,939	Retail		9,599	19	0	-	-	-	-
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0	-	-	-	-
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0	-	-	-	-
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0	-	-	-	-
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0	-	-	-	-
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0	-	-	-	-
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0	-	-	-	-
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78	65	51	46	47
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0	-	-	-	-
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0	-	-	-	-
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0	-	-	-	-
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0	-	-	-	-
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4	4	2	4	2
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5	3	0	3	3
72	61 Wall St	1/29/13/0	57,064	Apartments	-	-	-	-	-	-	-	-
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8	8	8	4	7

WALL STREET OVERLAY USE and PARKING CHART (Existing Conditions)
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April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided	Parking Count Wednesday (11AM 4/2/25)	Parking Count Friday (6PM 4/4/25)	Parking Count Saturday (11AM 4/5/25)	Parking Count Wednesday (6PM 4/9/25)
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0	-	-	-	-
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7	3	4	3	4
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0	-	-	-	-
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0	-	-	-	-
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7	5	5	4	2
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3	2	2	3	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18	9	9	9	7
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0	-	-	-	-
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0	-	-	-	-
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0	-	-	-	-
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42	32	21	32	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7	7	4	2	3
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16	4	12	12	14
	Parking Subtotal		-	-	-	-	-	1,457	774	530	488	541
	Belden Ave	-	Public On Street Parking					18	13	3	8	8
	Burnell Blvd	-						27	4	5	4	2
	Byington Pl	-						12	0	1	0	0
	Commerce St	-						10	3	8	4	11
	Isaacs St	-						20	9	15	8	14
	Leonard St	-						34	30	23	28	18
	Main St	-						25	21	14	22	13
	Mott Ave	-						33	9	8	8	12
	River St	-						19	7	19	16	19
	Wall St	-						45	35	43	34	36
	Subtotal On Street Parking		-	-	-	-	-	243	131	139	132	133
	On Street Parking Occupancy		-	-	-	-	-	-	54%	57%	54%	55%
	Public Parking Occupancy		-	-	-	-	-	916	57%	41%	36%	38%
	Private Parking Occupancy		-	-	-	-	-	784	49%	37%	37%	41%
	Total Parking Occupancy		-	-	-	-	-	-	53%	39%	36%	40%
	Summary Totals		26.9	(Acres)	214	647,330	1,415	1,700	905	669	620	674

Notes:

- Of the 86 parcels within the study area:
- 1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
 - 2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
 - 3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels
Lots with lot area between 10,000 and 25,000 sf = 20 parcels
Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking
**10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

Legend: Proposed Projects
 Public Parking

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
1	1 Belden Ave & 4 Mott Ave	1/35/1/0	49,223	Library / Public Parking	-	25,456	0	38
2	2 Belden Ave	1/36/30/0	37,026	Post Office	-	8,796	26	0
3	3 Belden Ave	1/35/22/0	23,087	Office	-	4,080	12	31
4	11 Belden Ave	1/35/21/0	43,996	Bank/Offices	-	14,532	44	43
5	14 Belden Ave	1/36/28/0	20,038	Off/Ret/Apt	-	9,712	20	25
6	15 Belden Ave	1/35/27/0	13,068	Off/Ret/Apt	-	6,318	13	25
7	17 Belden Ave	1/35/26/0	104,108	Courthouse	-	21,870	0	110
8	25 Belden Ave	1/35/15/0	15,246	Office	-	7,096	21	18
9	10 Burnell Blvd	1/36/31/0	41,382	Public Parking Garage	-	0	0	379
10	13 Byington Pl	1/35/12/0	4,792	Office	-	5,101	15	14
11	15 Byington Pl	1/35/11/0	9,148	Vacant/Parking	-	0	0	6
12	6 Commerce St	1/29/65/0	1,307	Resturant	-	1,360	14	0
13	7 Commerce St	1/22/2/0	13,939	Apartments	28	18,200	36	12
14	10 Commerce St	1/29/42/0	3,049	Off/Ret/Apt	4	7,150	10	0
15	11 Commerce St	1/22/3/0	8,276	Office Building	-	10,322	31	12
16	12 Commerce St	1/29/43/0	2,614	Retail	-	2,465	5	0
17	13 Commerce St	1/22/4/0	4,792	Apartments	6	7,320	8	6
18	14 Commerce St	1/29/44/0	2,178	Warehouse	-	1,311	3	0
19	16 Commerce St	1/29/45/0	4,792	Warehouse/Office	-	8,280	17	0
20	20 Commerce St	1/29/46/0	1,307	Off/Ret/Apt	2	3,297	5	0
21	26 Commerce St	1/29/47/0	1,307	Multi Family	4	1,540	5	0
22	28 Commerce St	1/29/48/0	871	Multi Family	3	1,538	4	0
23	3 Isaacs St	1/29/36A/0	4,356	Retail	-	2,435	5	0
24	5 Isaacs St	1/29/34/0	3,049	Office	-	4,623	9	3
25	7 Isaacs St	1/29/32/0	3,920	Retail	-	1,708	4	5
26	9 Isaacs St	1/29/32/1	3,920	Office Building	-	1,510	5	5
27	11 Isaacs St	1/29/31/0	3,920	Office Building	-	2,615	8	6
28	11 1/2 Isaacs St	1/29/30/0	3,485	Off/Ret/Apt	3	1,886	4	0
29	17 Isaacs St	1/29/29/0	33,551	Apartments/Parking	50	51,063	65	65
30	18 Isaacs St	1/29/24/0	13,939	Retail	-	16,292	33	0
31	19 Isaacs St	1/29/54/200	4,921	Apartments	24	22,056	31	23
32	20-26 Isaacs St	1/29/63/0	12,197	Off/Ret/Apt	-	6,209	13	12
33	21 Isaacs St & 23 Isaacs St	1/29/28/0 & 1/29/25/0	53,579	Public Parking	-	-	0	88
				Multi Family	229	42,228	298	74
34	31 Isaacs St	1/29/23/0	3,920	Apartments	6	3,576	8	5
35	1 Leonard St	1/29/1/0	38,768	Apartments	53	35,780	69	28
36	7 Leonard St	1/29/59/0	9,583	Multi Family	9	5,525	12	10
37	9 Leonard St	1/29/57/0	16,117	Apart. Comm.	28	-	36	56

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
38	12 Leonard St	1/28/21/0	4,792	Multi Family	5	2,445	7	0
39	14 Leonard St	1/28/20/0	3,485	Multi Family	4	1,755	5	0
40	12 Main St	1/66/25/0	6,534	Retail	-	7,695	15	0
41	20 Main St	1/66/21/0	39,640	Public Parking	-	0	0	90
42	30-36 Main St	1/66/20/0	6,098	Retail	-	10,927	22	0
43	44-50 Main St	1/66/14/0	12,197	Retail	-	4,394	9	10
44	1 Mott Ave	1/26/27/0	13,068	Multi Family	8	4,763	10	20
45	3 Mott Ave	1/26/28/0	10,454	Public Parking	-	0	0	34
46	5 Mott Ave	1/26/29/0	13,504	Off/Ret/Apt	-	8,791	18	18
47	6 Mott Ave	1/35/4/0	34,848	Lodge/Club	-	6,384	13	94
48	10 Mott Ave	1/35/5/0	22,651	Medical Offices	-	20,290	61	44
49	16 River St	1/37/12/0	8,276	Retail/Office Strip	-	14,545	29	0
50	3-5 Wall St	1/59/7/0	3,485	Bar/Resturant	-	6,856	69	0
51	7 Wall St	1/59/6/0	3,049	Resturant	-	3,262	33	0
52	9 Wall St	1/59/5/0	6,534	Condos	12	13,392	16	0
53	11 Wall St	1/59/13/0	3,485	Club/Lodges	-	2,870	6	0
54	15 Wall St	1/59/4/0	5,227	Off/Ret/Apt	4	5,092	9	0
55	17 Wall St	1/59/3/0	3,920	Retail	-	1,740	4	0
56	19 Wall St	1/59/2/0	1,742	Retail	-	1,056	2	0
57	21 Wall St	1/59/1/0	2,614	Park	-	-	0	0
58	26 Wall St	1/66/38/0	13,939	Retail		9,599	19	0
59	27 Wall St	1/22/1/0	1,742	Off/Ret/Apt	5	5,193	10	0
60	34 Wall St	1/37/1/0	5,663	Barber Shop	-	8,136	16	0
61	39 Wall St	1/29/41/0	5,663	Retail	-	16,380	33	0
62	40 Wall St	1/37/3/0	1,742	Retail	-	1,932	4	0
63	42 Wall St	1/37/4/0	1,742	Retail	-	1,466	3	0
64	45 Wall St	1/29/40/0	5,227	Off/Ret/Apt	12	7,102	20	0
65	46 Wall St	1/37/11/0	31,363	Public Parking	-	-	0	78
66	47 Wall St	1/29/39/0	1,307	Retail	-	1,243	3	0
67	48 Wall St	1/37/14/0	10,019	Bank	-	16,197	32	0
68	49 Wall St	1/29/38/0	3,049	Retail	-	3,608	7	0
69	51 Wall St	1/29/37/0	3,920	Retail	-	4,648	9	0
70	53 Wall St	1/29/36/0	3,920	Off/Ret/Apt	3	4,316	8	4
71	55 Wall St	1/29/35/0	2,614	Off/Ret/Apt	5	6,720	10	5
72	61 Wall St	1/29/13/0	57,194	Apartments/Parking	105	187,694	137	137
73	64 Wall St	1/36/4/0	19,166	Commercial	-	29,850	60	8
74	67 Wall St	1/29/12/0	4,356	Office	-	4,954	10	0
75	68 Wall St	1/36/49/0	11,761	Retail	-	10,988	22	7
76	69 Wall St	1/29/11/0	5,663	Office/Bank	-	9,500	29	0
77	71 Wall St	1/29/10/0	10,019	Theater	-	9,562	19	0
78	77 Wall St	1/29/9/0	6,970	Retail	-	1,916	4	7

WALL STREET OVERLAY USE and PARKING CHART (Proposed Conditions)
Prepared for Wall Street Opportunity Fund, LLC and prepared by Redniss Mead, Inc.
April 28, 2025

	Address	MBLU	Property Area (Sq. Ft)	Use	Units	Floor Area (Sq. Ft)	Parking Requirements	Parking Provided
79	83 Wall St	1/29/8/0	6,534	Off/Ret/Apt	-	7,401	15	3
80	84 Wall St	1/36/32/0	31,363	Off/Ret/Apt	14	42,086	60	18
81	97 Wall St	1/29/7/0	10,019	Retail	-	3,484	7	0
82	104 Wall St	1/36/47/0	9,148	Retail	-	7,809	16	0
83	110 Wall St	1/36/48/0	1,307	Office Building	-	2,558	8	0
84	717 West Ave	1/29/4/0	40,946	Supermarket	-	16,514	33	42
85	724 West Ave	1/26/26/0	32,234	Church	-	10,663	126	7
86	731 West Ave	1/29/6/0	13,939	Retail	-	6,025	12	16
	Parking Subtotal		-	-	-	-	-	1,741
	Belden Ave	Public On Street Parking					-	18
	Burnell Blvd						-	27
	Byington Pl						-	12
	Commerce St						-	10
	Isaacs St						-	20
	Leonard St						-	34
	Main St						-	25
	Mott Ave						-	33
	River St						-	19
	Wall St						-	45
	Subtotal On Street Parking		-	-	-	-	-	243
	Public Parking Occupancy		-	-	-	-	-	916
	Private Parking Occupancy		-	-	-	-	-	1,068
	Total Parking Occupancy		-	-	-	-	-	-
	Summary Totals		26.9	(Acres)	626	917,051	1,944	1,984

Notes:

- Of the 86 parcels within the study area:
- 1) 42 have no on-site parking available (Lot sizes range from 871 sf to 16,117 sf with an average size of 4,978 sf);
 - 2) 21 have fewer parking spaces than the regulations would require (Lot sizes range from 871 sf to 53,579 sf with an average size of 9,184 sf); and
 - 3) 23 meet or exceed what the regulations would require (Lot sizes range from 3,920 sf to 104,108 sf with an average size of 27,402 sf).

Lots with lot area between 0 and 10,000 sf = 51 parcels
Lots with lot area between 10,000 and 25,000 sf = 20 parcels
Lots greater than 25,000 sf (lot area) = 15 parcels

*1 Belden Ave purchased 4 Mott Ave for parking
**21-23 Isaacs represents proposed parking which includes 88 public parking spaces
***10 Burnell Boulevard is the Yankee Doodle Garage; 115 of the 379 parking spaces are currently allocated to Ford McMahon
****9 Leonard Street parking and unit count taken from the Norwalk Hour article titled "Zoning gets first look at proposed Leonard St apartments," written by Kelly Kultys, dated June 10, 2019





Norwalk Parking Authority
11 North Water Street
Norwalk, CT 06854

Memorandum

To: Norwalk Planning and Zoning Commission

From: Chairman, Norwalk Parking Authority

Date: June 23, 2026

Re: Proposed Elimination of Parking Requirements in the Wall Street Area

In response to a request from the Planning and Zoning Commission, the Norwalk Parking Authority appreciates the opportunity to provide comments regarding the proposal to remove minimum parking requirements within the Wall Street area. We understand that this initiative is intended to promote redevelopment, encourage adaptive reuse, and support a more flexible, market-driven approach to land use in the downtown core.

While we recognize the narrative of the potential planning and economic development benefits of reducing or eliminating parking minimums, the Parking Authority has several important considerations that we believe should inform the Commission's decision.

1. Maintaining Capacity for Transient Parking

While detailed in the attached analysis conducted by Park Norwalk, only 44% of the parking depicted by the developer's parking analysis falls under the direction of the Norwalk Parking Authority and parking occupancy is currently reaching at or near 100% in peak periods.

A central concern is preserving the Authority's ability to provide sufficient **transient (short-term) parking**, which is critical to supporting the Wall Street district's current revitalization efforts. While supporting housing is and should remain an important consideration, we believe that one of the Parking Authority's primary concern is supporting restaurants, retail establishments, entertainment venues, and service businesses and institutions. These uses depend heavily on convenient, accessible parking turnover to attract customers and sustain economic vitality.

Removing parking requirements may lead to increased demand being shifted onto public parking assets. Without careful coordination, this could strain existing facilities and reduce



Norwalk Parking Authority
11 North Water Street
Norwalk, CT 06854

availability for short-term users, ultimately undermining the very economic activity the proposal seeks to encourage.

2. Protecting Economic Development Objectives

The Parking Authority plays a direct role in facilitating economic development by ensuring that visitors can reliably access the area. If public parking resources become overburdened by long-term or residential parking demand, it could displace transient users and negatively impact local businesses.

Should regulatory changes be adopted, the Parking Authority would have to shift the business process and pair these strategies with:

- Prioritization of short-term parking requirements
- Manage long-term parking demand through a significant increase in pricing, permitting, or designated facilities
- Monitor utilization trends and adjust operations proactively.

3. Need for a Coordinated Parking Management Strategy

Eliminating minimum parking requirements should not be viewed in isolation. It will require a **comprehensive parking management framework** that aligns land use decisions with operational realities. This includes:

- Ongoing data collection and analysis of parking demand and occupancy
- Flexible management tools (e.g., dynamic pricing, time limits, shared parking arrangements)
- Clear delineation between public and private parking responsibilities

This would result in the need for increased staff. As the Parking Authority does not receive any public funds to operate the facilities, this would be paid for by rate increases.

4. Preserving Operational Flexibility



Norwalk Parking Authority
11 North Water Street
Norwalk, CT 06854

The Authority must retain the flexibility to adapt its system in response to changing demand patterns. As development intensifies and land uses evolve, the ability to allocate spaces efficiently between transient and long-term users will be essential.

Conclusion

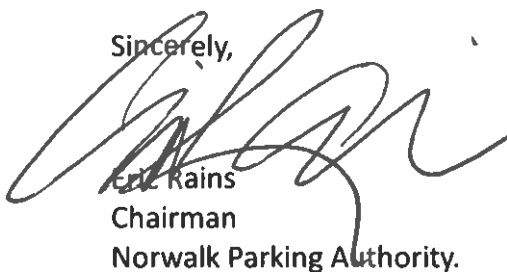
The Parking Authority supports efforts to enhance the vitality and redevelopment potential of the Wall Street area. However, as demonstrated in the attached parking analysis, peak parking occupancy in the district is already at or near 100% during periods of heightened activity and events. This indicates that the system is currently operating at full capacity during critical economic periods, leaving little room to absorb additional demand.

In this context, the proposed elimination of parking minimums may further increase reliance on public parking resources, particularly as they generate sustained or long-term parking demand. Such shifts could reduce the availability of spaces for transient users, who are essential to supporting local businesses and maintaining the economic health of the district.

While the Authority will continue to manage and adapt its operations to meet evolving conditions, it is important to recognize that decisions to significantly alter parking requirements may have long-term implications for the performance, capacity, and financial sustainability of the public parking system. These impacts should be carefully considered as part of the Planning and Zoning Commission's deliberations.

We look forward to continued coordination to ensure that future development and parking system performance remain aligned in support of Wall Street's ongoing economic success. Additionally, we appreciate that you have reached out to seek our comment and look forward to being part of future discussions.

Sincerely,



Eric Rains
Chairman
Norwalk Parking Authority.



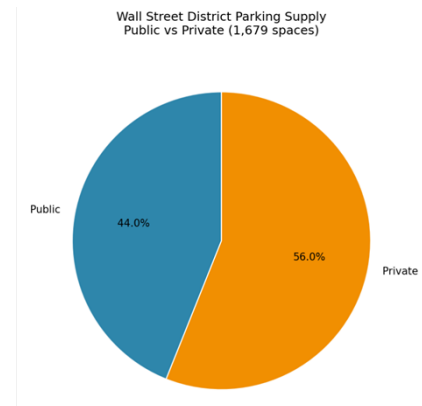
Wall Street District Parking Supply, Utilization, and Occupancy Analysis Park Norwalk – May 2026

The survey area includes all public and private parking facilities within the Wall Street District. Park Norwalk conducted 14 surveys between April 18 and May 19, 2026, capturing weekday, evening, and event night conditions.

This analysis also incorporates findings relevant to proposed zoning changes and responds to the Wall Street Neighborhood Association’s reliance on the 2025 Redniss & Mead study.

The study identified **1,679 total parking spaces**, with:

- **56% (941 spaces)** privately owned
- **44% (738 spaces)** publicly owned



Districtwide Utilization Patterns

The data shows a clear distinction between private and public utilization.

While private facilities may reflect underutilization, Park Norwalk does not have data from these private developments to understand their overall building occupancy/lease rates. It is important to note; however, any unused capacity is not generally accessible to the public. These facilities do not currently function as part of the district’s shared parking supply.

In contrast, public facilities experience consistently high demand, particularly during evening and event periods. Across all surveys:

- **67% average overall occupancy**
- **Overall peak occupancy reaching 92%**, with individual facilities ranging from **88% to 100% during peak periods**

The district’s largest public assets — Yankee Doodle Garage, Main Street Lot, and Wall Street Lot — operate at **71–77% average occupancy** and routinely reach **100% occupancy during peak evening and event hours**. These facilities serve as the primary parking supply for visitors, businesses, and nighttime activity in the district.



During peak periods, particularly evenings and event nights at the District Music Hall, demand becomes highly compressed and time-specific. Under these conditions, **on-street parking serves as essential overflow capacity**, absorbing demand when garages and lots reach full conditions.

Yankee Doodle Garage Operations

Yankee Doodle Garage is a critical component of the district's parking system, serving multiple roles:

- Core public parking facility
- Primary asset during peak demand periods
- Emergency operations resource

The garage also serves as a designated citywide resident parking location during declared snow emergencies. When snow emergency routes and surface lots must be cleared for plowing, residents are directed to relocate their vehicles to the garage at no cost. This temporary surge in demand further constrains available capacity during winter events and underscores the facility's importance. These typical transient spaces are able to accommodate snow emergency parking because during these events, transient parking is not in high demand.

Ford McMahon Inventory at Yankee Doodle Garage

The April 2025 Redniss & Mead study reported 115 Ford McMahon vehicles stored in the Yankee Doodle Garage. Park Norwalk's permit records for the same period indicate the dealership was billed for 109 stored vehicles, with observed counts ranging from an average of 96 to a high of 109 vehicles.

For the corresponding period in 2026, Ford McMahon's usage has decreased significantly:

- **75 billed spaces**
- **75 average vehicles, 76 peak**

This represents:

- **22% decline in average stored vehicle usage**
- **30% decline in peak usage year over year**

This change reflects Park Norwalk's coordinated effort with the dealership to reduce inventory storage and increase availability for public use. The dealership pays approximately **117% above the standard monthly rate**, with these funds reinvested into facility maintenance and improvements.

Facilities Excluded from the Study



The following facilities were excluded due to ongoing construction and do not contribute to current operational capacity:

- **61 Wall Street** — 105 units / 137 spaces
- **17 Isaacs Street** — 50 units / 65 spaces

These facilities cannot be counted toward available supply until they are open and operational. But it is important to note, that even when these are operational, they will be privately held and not available for general public use.

Changes Since the 2025 Redniss & Mead Study

The 2025 Redniss & Mead study represents a point-in-time assessment and does not reflect current conditions in the district.

Since early 2025, the Wall Street District has experienced:

- Expanded programming at the District Music Hall
- Increased dining and entertainment activity
- Additional residential occupancy
- Significant growth at the Norwalk Conservatory
 - Enrollment increased **278% since inception**
 - Expected continued expansion beyond 2028 due to recently approved Title IV

These changes have contributed to increased evening and event-driven demand, resulting in higher peak occupancy levels than those observed in 2025.

Park Norwalk's 2026 study — based on 14 surveys conducted over a 30-day period — shows significantly higher utilization of public parking facilities. Private parking supply identified in the 2025 study remains largely inaccessible to the public and cannot be assumed to meet districtwide demand.

Relationship to Proposed Zoning Changes

The proposed zoning amendments would eliminate off-street parking requirements for new development.

Based on current utilization patterns, this would:

- Increase reliance on already constrained public parking facilities
- Add demand from residents, employees, and visitors



- Intensify peak-period congestion
- Reduce availability for transient users

Because public facilities already reach **88–100% occupancy during peak periods**, additional demand would be absorbed almost entirely by the public system and on-street spaces, which are already functioning as overflow.

This would likely require operational adjustments, including:

- Increased parking rates (monthly and transient)
- Permit caps in constrained facilities
- Reduced on-street time limits to increase turnover
- Potential removal of on-street spaces to accommodate loading and delivery activity

Purpose of This Analysis

This analysis was prepared to support Park Norwalk’s operational review of proposed zoning changes in the Wall Street District.

The findings demonstrate that:

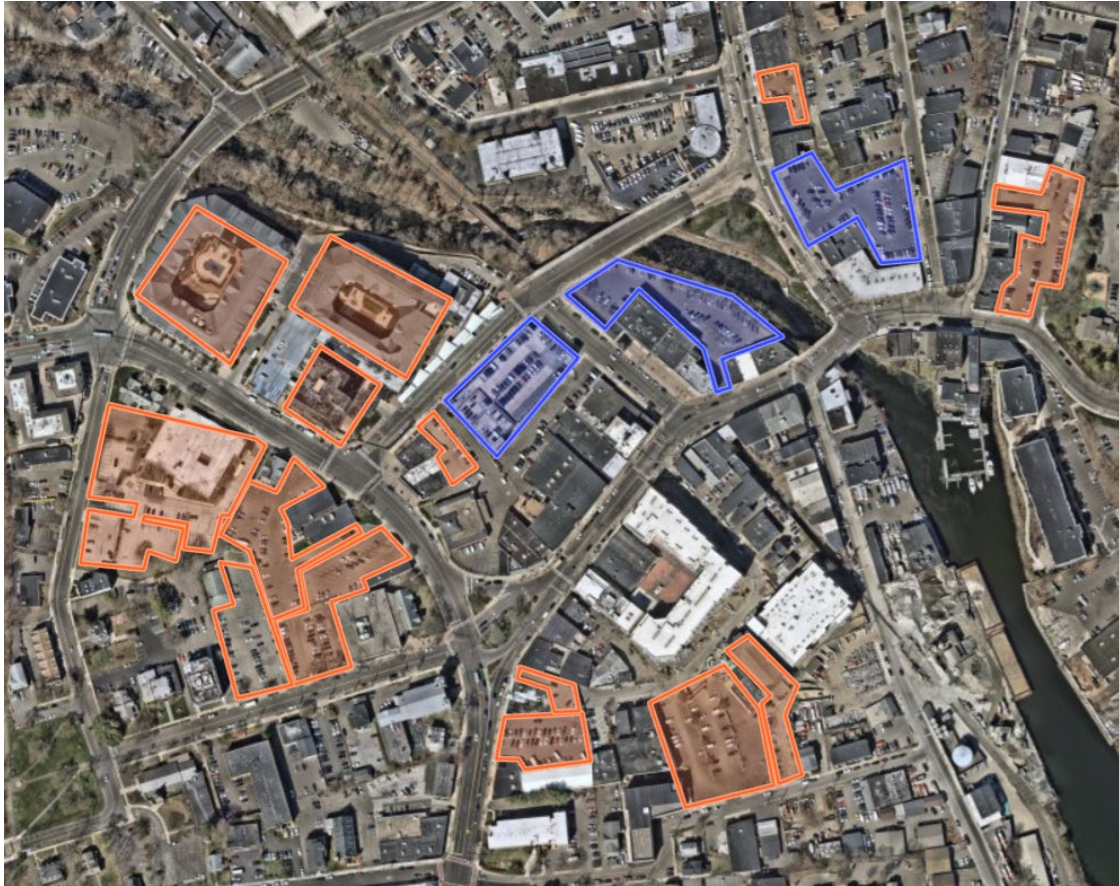
- Public parking facilities are operating at or near capacity during peak periods
- Private parking supply is not accessible to meet public demand
- The system has limited ability to absorb additional demand without operational impacts

These findings form the technical basis for the June 2026 memorandum submitted to the Planning & Zoning / Land Use & Building Management Committee.

Wall Street Neighborhood Association – 2026 Materials:

<https://norwalkct.gov/3902/Wall-St-Neighborhood-Association---2026->

Study Area



Legend	
	Private Facilities
	Public Facilities



Parking Supply

Address	Location	Capacity
26 Belden Ave	The Confluence 1	130
26 Belden Ave	The Confluence 2	122
8 Belden Ave	Belden Lot	22
731 West Ave	West Ave Lot	15
	City Market Lot	42
17 Belden Ave	Court House Lot	107
15 Belden Ave	M&T Lot	69
	Mall (under construction)	50
3 Belden, 1 Belden and 4 Mott Ave	Library	69
42 Main Street	Main Lot 1	18
	Knight Street Lot	42
10 Mott Ave	Eagles Lot	89
21, 23 and 31 Isaccs Street	Isaccs Street Lot	123
19 Isaccs Street (24 units)	The Phoenix	43
10 Burnell Boulevard	Yankee Doodle Garage	379
46 Wall Street	Wall Lot	81
20 Main Street	Main Lot	87
	On-Street	191
Total		1679



Utilization/ Occupancy Data

Wall Street District		Parking Inventory															
		Public	738	44%													
		Private	941	56%													
		Total	1678														
Address	Location	Capacity	Property	4/18/2026 8-8:30pm	4/24/26 9-9:30am	4/24/26 7:30pm-8pm	4/25/26 7:30pm-8pm	05/01/26 7:30pm-8pm	05/02/26 4pm-4:30pm	05/02/26 8pm-8:30pm	05/05/26 8pm-8:30pm	05/07/26 8pm-8:30pm	05/08/26 8pm-8:30pm	05/13/26 12pm-12:30pm	05/16/26 8pm-8:30pm	05/19/26 9am-9:30am	05/19/26 8pm-8:30pm
26 Belden Ave	The Confluence 1	130	Private	69%	78%	75%	78%	74%	81%	75%	73%	75%	73%	83%	78%	80%	75%
26 Belden Ave	The Confluence 2	122	private	52%	57%	55%	57%	56%	57%	56%	53%	56%	56%	58%	53%	48%	56%
8 Belden Ave	Belden Lot	22	Private	50%	36%	45%	41%	45%	55%	50%	68%	64%	59%	23%	45%	23%	50%
731 West Ave	West Ave Lot	15	Private	53%	107%	100%	100%	93%	100%	93%	67%	60%	80%	107%	73%	80%	67%
	City Market Lot	42	Private	71%	67%	60%	67%	74%	60%	74%	69%	60%	69%	83%	62%	50%	45%
17 Belden Ave	Court House Lot	107	Private	8%	7%	6%	7%	6%	7%	4%	5%	4%	3%	6%	5%	19%	6%
15 Belden Ave	M&T Lot	69	Private	51%	57%	41%	45%	42%	51%	42%	36%	38%	45%	57%	46%	59%	55%
	Mall (under construction)	50	Private	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
3 Belden, 1 Belden and 4 Mott Ave	Library	69	Private	38%	57%	41%	39%	36%	57%	32%	42%	39%	42%	71%	36%	28%	38%
42 Main Street	Main Lot 1	18	Private	78%	89%	78%	56%	67%	67%	61%	61%	78%	72%	83%	61%	56%	61%
	Knight Street Lot	42	Private	10%	38%	14%	19%	21%	38%	29%	36%	50%	36%	50%	33%	38%	29%
10 Mott Ave	Eagles Lot	89	Private	45%	73%	46%	44%	33%	43%	33%	34%	33%	36%	51%	35%	39%	36%
21, 23 and 31 Isacss Street	Isacss Street Lot	123	Private	21%	25%	32%	38%	26%	26%	23%	29%	28%	31%	18%	24%	29%	25%
19 Isacss Street (24 units)	The Phoenix	43	Private	84%	77%	88%	86%	81%	84%	81%	88%	86%	91%	81%	88%	77%	88%
10 Burnell Boulevard	Yankee Doodle Garage	379	Public	83%	47%	56%	94%	67%	70%	79%	67%	75%	100%	55%	72%	46%	80%
46 Wall Street	Wall Lot	81	Public	63%	42%	73%	75%	85%	89%	98%	59%	91%	99%	78%	74%	69%	67%
20 Main Street	Main Lot	87	Public	57%	54%	84%	85%	91%	91%	94%	70%	100%	97%	75%	84%	47%	55%
	On-Street	191	Public	57%	16%	57%	50%	63%	58%	64%	52%	75%	72%	37%	50%	18%	53%



CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

June 25, 2026

Bryan Baker, AICP
Principal Planner
City of Norwalk

RE: **WSNA Text/Map Amendment Referral - Application #2026-47**

Dear Mr. Baker:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, June 24th, 2026, the above-referenced text and map amendmend application referral was reviewed. The proposal consists of creating an overlay zone in the Wall Street area. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the applicant's proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams
Staff to the Harbor Management Commission

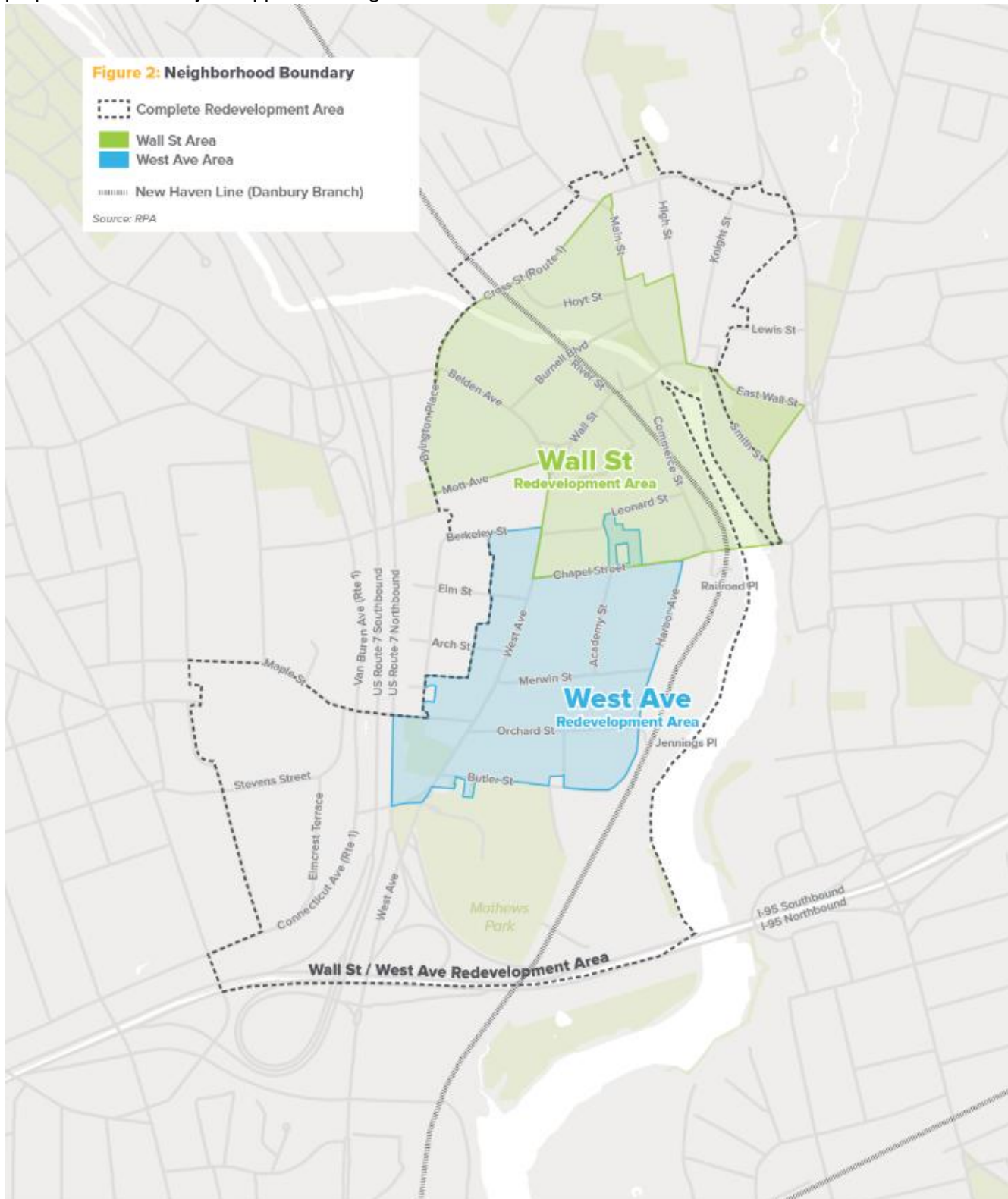
Re: #2026-47 R/M – Wall Street Neighborhood Association – Zoning regulation text amendment and zoning map amendment to Article 4 to create the Wall Street Village District Overlay and associated standards relating to density, parking, workforce housing and public realm

Wall Street Neighborhood

1 inch = 265 feet

Date Created: 5/13/2026
Created By: anonymous

The area selected by the applicant appears to mostly be a subset of the “Wall St Area,” as identified within the city’s Wall Street-West Avenue Neighborhood Plan that was adopted by the city in 2019, with some outlier properties included by the applicant along the west side of West Avenue and the southern side of Mott Avenue:



The fee-in-lieu of public realm requirements is the least substantial component of the proposed text amendment and is similar to a recent approval of fee-in-lieu of public realm requirements by the Commission. Therefore, much of this memorandum will focus on the first three components of the text amendment listed above.

Regarding removing minimum off-street parking requirements, the specific language proposed by the applicant is as follows:

SECTION 3. EXEMPTION FROM OFF-STREET PARKING MINIMUMS
Amends: Section 4.3.12 (Parking) as applied within the WS-Overlay boundary.

Properties within the WS-Overlay with sixty (60) Dwelling Units or fewer shall be exempt from the off-street parking requirements of Section 4.3.12 for all permitted uses. Properties within the WS-Overlay with sixty (60) Dwelling Units or greater are exempt from off-street parking requirements for the first sixty (60) units but shall provide off-street parking pursuant to Section 4.3.12 for all units in excess of sixty; however, in no event shall a Property require more than .5 spaces per unit in total. Nothing in this section shall prohibit a property owner from voluntarily providing off-street parking. This Section shall automatically terminate upon Planning and Zoning approval of 300 units of multifamily housing unaccompanied by on-site parking for those units within the WS-Overlay.

The applicant has provided a parking study (the report) conducted by Redniss and Mead as their evidence that within the area there is adequate public and private off-street parking spaces available to accommodate additional development. Within the report, the applicant states that within the Wall Street Neighborhood, the following number of parking spaces are available:

	Public*	Private	Total
Existing	916	784	1,700
Proposed**	916	1,068	1,984

*Includes 243 spaces of on-street parking.
**Includes pending developments at 61 Wall St, 17 Isaacs St, 23 Isaacs St, and 9 Leonard St.

There are 1,700 parking spaces in the neighborhood, over half of which are available to the public. The public parking count includes the Yankee Doodle Garage at 10 Burnell Boulevard. Of the 379 parking spaces in this public garage, 115 are currently leased to McMahon Ford. 24 Belden Street was not included within the neighborhood limits as it is a large site with 598 parking spaces which would skew the results.

Excerpt from 2025 Redniss & Mead Wall Street Parking Study

Of the total amount of parking within the area, the applicant’s report found the following occupancy rates:

Even though 73% of the properties within the neighborhood have no or limited parking, the peak occupancy occurred on a weekday and was observed to be 46% in public spaces and 49% on private properties for an overall occupancy of 48%, not including the McMahon Ford inventory in the Yankee Doodle Garage.

Table 3: Parking Occupancy Observations			
	Public*	Private	Total*
Weekday - 11am Wednesday, April 2, 2025	46%	49%	48%
Weeknight - 6pm Wednesday, April 9, 2025	28%	41%	40%
Friday Night - 6pm April 4, 2025	31%	37%	39%
Saturday - 11am April 5, 2025	26%	37%	36%

*This does not include McMahon Ford inventory parking in the Yankee Doodle Garage which takes up roughly 10% of the public parking supply.

Excerpt from 2025 Redniss & Mead Wall Street Parking Study

The Transportation, Mobility and Parking Department (TMP) and the Parking Authority provided a separate parking study which made different findings in terms of the total number of parking spaces in the neighborhood, as well as occupancy rates of parking spaces **during different peak periods**:

The study identified **1,679 total parking spaces**, with:

- **56% (941 spaces)** privately owned
- **44% (738 spaces)** publicly owned

Excerpt from Parking Authority Analysis

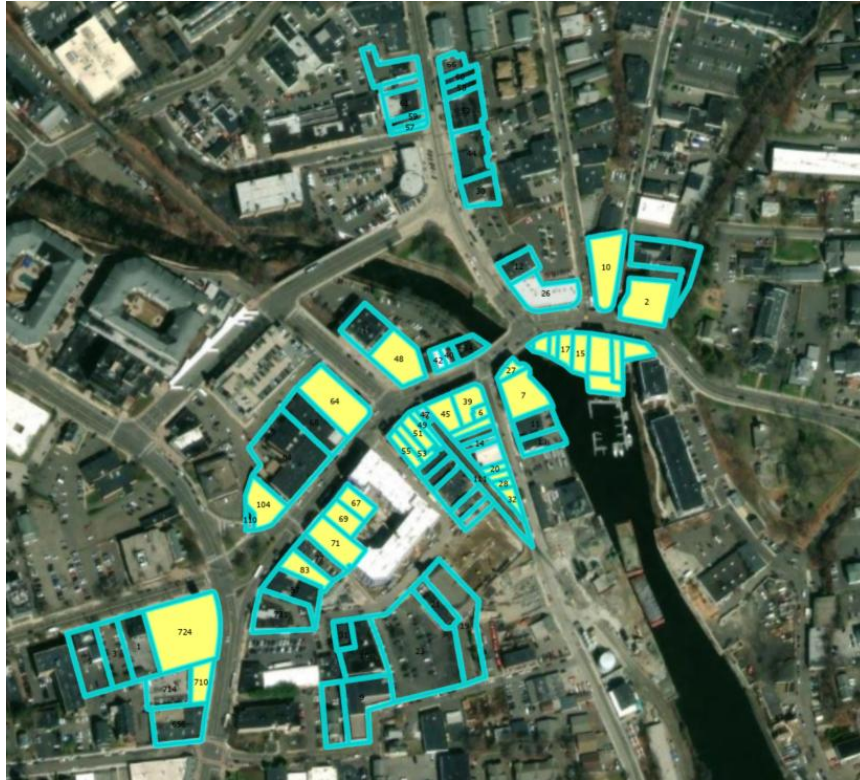
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Utilization/Occupancy Data																	
Wall Street District		Parking Inventory															
			Public	738	44%												
			Private	941	56%												
			Total	1678													
Address	Location	Capacity	Property	4/18/2026 8-8:30pm	4/24/26 9-9:30am	4/24/26 7:30pm-8pm	4/25/26 7:30pm-8pm	05/01/26 7:30pm-8pm	05/02/26 4pm-4:30pm	05/02/26 8pm-8:30pm	05/05/26 8pm-8:30pm	05/07/26 8pm-8:30pm	05/08/26 8pm-8:30pm	05/13/26 12pm-12:30pm	05/16/26 8pm-8:30pm	05/19/26 9am-9:30am	05/19/26 8pm-8:30pm
26 Belden Ave	The Confluence 1	130	Private	69%	78%	75%	78%	74%	81%	75%	73%	75%	73%	83%	78%	80%	75%
26 Belden Ave	The Confluence 2	122	private	52%	57%	55%	57%	56%	57%	56%	53%	56%	56%	58%	53%	48%	56%
8 Belden Ave	Belden Lot	22	Private	50%	36%	45%	41%	45%	55%	50%	68%	64%	59%	23%	45%	23%	50%
731 West Ave	West Ave Lot	15	Private	53%	107%	100%	100%	93%	100%	93%	67%	60%	80%	107%	73%	80%	67%
	City Market Lot	42	Private	71%	67%	60%	67%	74%	60%	74%	69%	60%	69%	83%	62%	50%	45%
17 Belden Ave	Court House Lot	107	Private	8%	7%	6%	7%	6%	7%	4%	5%	4%	3%	6%	5%	19%	6%
15 Belden Ave	M&T Lot	69	Private	51%	57%	41%	45%	42%	51%	42%	36%	38%	45%	57%	46%	59%	55%
	Mall (under construction)	50	Private	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
3 Belden, 1 Belden and 4 Mott Ave	Library	69	Private	38%	57%	41%	39%	36%	57%	32%	42%	39%	42%	71%	36%	28%	38%
42 Main Street	Main Lot 1	18	Private	78%	89%	78%	56%	67%	67%	61%	61%	78%	72%	83%	61%	56%	61%
	Knight Street Lot	42	Private	10%	38%	14%	19%	21%	38%	29%	36%	50%	36%	50%	33%	38%	29%
10 Mott Ave	Eagles Lot	89	Private	45%	73%	46%	44%	33%	43%	33%	34%	33%	36%	51%	35%	39%	36%
21, 23 and 31 Isaacs Street	Isaacs Street Lot	123	Private	21%	25%	32%	38%	26%	26%	23%	29%	28%	31%	18%	24%	29%	25%
19 Isaacs Street (24 units)	The Phoenix	43	Private	84%	77%	88%	86%	81%	84%	81%	88%	86%	91%	81%	88%	77%	88%
10 Burnell Boulevard	Yankee Doodle Garage	379	Public	83%	47%	56%	94%	67%	70%	79%	67%	75%	100%	55%	72%	46%	80%
46 Wall Street	Wall Lot	81	Public	63%	42%	73%	75%	85%	89%	98%	59%	91%	99%	78%	74%	69%	67%
20 Main Street	Main Lot	87	Public	57%	54%	84%	85%	91%	91%	94%	70%	100%	97%	75%	84%	47%	55%
	On-Street	191	Public	57%	16%	57%	50%	63%	58%	64%	52%	75%	72%	37%	50%	18%	53%

Excerpt from Parking Authority Analysis

Recently, the Commission approved text amendments relating to minimum off-street parking requirements as required per the State's adoption of Public Act 25-1 which removes minimum off-street parking requirements for developments of 16 dwelling units or less. Therefore, in the area in which the applicant proposes that this text amendment application would be effective, developments of 16 dwelling units or less, including any commercial components associated with those dwelling units, do not have to provide parking. Additionally, the existing regulations already included provisions such as not requiring parking for additions to historic buildings in the CD-4 and CD-4W zones and not requiring parking for changes in use on properties within 1,000 feet from a municipal parking facility.

The map below shows the properties within the applicant's map amendment that are on a historic inventory list (approximately 34 properties in total), and thus already exempt from providing off-street parking, regardless of the number of dwelling units within the building. The historic properties are shown in yellow.



The applicant's proposed changes to the off-street parking regulations can be summarized as moving the minimum off-street parking requirement from not being regulated for developments of 16 dwelling units or less to not being regulated for developments of 60 dwelling units or less, with two caveats: 1) when developments exceed 60 dwelling units, the existing parking standards of 1.3 spaces per unit or one space per studio/one-bedroom unit and two spaces per two or more bedroom unit apply to the units over the 60 unit threshold; and 2) once 300 dwelling units are constructed that do not provide off-street parking, the regulation shall become null and void. In Staff's opinion, the 300-dwelling unit cutoff will be difficult to administer on the city's end, especially long-term, and there is lack of clarity for future applicants to know how many units can be built without parking. Another question would be if developments of 16 units or less that do not provide parking would count towards the 300-dwelling unit threshold, since they would not have had to provide parking regardless of this text amendment being implemented.

Moving the threshold to require off-street parking for developments of more than 16 to developments of more than 60 units on its own would generally only benefit larger parcels of land or encourage property owners to consolidate properties so that they can build 60 dwelling units, due to the existing maximum density standards within the zoning regulations. This brings us to the next major amendment proposed by the applicant which is:

SECTION 4. FORM-BASED RESIDENTIAL FLEXIBILITY

Amends: Table 4.3.1-H, "Density" row, as applied within the WS-Overlay boundary.

Within the WS-Overlay, the residential density standard of Table 4.3.1-H (currently 1 Dwelling Unit per 500 square feet of lot area) shall be amended to: **Not Regulated (NR).** However, for developments on lots greater than $\frac{1}{4}$ of an acre, no more than $\frac{2}{3}$ of the units may be studio or 1 bedroom. These size restrictions shall not apply to Dormitory rooms or Extended Stay Hotel rooms.

The current zoning regulations in the CD-4 zone allow for a maximum residential density of one dwelling unit per 500 square feet of lot area. The applicant is proposing to remove that standard and instead not regulate the density for the 85 parcels within the proposed map amendment area. Ultimately, the maximum number of dwelling units will be determined by other factors such as the maximum building height, lot coverage, room size requirements per the Building Code, etc. This change could allow for properties that are currently “stuck,” with what’s there due to their lot size being too small for it to financially make sense to renovate or for properties that are underutilized to redevelop.

The parcels of land that the applicant has included as part of their map amendment application currently have approximately 409 dwelling units total, per Tax Assessor records. 21-23 Isaacs Street currently does not have any dwelling units on the property but has been approved by the Planning & Zoning Commission to construct 105 dwelling units and 9 Leonard Street is currently being constructed with 32 dwelling units. Therefore, it can reasonably be stated that there are approximately 546 dwelling units existing or approved within the applicant’s 85 parcel map amendment. The current zoning standards would allow for a maximum of approximately 1,281 dwelling units between the 85 parcels, or 735 more dwelling units in addition to what exists today, without taking into consideration additional density allowances for historic preservation bonuses or predominantly affordable housing developments. Because the applicant is proposing to remove the maximum density standard, Staff has attached a buildout analysis of the results of what changing the density standards to the end of this memorandum, which is explained below.

The first step to provide an approximate buildout analysis of the Wall Street Neighborhood is determining what the max gross building size, or how much square footage can exist, within each building. We know the approximate lot size of each parcel utilizing GIS and tax assessor information and can use the zoning regulations standards of 80% for the maximum surface coverage allowance and a maximum height of four stories.

$$\text{Max Gross Building Size} = (\text{Lot Area} * \text{Maximum Surface Coverage}) * \text{Maximum Number of Stories}$$

Now that we have a rough idea of how big of a building can be built on each parcel and the overall square footage within each building, we need to backout spaces that cannot be used as living space (hallways, staircases, elevators, etc.) The area that is removed leaves us with the space that can be used for living space, referred to as a building’s “efficiency ratio,” which is commonly between 70-85%. For our analysis we used an 85% assumption, or each building maximizing their efficiency and therefore providing a more liberal maximum buildout.

$$\text{Approximate Rental Apartment Area} = \text{Max Gross Building Size} * 0.85$$

Now we have a rough estimate of how much space within each potential building can be used as a dwelling unit. This number is important because it can be further evaluated based on an average apartment size to determine the maximum number of units within each building. In Staff’s analysis, a 500 square foot apartment size was used as an average to determine the maximum number of units that can be built within the applicant’s Wall Street Neighborhood map.

$$\text{Maximum Number of Units} = \frac{\text{Approximate Rental Apartment Area}}{\text{Average Apartment Size}}$$

Based on these assumptions, Staff estimates that the applicant’s proposal to not regulate the maximum density of the 85 parcels could create a zoning capacity of about 3,484 dwelling units, a net increase of about 2,203

dwelling units over the current zoning capacity. While having a theoretical zoning capacity is helpful to understand an approximate total number of dwelling units that could be constructed, it's important to keep in mind that there are existing dwelling units in the area and understanding how many dwelling units could be built in addition to the existing units. Earlier in this memorandum we had explained that there are approximately 546 dwelling units that exist and/or are approved within the area and there is a zoning capacity for about 735 more dwelling units under the current zoning regulations. The proposed changes would allow for approximately 2,938 dwellings to be added to the existing 546 dwelling units.

Regulations	Existing Number of Dwelling Units	Zoning Capacity	Potential Net Increase of Dwelling Units
Existing	546	1281	735
WSNA Proposal	546	3484	2938

Since 1990, Norwalk has had a growth rate between 6-7% per decade. While the proposed changes have the potential to increase the growth rate in this specific area, for the purposes of this analysis, Staff would recommend using a 7% growth rate to estimate how many units would be expected to be built each decade. The result is approximately 206 units per decade compared to a current estimate of 51 units per decade.

Additional analysis can be done to estimate how these potential new units may impact parking capacity, particularly public parking capacity, using US Census data. Per 2024 US Census data, renter-occupied housing units show the following vehicle ownership rates:

Vehicles Available	
No vehicles available	15.3%
1 vehicle available	51.1%
2 vehicles available	26.5%
3 or more vehicles available	7.0%

U.S. Census Bureau. "Physical Housing Characteristics for Occupied Housing Units." American Community Survey, ACS 5-Year Estimates Subject Tables, Table S2504, <https://data.census.gov/table/ACSST5Y2024.S2504?q=vehicle+ownership+in+Norwalk+city,+Connecticut>. Accessed on 23 Jul 2026.

Per the applicant's report, the highest measured usage of public parking in the Wall Street Neighborhood is 46% of the 916 existing public parking spaces. Typically, as capacity of any resource nears or exceeds 80%, additional planning is done to increase capacity. So, based on an estimated 206 new dwelling units per decade and vehicle ownership rates for rental units remaining steady, we can project when the city may reach an 80% threshold parking capacity of the 916 public parking spaces, or 732 parking spaces, being occupied at peak demand times. Based on the applicant's report that at peak times 46% of the spaces are used, there are 312 parking spaces available before the 80% threshold is met. However, based on the Parking Authority's report, during times when there are events happening in the Wall Street area, the available parking is fully occupied. The Commission must consider that during typical peak periods that it appears that there is some capacity, however, there is no capacity when events are occurring in the area. While there is private parking that could be available, it is not managed by the city; to Staff's knowledge, there are no shared parking agreements between the private property owners that allow private parking spaces to be used by the public if they are not a patron of a business at that particular property; and if there was such agreements in place, it does not appear that properties are advertised as such.

Units per Decade	Vehicles Available	Percent of Units	Number of New Vehicles per Decade
206	No vehicles available	15.3%	0
	1 vehicle available	51.1%	105
	2 vehicles available	26.5%	109
	3 vehicles available	7.0%	43
Total			257

Based on the chart above, in the unlikely event that all potential new residents only utilize public parking, meaning that no additional private parking is provided, it will likely take over 10 years before 80% of the parking spaces are occupied at peak times.

The last portion of the applicant's proposed text amendment is related to workforce housing requirements.

SECTION 5. SMALL-SCALE WORKFORCE HOUSING FEE-IN-LIEU

Amends: Article 6, Workforce Housing Regulations, as applied to developments of 19 or fewer dwelling units within the WS-Overlay boundary.

Any development of nineteen (19) or fewer dwelling units within the WS-Overlay may elect to satisfy the Workforce Housing requirements of these Regulations by payment of a fee-in-lieu rather than by provision of on-site deed-restricted workforce housing units. The fee-in-lieu shall be equal to one percent (1%) of the total residential construction cost of the development, as certified by a licensed contractor or project engineer or by the Chief Building Official. The fee shall be paid to the City of Norwalk Affordable Housing Fund prior to the issuance of a Certificate of Occupancy.

The existing standards for multifamily developments generally require that at least 10% of the units for developments of ten or more units to be deed-restricted as workforce housing. The applicant is proposing to allow for developments of 19 units or less to provide a fee-in-lieu of providing workforce housing units in their development(s).

While Staff is aware of the pros and cons of inclusionary zoning requirements, Staff does not agree with the changes proposed by the applicant. The city recently adopted the [Norwalk Affordable Housing Action Plan](#) that stated the city needs 8,000 more affordable housing units. Using Wall Street Place as an affordable housing resource that should be drawn down from before more affordable housing is provided, is directly counter to the Affordable Housing Action Plan's recommendation for more affordable housing to be constructed citywide. The applicant also states that 105 of Jason Milligan's units are renting 23% below the affordable threshold. Keeping the existing workforce housing standard in place does not prohibit those units from renting at those same price points or from new units renting at those amounts. Additionally, because 24 Belden Avenue received financing through the Build4CT program, the developers were willing to deed-restrict 30% of the units as affordable. It is Staff's opinion that the zoning amendments requested offer developers similar benefits as incentivized financing programs and therefore developers should be held, at a minimum, to the existing standards that are in place.

Staff Recommendations

The revisions proposed by the applicant are significant amendments to the zoning regulations that attempt to solve issues that the city also wants to address; per the 2019 Wall Street-West Avenue Neighborhood Plan, to

make Wall Street, “a healthy and vibrant Urban Core Neighborhood with a strong economy driven by innovation and collaboration that is accessible, authentic, lively and affordable for residents and businesses.” There are many constraints that exist making it difficult to achieve this vision: 1) many of the lots are generally small; 2) the allowable density within the zoning regulations may be too restrictive; 3) many of the structures are historic; and 4), the availability of public parking. Therefore, in addition to whether the changes are consistent with the Plan of Conservation and Development as well as the comprehensive plan, the Commission must consider whether the changes would help achieve the vision of the Wall Street area as mentioned above.

The Parking Authority has concerns about the public parking capacity based on their parking capacity analysis. In addition, Planning and Zoning Staff believes there is a better approach to achieve the vision outlined in the neighborhood plan, that is not only more consistent with how the regulations are structured but also achieves many of the goals identified by the applicant, while targeting the specific types of sites that are hamstrung by the constraints identified above. In addition, the Commission recently approved the transfer of existing capital funds to facilitate the review and establishment of new design standards for the CD-4 zone, which will be completed in 2027. Adopting the applicant’s changes, which are inconsistent with the existing structure of the zoning regulations, prior to adopting the new design guidelines, is not prudent.

Staff will forward these changes to the Commission for review and recommends the Commission consider these prior to acting on the applicant’s proposal. And should the Commission agree with the Staff changes, either deny the applicant’s proposal or request the applicant withdraw their current proposal. However, should the Commission look favorably on the applicant’s proposal, Staff would recommend that the Commission include some of the following ideas:

1. A maximum building height of no more than four stories – generally, the maximum height within the Wall Street area is already capped at four stories, however, there are certain streets where the height may be more and Wall Street itself allowing a fifth story via special permit. Staff recommends that any parcels included in the applicant’s map amendment be limited to a maximum of four stories.
2. Limitations on how large parcels can be – some additional language specifying that lots are only eligible for such changes based on their existing lot sizes to prevent lots from being combined/assembled for the purposes of larger developments that may be out-of-scale with the neighborhood and the intent of the proposed changes.
3. Limitations on the maximum width of new buildings so that they are more similar to the existing buildings in the area. Most of the lots in the Wall Street neighborhood are generally very narrow, so a new building that expands more than 100 feet would be inconsistent with its surroundings.
4. That the unit mix proposed by the applicant for lots larger than ¼ of an acre apply to all parcels within the proposed map amendment. Approximately only 14 of the parcels included in the changes are larger than ¼ acre, so it is rather limited in its effect as proposed. By applying the unit mix requirement to all the parcels in the proposed map amendment, a more diverse mix of apartments can be added. Additional language could be included to only apply the unit mix requirement to new units added after the effective date of the regulation so that existing units are not impacted by the changes.
5. If the Commission is concerned about not regulating the maximum density allowed, in Staff’s buildout analysis, we find that the maximum number of units in the area based on the parcels selected by the applicant, is roughly equal to a density of one unit per 184 square feet of lot area. Therefore, that density or higher, can roughly be considered “not regulated.” If the Commission would like to put a maximum density in place, that number could be used as a starting point for the discussion.
6. Removing the properties located along Mott Avenue and West Avenue from the proposed map amendment. As currently proposed, these parcels are not included in any previous plans done on the

city and are not necessarily considered part of the Wall Street-West Avenue area. By removing these parcels, the area of effect will be more limited to the Wall Street area.



7. Having the applicant further explain a plan on how private parking can become more of a public amenity so that people know where additional parking is available should the Yankee Doodle Garage be full.

Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.OBJEC TID_1	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Name	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Stated Area	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Parcel ID	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Owner1	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Street Num	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.AltStr etNum	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Street Name	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.YearB uilt	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Numof Building	Existing Story Height	Max Number of Stories	Existing Rental Live Units	Units Allowed Per Zoning	Parking Required	Max Gross Building Size	Approx. Rental Apartmen t SF	Max Number of Units based on 500sf Apt Size	Differenc e b/t Existing Standards and No Density	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.LUCD escription	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.EffYr	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.TotalA rces	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Gross BldArea	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.BuildT ype	Norwalk_ GIS_GISA DMIN_Tax Parcels\$.S hape_STAr ea__	Norwalk_ GIS_GISA DMIN_Tax Parcels\$.S hape_STLe ngth__	Norwalk_ GIS_GISA DMIN_Tax Parcels\$. ValuePerA rea
97677	1-29-42-0	0.061	1-29-42-0	10 COMMERCE	10		COMMERC	1880	1	3.00	4	5	5	0	8567	7282	15	9	Com / Res	1972	0.06625	7150	Off/Ret/Apt	2677.074	283.6751	10847705
97680	1-29-49-0	0.054	1-29-49-0	DILLARD NATHA	32		COMMERC	1870	1	2.00	4	2	5	0	7500	6375	13	8	2 Family	1987	0.04	1880	Colonial	2343.607	270.934	7899074
97681	1-29-48-0	0.028	1-29-48-0	DILLARD FINAN	28		COMMERC	1880	1	3.00	4	3	2	0	3950	3358	7	4	3 Family	1987	0.02	2163	Colonial	1234.497	153.6678	12784286
97789	1-29-43-0	0.061	1-29-43-0	GALATRO JOHN	12		COMMERC	1895	1	1.00	4	1	5	0	8454	7186	14	9	Commercial	1990	0.05999	2465	Retail	2641.86	269.2013	5454262
97790	1-29-44-0	0.048	1-29-44-0	GMS PROPERTIE	14		COMMERC	1950	1	1.00	4	1	4	0	6657	5658	11	7	Commercial	1978	0.05	1311	Warehouse	2080.165	244.0897	3851875
97791	1-29-45-0	0.111	1-29-45-0	GMS PROPERTIE	16		COMMERC	1942	1	1.00	4	3	10	0	15529	13200	26	17	Commercial	1995	0.11001	8280	Office/Ware	4852.944	288.3882	6811171
97792	1-29-46-0	0.033	1-29-46-0	HODGES DIANE	20		COMMERC	1890	1	3.00	4	3	3	0	4614	3922	8	5	Com / Res	1972	0.03001	4326	Off/Ret/Apt	1441.854	182.2542	10526667
97793	1-29-47-0	0.032	1-29-47-0	REAL ESTATE &	26		COMMERC	1880	1	3.00	4	4	3	0	4456	3788	8	5	4 Family	1987	0.03	2390	Colonial	1392.619	169.8295	12933438
110753	1-22-2-0	0.264	1-22-2-0	7 COMMERCE S	7		COMMERC	1880	1	4.00	4	28	23	30	36749	31237	62	40	Apartments	1986	0.32	22750	Apartments	11484.12	441.6968	8854091
110754	1-22-3-0	0.157	1-22-3-0	11 COMMERCE	11		COMMERC	1947	1	2.00	4	6	14	0	21809	18538	37	23	Commercial	2005	0.18999	10546	Office Bldg	6815.441	354.6295	6810828
110756	1-29-65-0	0.034	1-29-65-0	6 COMMERCE S	6		COMMERC	1855	1	1.00	4	1	3	0	4756	4043	8	5	Commercial	1978	0.03001	2760	Restaurant	1486.217	158.4869	6388235
110799	1-22-4-0	0.124	1-22-4-0	13 COMMERCE	13		COMMERC	1929	1	3	4	6	11	0	17340	14739	29	19	Apartments	1978	0.11001	9924	Apartments	5418.673	328.1363	6840000
97205	1-29-24-0	0.341	1-29-24-0	BURTON REAL E	18		ISAACS ST	1950	1	2.00	4	4	29	37	45894	39010	78	49	Commercial	1995	0.32	27543	Retail/Office	14341.76	540.3276	6829003
97639	1-29-36A-0	0.081	1-29-36A-0	IJ GROUP OZ LL	3		ISAACS ST	1920	1	1.00	4	1	7	0	11348	9646	19	12	Commercial	1986	0.0977	2513	Retail	3546.319	305.6362	6012593
97644	1-29-54-0	0.49	1-29-54-20	BUCHSBAUM BE	19		ISAACS ST	2004	1	1.00	4	1	43	56	68406	58145	116	74	Condominiu	2010	0	908	Condo Flat	21376.75	823.8948	542898
97678	1-29-30-0	0.067	1-29-30-0	DALEY GEORGE	11	1/2	ISAACS ST	1923	1	2.00	4	2	6	0	9319	7921	16	10	Com / Res	1995	0.08001	2917	Off/Ret/Apt	2912.134	267.2851	7459254
97679	1-29-31-0	0.089	1-29-31-0	GEOTUS LLC	11		ISAACS ST	1923	1	2.50	4	4	8	0	12449	10582	21	13	Commercial	1978	0.08999	4226	Office Bldg	3890.453	284.6513	3720225
97783	1-29-34-0	0.087	1-29-34-0	KOMI VENTURES	5		ISAACS ST	1920	1	2.25	4	6	8	0	12191	10362	21	13	Apartments	2015	0.07	6403	Apartments	3809.726	279.4373	16871034
97784	1-29-32-0	0.174	1-29-32-1	BROOKS KEITH	9		ISAACS ST	1960	1	1.00	4	1	15	0	24210	20579	41	26	Commercial	1980	0	2492	Retail Cond	7565.725	353.6172	903390.8
118978	1-29-63-0		1-29-63-0	IJ GROUP OZ LL	20	-26	ISAACS ST	1915	1	1.00	4	3	18	24	29300	24905	50	31	Com / Res	1954	0.28001	6209	Off/Ret/Apt	9156.168	429.0346	0
119508	1-29-23-0	0.0853	1-29-23-0	WALL ST OPPOR	31		ISAACS ST	1911	1	3	4	6	7	0	11891	10107	20	13	Apartments	1995	0.08531	4778	5-8 Unit Apt	3715.969	250.3004	10735404
119509	1-29-28-0	0.1538	1-29-28-0	WALL STREET O	21		ISAACS ST	1962	1	1.00	4	2	13	0	21440	18224	36	23	Commercial	1985	0.15383	5824	Warehouse	6699.891	387.8847	3412159
119510	1-29-25-0	1.0729	1-29-25-0	WALL ST OPPOR	23		ISAACS ST	0			4		94	122	150253	127715	255	162	Commercial	0	1.07289	0		46954.06	901.7216	1428344
110554	1-68-18-0	0.313	1-68-18-0	LANDMARK NOR	2		KNIGHT ST	1840	1	3.00	4	14	27	35	43562	37028	74	47	Com / Res	1978	0.25622	16739	Off/Ret/Apt	13613.12	471.2549	4044728
119359	1-68-17-0	0.357	1-68-17-0	LANDMARK NOR	4		KNIGHT ST	1973	1	2.50	4	4	31	40	49250	41862	84	53	Com / Res	1992	0.35664	17282	Off/Ret/Apt	15390.53	729.9548	3485266
97209	1-29-59-0	0.231	1-29-59-0	ELIAS JORGE &	5		LEONARD S	1993	1	3	4	3	20	26	31805	27034	54	34	3 Family	2007	0.22	7937	Colonial	9938.955	456.8047	4782468
120337	1-29-57-0	0.37	1-29-57-0	LEONARD STRE	9		LEONARD S	2023	1		4		32	42	51225	43541	87	55	Apartments	2023	0.36749	0	Off/Ret/Apt	16007.89	590.8286	551864.9
110052	1-66-9-0	0.079	1-66-9-0	LO STOCCO BRO	66		MAIN ST	0			4		7	0	10972	9327	19	12	Commercial	0	0.13	0		3428.875	243.553	2598734
110378	1-66-10-0	0.066	1-66-10-0	LO STOCCO BRO	60		MAIN ST	1925	1	2.00	4	1	6	0	9144	7772	16	10	Commercial	1995	0.06001	6304	Retail	2857.51	260.0506	16476364
110522	1-72-7-0	0.173	1-72-7-0	61 MAIN ST LLC	61		MAIN ST	1870	4	2.00	4	10	15	0	24141	20520	41	26	Commercial	1986	0.16001	13458	Retail/Office	7544.191	356.5572	6445202
110523	1-72-5A-0	0.198	1-72-5A-0	KYDES STEVE &	71		MAIN ST	1942	1	1.00	4	1	17	22	27562	23428	47	30	Commercial	1978	0.18001	2755	Restaurant	8613.213	469.4878	3241515
110524	1-72-6-0	0.07	1-72-6-0	NORWALK MEA	69		MAIN ST	1870	1	2.00	4	2	6	0	9797	8327	17	11	Commercial	1986	0.08001	6496	Off/Ret/Apt	3061.54	277.3207	7692429
110525	1-66-11-0	0.067	1-66-11-0	LO STOCCO BRO	58		MAIN ST	1925	1	2.00	4	3	6	0	9291	7897	16	10	Commercial	1986	0.06001	2652	Retail	2903.437	260.6722	5199701
110526	1-66-12-0	0.218	1-66-12-0	FORTY-FOUR -	52	- 56	MAIN ST	1955	1	1.00	4	2	19	25	30327	25778	52	33	Commercial	2000	0.23999	6620	Retail	9477.274	394.822	4526927
110527	1-72-8-0	0.059	1-72-8-0	59 MAIN ST LLC	59		MAIN ST	1870	1	2.00	4	3	5	0	8167	6942	14	9	Commercial	1988	0.06001	3519	Off/Ret/Apt	2552.336	258.8638	7974576
110528	1-72-9-0	0.033	1-72-9-0	57 MAIN NORWA	57		MAIN ST	1870	1	2.00	4	1	3	0	4603	3912	8	5	Commercial	1988	0.05	4071	Restaurant	1438.351	230.1791	18675455
110531	1-66-20-0	0.165	1-66-20-0	IJ GROUP OZ LL	30	- 36	MAIN ST	1900	1	3.00	4	13	14	0	22480	19108	38	24	Com / Res	1995	0.13999	15444	Off/Ret/Apt	7025.142	340.4195	8210970
110532	1-66-25-0	0.139	1-66-25-0	VICTORIA & ADR	12		MAIN ST	1885	1	2.00	4	3	12	0	19251	16363	33	21	Commercial	1988	0.15021	13865	Retail/Office	6015.976	318.4033	7118201
110539	1-66-14-0	0.267	1-66-14-0	FORTY-FOUR -	544	-50	MAIN ST	1937	1	1.00	4	3	23	30	37399	31789	64	40	Commercial	1986	0.28001	4580	Retail	11687.07	473.7572	2715318
97773	1-26-28-0	0.243	1-26-28-0	UNION PARK PR	3		MOTT AVE	0			4		21	28	33895	28810	58	36	Commercial	0	0.23999	0		10592.05	473.1095	2104691
97774	1-26-29-0	0.32	1-26-29-0	FM INVESTMENT	5		MOTT AVE	1965	1	2.25	4	5	28	36	44537	37856	76	48	Apartments	1990	0.31001	11466	Off/Ret/Apt	13917.75	510.2912	8185813
97801	1-26-27-0	0.305	1-26-27-0	FM INVESTMENT	1		MOTT AVE	1835	4	3.00	4	20	27	35	42475	36103	72	46	Apartments	1988	0.30475	9219	5-8 Unit Apt	13273.31	503.9987	4456361
97638	1-37-12-0	0.236	1-37-12-0	IJ GROUP LLC	16		RIVER ST	1964	1	2	4	16	21	27	32878	27946	56	35	Commercial	2000	0.18999	23097	Retail/Office	10274.43	404.9042	8810042
97641	1-37-15-0	0.083	1-37-15-0	PENN CENTRAL	18		RIVER ST	0			4		7	0	11644	9897	20	13	State DOT L	0	0.08001	0		3638.725	407.673	3055301
97672	1-37-4-0	0.041	1-37-4-0	MANOUSOS AN	42		WALL ST	1963	1	1.00	4	2	4	0	5657	4808	10	6	Commercial	1988	0.03999	3037	Retail	1767.796	177.5789	8802439
97673	1-37-3-0	0.046	1-37-3-0	MOORE LARRY A	40		WALL ST	1936	1	1.00	4	2	4	0	6372	5417	11	7	Commercial	1995	0.03999	3864	Retail	1991.393	184.2532	7270000
97674	1-29-37-0	0.085	1-29-37-0	IJ GROUP OZ LL	51		WALL ST	1865	1	1.00	4	1	7	0	11839	10063	20	13	Commercial	2000	0.08999	8412	Retail	3699.62	288.1519	8943647

Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.OBJEC TID_1	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Name	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Stated Area	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Parcel ID	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Own er1	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Street Num	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.AltStr etNum	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Street Name	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.YearB uilt	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Numof Building	Existing Story Height	Max Number of Stories	Existing Rental Live Units	Units Allowed Per Zoning	Parking Required	Max Gross Building Size	Approx. Rental Apartmen t SF	Max Number of Units based on 500sf Apt Size	Differenc e b/t Existing Standards and No Density	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.LUCD escription	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.EffYr	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.TotalA cres	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.Gross BldArea	Norwalk_ GIS.GISAD MIN.TaxPa rcels_Apr 24vSewer Bill.BuildT ype	Norwalk_ GIS_GISA DMIN_Tax Parcels\$.S hape_STAr ea__	Norwalk_ GIS_GISA DMIN_Tax Parcels\$.S hape_STLe ngth__	Norwalk_ GIS_GISA DMIN_Tax Parcels\$. ValuePerA rea
97675	1-29-40-0	0.134	1-29-40-0	WALL STREET AS	45		WALL ST	1854	1	3.00	4	13	12	0	18663	15863	32	20	Com / Res	2010	0.12	9469	Off/Ret/Apt	5832.105	318.8956	9717612
97676	1-29-41-0	0.142	1-29-41-0	HM 39 WALL LLC	39		WALL ST	1925	1	3.00	4	12	12	0	19775	16809	34	21	Com / Res	1988	0.13299	21505	Off/Ret/Apt	6179.834	346.681	15410000
97682	1-37-14-0	0.304	1-37-14-0	IJ GROUP LLC	48		WALL ST	1923	1	2.00	4	1	27	34	42434	36069	72	46	Commercial	1978	0.23001	24852	Branch Ban	13260.65	455.9571	6316579
97683	1-29-39-0	0.028	1-29-39-0	GEOTUS LLC	47		WALL ST	1860	1	1.00	4	1	2	0	3881	3299	7	4	Commercial	1995	0.03001	1243	Retail	1212.853	146.467	5969286
97684	1-29-38-0	0.048	1-29-38-0	FORTY NINE WA	49		WALL ST	1880	1	2.00	4	3	4	0	6746	5734	11	7	Com / Res	1986	0.07	4884	Off/Ret/Apt	2108.212	288.895	10099167
97685	1-36-4-0	0.405	1-36-4-0	64 WALL ST COM	64		WALL ST	0			4		36	46	57053	48495	97	61	CM Sewer Billing		0.44	0		17829	561.3148	2.469136
97688	1-36-49-0	0.299	1-36-49-0	CHAPPA SUSAN	68		WALL ST	1935	1	1.00	4	2	26	34	41280	35088	70	44	Commercial	1978	0.27	21820	Retail	12899.99	519.1176	4564247
97689	1-36-32-0	0.722	1-36-32-0	CLOCK TOWER	84		WALL ST	1930	1	2.00	4	20	63	82	101148	85976	172	109	Commercial	1986	0.718	63793	Off/Ret/Apt	31608.64	725.5652	5071898
97693	1-36-48-0	0.029	1-36-48-0	MANOUSOS AN	110		WALL ST	1936	1	2.00	4	2	3	0	4015	3413	7	4	Commercial	1986	0.03001	3837	Off/Ret/Apt	1254.651	166.8272	11781724
97699	1-29-12-0	0.105	1-29-12-0	IJ GROUP LLC	67		WALL ST	1922	1	2.00	4	2	10	0	15620	13277	27	17	Commercial	1978	0.1	9030	Professional	4881.286	296.7452	6887714
97776	1-29-9-0	0.161	1-29-9-0	IJ GROUP OZ LLC	77		WALL ST	1957	1	1.00	4	2	14	0	22440	19074	38	24	Commercial	1974	0.16001	4142	Retail	7012.386	391.887	3602981
97781	1-29-36-0	0.077	1-29-36-0	ALBERT LESLIE	53		WALL ST	1895	1	2.00	4	4	7	0	10779	9163	18	12	Com / Res	1978	0.08999	4576	Off/Ret/Apt	3368.593	334.443	7677143
97782	1-29-35-0	0.074	1-29-35-0	THEODORIDIS P	55		WALL ST	1890	1	3.00	4	6	6	0	10368	8813	18	11	Commercial	1986	0.06442	6720	Off/Ret/Apt	3240.022	293.1221	7900676
97795	1-36-47-0	0.206	1-36-47-A	FULLAM PETER	104		WALL ST	1936	1	1.00	4	1	18	23	28701	24396	49	31	Commercial	1968	0	5150	Retail Cond	8969.09	401.7278	884466
97814	1-29-11-0	0.1362	1-29-11-0	IJ GROUP LLC	69		WALL ST	1900	1	2.00	4	1	12	0	18505	15730	31	20	Commercial	1986	0.13001	14710	Office Bldg	5782.931	315.1527	8028561
110381	1-59-13-0	0.095	1-59-13-0	NORWALK BOAT	11		WALL ST	1969	1	1.00	4	1	8	0	13204	11224	22	14	Commercial	1984	0.08001	4079	Clubs/Lodg	4126.293	284.041	5666842
110530	1-37-1-0	0.094	1-37-1-0	THIRTY-TWO TH	34		WALL ST	1956	1	2.00	4	5	8	0	13133	11163	22	14	Com / Res	1980	0.13001	12204	Off/Ret/Apt	4104.016	262.2814	9852553
110541	1-66-38-0	0.284	1-66-38-0	NEA LIOSA LLC	26		WALL ST	1964	1	1.00	4	8	25	32	39600	33660	67	43	Commercial	2000	0.32	11495	Retail/Office	12375.01	491.8267	5365951
110542	1-59-3-0	0.079	1-59-3-0	DALESSIO ANDR	17		WALL ST	1895	1	1.00	4	3	7	0	11030	9375	19	12	Commercial	1978	0.08999	3084	Retail	3446.787	263.2437	5358987
110543	1-59-2-0	0.034	1-59-2-0	DALESSIO ANDR	19		WALL ST	1895	1	1.00	4	1	3	0	4791	4073	8	5	Commercial	1978	0.03999	2112	Retail	1497.277	178.9928	6157353
110544	1-59-1-0	0.042	1-59-1-0	NORWALK CITY	21		WALL ST	0			4		4	0	5884	5001	10	6	Mun Land C	0	0.06001	0		1838.724	175.0001	5189048
110553	1-67-1-0	0.327	1-67-1-0	TROLLEY ASSOC	10		WALL ST	1866	4	1.00	4	62	29	37	45601	38761	78	49	Com / Res	1995	0.33999	30752	Off/Ret/Apt	14250.23	539.7059	14858532
110735	1-59-6-0	0.075	1-59-6-0	IJ GROUP OZ LLC	7		WALL ST	1895	1	2.00	4	1	7	0	10502	8927	18	11	Commercial	1995	0.07	5997	Restaurant	3281.87	294.922	9016000
110736	1-59-4-0	0.11	1-59-4-0	FIFTHTEEN WAL	15		WALL ST	1860	4	2.50	4	12	10	0	15290	12997	26	16	Commercial	1986	0.12	9406	Off/Ret/Apt	4778.156	310.511	7226273
110737	1-59-5-0	0.153	1-59-5-100	BRADFORD"S RI	9		WALL ST	1987	1	1.00	4	1	13	0	21253	18065	36	23	Commercial	2000	0	3763	Retail Cond	6641.516	336.7729	4926405
110755	1-22-1-0	0.049	1-22-1-0	WALL STREET AS	27		WALL ST	1922	1	3.00	4	6	4	0	6883	5851	12	7	Com / Res	1990	0.03999	6924	Off/Ret/Apt	2150.982	218.8884	15171429
117921	1-59-7-0	0.0764	1-59-7-0	135 WALL STRE	3	-5	WALL ST	1895	1	2.00	4	5	7	0	10739	9128	18	12	Com / Res	1995	0.08001	10284	Off/Ret/Apt	3355.94	250.6432	10811518
118977	1-29-10-0		1-29-10-0	NHCPA NORWA	71		WALL ST	1915	1	2.00	4	1	22	28	34866	29636	59	37	Commercial	2010	0.22502	11487	Cinema	10895.5	465.9867	0
119506	1-29-7-0	0.2344	1-29-7-0	WALL ST OPPO	97		WALL ST	1870	4	1.00	4	10	20	27	32680	27778	56	35	Commercial	1978	0.23446	10329	Retail/Office	10212.56	521.8437	3618729
119507	1-29-8-0	0.1465	1-29-8-0	WALL ST OPPO	83		WALL ST	1927	1	2.00	4	8	13	0	20426	17362	35	22	Com / Res	1978	0.14653	10671	Off/Ret/Apt	6382.995	383.4706	5910444
97239	1-26-34-0	0.135	1-26-34-0	710 WEST REAL	710		WEST AVE	1985	1	2	4	1	12	0	18775	15959	32	20	Commercial	2005	0.17	5040	Office Bldg	5867.237	335.1078	4130519
97240	1-26-25-0	0.257	1-26-25-0	698 WEST AVEN	714		WEST AVE	0			4		22	29	35851	30473	61	39	Commercial	0	0.25	0		11203.4	431.7105	2398755
97242	1-26-23-0	0.317	1-26-23-0	698 WEST AVEN	698		WEST AVE	1950	1	1.00	4	2	28	36	44179	37552	75	47	Commercial	1995	0.32	13140	Professional	13805.87	479.8024	7295110
97777	1-29-6-0	0.288	1-29-6-0	731 WEST LLC	731		WEST AVE	1967	1	1.00	4	1	27	36	43752	37190	74	47	Commercial	1984	0.32	12050	Nightclub/B	13672.61	490.163	5343056
97780	1-26-26-0	0.729	1-26-26-0	CORNERSTONE	724		WEST AVE	1858	9	3	4	9	65	85	104421	88758	178	112	Church	1972	0.73533	28988	Churches	32631.51	710.3774	7001358
												409	1281	1143			3484	2203						640507.2		

Legend
Historic
Staff Analysis

September 11, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chairman
From: Planning & Zoning Staff
Re: #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

While Staff is sympathetic and in agreement that the Wall Street area is unique within the city and requires special consideration from a zoning perspective, we feel strongly that now is not the appropriate time to enact any additional changes. In addition, Staff feels that there are better regulatory approaches the Commission can implement that achieve the goals of the applicant while being more consistent with our land use practices and that can be implemented incrementally to gauge impacts as they are adopted. Considering that, Staff is recommending that the application be withdrawn or denied at this time.

This recommendation is supported by several significant changes that will impact the neighborhood that should be evaluated prior to proceeding with any further regulatory changes to the area:

Completion of Wall Street Place: The 155-unit, mixed-use development is just now obtaining their final certificates of occupancy. This is a significant project for the area, including a large influx of residents as well as additional commercial space. There are 212 parking spaces for those new residents and commercial spaces. It is prudent to see the impacts the new development will have on parking availability in the area, commercial vacancies in the neighborhood and foot traffic as well as vehicular traffic.

Impacts of SB-25-1: The implementation of SB-25-1 resulted in the elimination of parking for developments of 16 or fewer units in the area, as well as modification on how parking occupancy and utilization is determined from a regulatory perspective. Like all communities state-wide, we should wait to see how these changes impact development and impact the City's parking supply over time.

Design Guidelines & Village Districts: As you'll recall, the Commission recently approved the transfer of \$78,000 of existing departmental capital dollars to be coupled with \$72,000 of grant funds from the Redevelopment Agency to review where Village Districts should be located and update the design guidelines for those districts. It would be prudent to wait for that plan to be completed and implemented before incentivizing further development. I expect that study to be completed and regulation amendments enacted by the end of calendar year 2027.

Parking Capacity/Planning: Determining how much and where additional parking should be located in the neighborhood is another important consideration. Is there adequate parking in place currently to handle additional development considering all the other changes impacting the area? Can and should the City add parking capacity? If so, where can the additional capacity be located? These are significant and long-term questions that require careful thought and planning. The Transportation, Mobility and Parking Department and Parking Authority has provided a memorandum dated June 23, 2026, that provides further consideration regarding parking availability in the area. Additionally, while the applicant has proposed, for lack of a better term, "kill switch," within their proposal that causes the regulation to be null and void once

300 dwelling units without parking spaces are created, Staff notes that such a regulation will be extremely difficult to administer and manage.

Staff Alternative Zoning Changes: As mentioned previously, Staff feels that there are alternative zoning amendments that can achieve the same goals proposed by the applicant and are more consistent with the structure and intent of the regulations, but neither should be considered until after the design guidelines have been adopted and we have a representative period of time (approximately 12 months) to gauge the impacts of the new housing legislation and the absorption of new housing development.

end

July 17, 2026

Memorandum

To: Barbara Smyth, Mayor, City of Norwalk
 Chapin Bryce, Chair, Planning & Zoning Commission
 Connecticut Department of Energy and Environmental Protection (DEEP)
 Norwalk Harbor Management Commission
 Five Mile River Commission
 Town of Darien
 Town of New Canaan
 Town of Westport
 Town of Wilton
 WestCOG

From: Bryan Baker, AICP, Principal Planner

Re: #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

In accordance with all applicable Connecticut General Statutes, please accept this letter as the official referral of the above-mentioned zoning regulations text amendments to the City of Norwalk’s Zoning Regulations. A public hearing has tentatively been scheduled for September 2, 2026.

Proposed text is indicated in **red text**, deleted text is indicated as ~~struck through~~, existing text is indicated in black text.

Table 4.3.1-E (CD-3)

Density
For three Dwelling Units or more: 1 Dwelling Unit and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-F (CD-3W)

Density
For three Dwelling Units or more: 1 Dwelling Unit per 1,650 sq. ft.

Table 4.3.1-G (CD-3C)

Density
For three Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel Room and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-H (CD-4)

Density
For four Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel room and/or Dormitory room per 500 sq. ft.

Table 4.3.1-I (CD-4W)

Density
For four Dwelling Units or more: 1 Dwelling Unit per 500 sq. ft.

Article 9: Definitions

~~Group Home~~ **Community Residences:** As defined in Connecticut General Statutes 8-3e, as the same may be amended from time to time.

~~Community Residences:~~ A facility which houses eight (8) or fewer mentally ill adults and the staff of such facility and which is licensed by the State of Connecticut.

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Residential															
Community Residences	NP P	NP P	SPU P	SPU P	SPU P	SPU P	SPU P	SPU NP	SPU NP	NP	NP	NP	NP	NP	NP
Group Home	PL	PL	PL	PL	SPU	NP	SPU	SPU	NP	NP	NP	NP	NP	NP	NP

Section 4.3.9.G Uses Permitted with Limitations

~~ar. Group Home shall be permitted in accordance with the applicable Use Table, subject to the following:~~

- ~~1. No Group Home shall be constructed or located within 1,000 feet of another Group Home; and~~
- ~~2. Shall require approval of a Special permit pursuant to Section 8.4.8.~~

Sec. 8-3e. Regulation of community residences for persons with intellectual disability, child-care residential facilities, community residences for persons receiving mental health or addiction services and hospice facilities. (a) No zoning regulation shall treat the following in a manner different from any single family residence: (1) Any community residence that houses eight or fewer persons with intellectual disability and necessary staff persons and that is licensed under the provisions of section [17a-227](#), (2) any child-care residential facility that houses eight or fewer children with mental or physical disabilities and necessary staff persons and that is licensed under sections [17a-145](#) to [17a-151](#), inclusive, (3) any community residence that houses eight or fewer persons receiving mental health or addiction services and necessary staff persons paid for or provided by the Department of Mental Health and Addiction Services and that has been issued a license by the Department of Public Health under the provisions of section [19a-491](#), if a license is required, or (4) any residence that provides licensed hospice care and services to eight or fewer persons, provided such residence is (A) managed by an organization that is tax exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as from time to time amended; (B) located in a city with a population of more than one hundred thousand and within a zone that allows development on one or more acres; (C) served by public sewer and water; and (D) constructed in accordance with applicable building codes for occupancy by eight or fewer persons who are not capable of self-preservation.

(b) Any resident of a municipality in which such a community residence or child-care residential facility is located may, with the approval of the legislative body of such municipality, petition (1) the Commissioner of Developmental Services to revoke the license of such community residence on the grounds that such community residence is not in compliance with the provisions of any statute or regulation concerning the operation of such residences, (2) the Commissioner of Children and Families to revoke the license of such child-care residential facility on the grounds that such child-care residential facility is not in compliance with the provision of any general statute or regulation concerning the operation of such child-care residential facility, or (3) the Commissioner of Mental Health and Addiction Services to withdraw funding from such community residence

on the grounds that such community residence is not in compliance with the provisions of any general statute or regulation adopted thereunder concerning the operation of a community residence.

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD - 3 W	CD - 3C	CD -4	CD - 4 W	SD -H	SD - IC	SD -LI	SD - HI	SD - M C	C V
Residential															
Convalescent/Nursing/Rest Home	SP U-L	SP U-L	SP U-L	SP U-L	SP U	SP U	SP U	SP U	SP U	P	N P	SP U	N P	N P	N P P

ad. **Convalescent/Nursing/Rest Home** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Within the CD-1L or CD-1M shall be located on a Lot or Building Site with a minimum of 3 acres;
2. Within CD-1S or CD-2 shall be located on a Lot or Building Site with a minimum of 1 acre; and
3. ~~Shall require approval of a Special Permit pursuant to Section 8.4.8~~

Table 4.3.1-E and F District Standards for CD-3 and CD-3W

Vehicular Parking Requirements	
New Driveway/Vehicular Entrance Maximum Width	1. For Single-Family Detached Dwellings and Two-Family Detached Dwellings/Duplexes two Dwelling Units or less: 10 ft. max within 10 ft. of Frontage Line 2. For all other Uses, 24 ft. max. in Front Yard, regardless if shared or not

Table 7.1.2.B-2 Sign Types: Cornice Signs

Additional Standards
In addition all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roofline; b. Shall have letters individually attached to the wall, an unlit backplate that is architecturally consistent with the building, or printed or etched on the same surface as the background; c. May be backlit (See Section 7.1.8.B for more details); d. If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and e. Shall not obscure any architectural element of the Building



CITY OF NORWALK
Harbor Management Commission

www.norwalkct.gov
Norwalk City Hall
Room 129
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

August 27, 2026

Bryan Baker, AICP
Principal Planner
City of Norwalk

RE: “Minor Changes” Text Amendment Referral - Application #2026-49R

Dear Mr. Baker:

At a regular meeting of the Norwalk Harbor Management Commission held Wednesday, August 25th, 2026, the above-referenced text amendment application referral was reviewed. The proposal consists of various Zoning Regulation Text Amendments to Articles 4, 7 and 9. The Commission found the proposal to be **CONSISTENT WITH THE HARBOR MANAGEMENT PLAN** and reserves the right to continue to review the applicant’s proposal and provide additional comments at such time as it may be modified, additional information is provided, or the proposal is the subject of a Public Notice or Hearing.

As the proposal affects property on, in, or contiguous to the Norwalk Harbor, it is subject to review by the Harbor Management Commission to determine its consistency with the Norwalk Harbor Management Plan. The requirements of this review are specified in Sec. 22a-113p of the Connecticut General Statutes and the Norwalk Harbor Management Plan. Pursuant to the General Statutes and the Plan, a 2/3 vote of all members of the Planning and Zoning Commission is needed to approve a proposal that has not received a favorable recommendation from the Harbor Management Commission.

If you should have any questions regarding the above, please feel free to contact me.

Sincerely,

Amelia Williams
Staff to the Harbor Management Commission

September 10, 2026

Memorandum

To: Planning & Zoning Commission – Chapin Bryce, Chair
From: Bryan Baker, AICP, Principal Planner
Re: #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

Commissioners,

Staff is proposing the following text amendments, mostly because of recent changes to the Connecticut General Statutes (CGS), but also to remove some ambiguities between the zoning regulations and the CGS, as well as a small change to the cornice sign regulations in response to a request from a property owner (detailed later in this memorandum).

Proposed text is indicated in **red text**, deleted text is indicated as ~~struck through~~, existing text is indicated in black text.

1. Allowing for “Transit Community Middle Housing Development(s)” in the mixed-use and commercial zones

The first grouping of amendments can be summarized as granting a minimum number of dwelling units that can be constructed on a lot in the mixed-use/multifamily zones. Staff is proposing these changes to comply with Public Act 25-1 which requires that zoning regulations to allow for the development of “transit community middle housing development on any lot that is zoned for commercial or mixed-use development.” The statute defines “transit community middle housing development,” as follows:

“Transit community middle housing development” means a residential building containing not less than two dwelling units but not more than nine such units, including, but not limited to, townhouses, duplexes, triplexes, perfect sixes and cottage clusters.”

In short, the CGS states that all properties in our mixed-use and commercial zones must be allowed to build at least one type of the above-mentioned housing developments. Our proposal is to allow for duplexes as-of-right on all CD-3, CD-3W and CD-3C properties and to allow for triplexes as-of-right on all CD-4 and CD-4W properties. This will also help rectify the issue where all CD-2 properties can construct a duplex, regardless of minimum lot size, however, CD-3, CD-3W and CD-3C properties can only construct a duplex if they have at least 3,300 square feet of lot area.

Table 4.3.1-E (CD-3)

Density
For three Dwelling Units or more: 1 Dwelling Unit and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-F (CD-3W)

Density
For three Dwelling Units or more: 1 Dwelling Unit per 1,650 sq. ft.

Table 4.3.1-G (CD-3C)

Density
For three Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel Room and/or Dormitory room per 1,650 sq. ft.

Table 4.3.1-H (CD-4)

Density
For four Dwelling Units or more: 1 Dwelling Unit, Extended Stay Hotel room and/or Dormitory room per 500 sq. ft.

Table 4.3.1-I (CD-4W)

Density
For four Dwelling Units or more: 1 Dwelling Unit per 500 sq. ft.

2. Resolving conflicts between the CGS and zoning regulations regarding “Community Residences” uses

Within the zoning regulations we have two uses, Community Residences and Group Home, that appear to be defined the same (although using different words) but not being permitted the same. Staff is recommending that the term “Group Home,” be deleted entirely from the zoning regulations and that “Community Residences,” be the proper term and use that would comply with CGS 8-3e.

The definition of “Group Home” currently refers to CGS 8-3e and the definition of “Community Residence” includes language directly pulled from CGS 8-3. Since CGS 8-3e uses the term “Community Residence,” it is Staff’s recommendation that we also use that term in our regulations and no longer use the term “Group Home.”

We also are recommending modifying the use table to permit “Community Residences” in the same manner that “Single-Family Detached Dwellings” are permitted in accordance with CGS 8-3e which states that zoning regulations shall treat the uses as the same.

Article 9: Definitions

~~Group Home~~ **Community Residences:** As defined in Connecticut General Statutes 8-3e, as the same may be amended from time to time.

~~Community Residences:~~ A facility which houses eight (8) or fewer mentally ill adults and the staff of such facility and which is licensed by the State of Connecticut.

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD-1L	CD-1M	CD-1S	CD-2	CD-3	CD-3W	CD-3C	CD-4	CD-4W	SD-H	SD-IC	SD-LI	SD-HI	SD-MC	CV
Residential															
Community Residences	NP P	NP P	SPU P	SPU P	SPU P	SPU P	SPU P	SPU NP	SPU NP	NP	NP	NP	NP	NP	NP
Group Home	PL	PL	PL	PL	SPU	NP	SPU	SPU	NP	NP	NP	NP	NP	NP	NP

Section 4.3.9.G Uses Permitted with Limitations

ar. Group Home shall be permitted in accordance with the applicable Use Table, subject to the following:

- 1.—No Group Home shall be constructed or located within 1,000 feet of another Group Home; and
- 2.—Shall require approval of a Special permit pursuant to Section 8.4.8.

Sec. 8-3e. Regulation of community residences for persons with intellectual disability, child-care residential facilities, community residences for persons receiving mental health or addiction services and hospice facilities. (a) No zoning regulation shall treat the following in a manner different from any single family residence: (1) Any community residence that houses eight or fewer persons with intellectual disability and necessary staff persons and that is licensed under the provisions of section [17a-227](#), (2) any child-care residential facility that houses eight or fewer children with mental or physical disabilities and necessary staff persons and that is licensed under sections [17a-145](#) to [17a-151](#), inclusive, (3) any community residence that houses eight or fewer persons receiving mental health or addiction services and necessary staff persons paid for or provided by the Department of Mental Health and Addiction Services and that has been issued a license by the Department of Public Health under the provisions of section [19a-491](#), if a license is required, or (4) any residence that provides licensed hospice care and services to eight or fewer persons, provided such residence is (A) managed by an organization that is tax exempt under Section 501(c)(3) of the Internal Revenue Code of 1986, or any subsequent corresponding internal revenue code of the United States, as from time to time amended; (B) located in a city with a population of more than one hundred thousand and within a zone that allows development on one or more acres; (C) served by public sewer and water; and (D) constructed in accordance with applicable building codes for occupancy by eight or fewer persons who are not capable of self-preservation.

(b) Any resident of a municipality in which such a community residence or child-care residential facility is located may, with the approval of the legislative body of such municipality, petition (1) the Commissioner of Developmental Services to revoke the license of such community residence on the grounds that such community residence is not in compliance with the provisions of any statute or regulation concerning the operation of such residences, (2) the Commissioner of Children and Families to revoke the license of such child-care residential facility on the grounds that such child-care residential facility is not in compliance with the provision of any general statute or regulation concerning the operation of such child-care residential facility, or (3) the Commissioner of Mental Health and Addiction Services to withdraw funding from such community residence on the grounds that such community residence is not in compliance with the provisions of any general statute or regulation adopted thereunder concerning the operation of a community residence.

3. Addressing limitations, or lack thereof, tied to Convalescent/Nursing/Rest Home uses

Within the CD-1L, CD-1M, CD-1S and CD-2 zones, Convalescent/Nursing/Rest Home uses are permitted by special permit with limitations, however, no limitations are listed for the CD-1M or CD-1S zones, respectively. Staff is proposing to have the existing CD-1L limitation apply to such uses in the CD-1M and to have the CD-2 limitations apply to such uses in the CD-1S. Additionally, Staff is recommending that such uses be permitted in the Civic District, which would give the city the ability to utilize municipally owned property for such use should that ever be a consideration by the city in the future.

Table 4.3.9.A Building, Lot & Building Site Principal Uses

Principal Use	CD -1L	CD -1M	CD -1S	CD -2	CD -3	CD -3 W	CD -3C	CD -4	CD -4 W	SD -H	SD -IC	SD -LI	SD -HI	SD -MC	C V
Residential															
Convalescent/Nursing/Rest Home	SP U-L	SP U-L	SP U-L	SP U-L	SP U	SP U	SP U	SP U	SP U	P	N P	SP U	N P	N P	N P P

ad. **Convalescent/Nursing/Rest Home** shall be permitted in accordance with the applicable Use Table, subject to the following:

1. Within the CD-1L or CD-1M shall be located on a Lot or Building Site with a minimum of 3 acres;
2. Within CD-1S or CD-2 shall be located on a Lot or Building Site with a minimum of 1 acre; and
3. Shall require approval of a Special Permit pursuant to Section 8.4.8

-
4. Adjusting driveway width based on number of dwelling units rather than building types

A property on Maple Street was recently approved to construct two duplexes on the property, for a total of four dwelling units on site. Had the property been developed with one four-unit multifamily building, then a 24-foot-wide driveway could be constructed, but because it had been developed with two duplexes, the driveway could only be 10 feet wide for the first 10 feet. Staff is recommending that the driveway widths be based on the total number of units on the property rather than the building type. This will help remove vehicular conflict points for driveways as well as address emergency services concerns that a 10-foot-wide driveway may be too narrow for lots with multiple dwelling units.

Table 4.3.1-E and F District Standards for CD-3 and CD-3W

Vehicular Parking Requirements	
New Driveway/Vehicular Entrance Maximum Width	1. For Single-Family Detached Dwellings and Two-Family Detached Dwellings/Duplexes two Dwelling Units or less: 10 ft. max within 10 ft. of Frontage Line 2. For all other Uses, 24 ft. max. in Front Yard, regardless if shared or not

-
5. Allowing cornice signs to be installed on a backplate rather than only affixed to or painted on the building

The recently constructed apartment building at 370 West Avenue, which had made the text amendment to allow for cornice signs (which were ultimately approved as edited by Staff), has installed their cornice signs, as seen below:



The issue is that the signs are not directly affixed or painted onto the building and were installed on a backplate, something that the regulation does not expressly permit. As installed, the cornice signs appear to be in keeping with the architecture of the structure and seem to be a reasonable alternative to installing cornice signs.

Table 7.1.2.B-2 Sign Types: Cornice Signs

Additional Standards
In addition all other applicable standards, each Cornice Sign allowed under this Article: - Shall be applied to the top Story Façade and not project vertically above the roofline; - Shall have letters individually attached to the wall, an unlit backplate that is architecturally consistent with the building, or printed or etched on the same surface as the background; - May be backlit (See Section 7.1.8.B for more details); - If backlit, shall be subject to a Special Permit in accordance with Section 8.4.8; and - Shall not obscure any architectural element of the Building

It is Staff's opinion that the proposed text amendments are consistent with the Plan of Conservation and Development as well as applicable Connecticut General Statutes, and offers the following resolution:

THEREFORE BE IT RESOLVED by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED** because it is consistent with the following goals, policies, strategies and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 3: “Continue to strengthen Norwalk’s urban core with a mix of uses to attract residents, visitors, and businesses.”
 - a. Policy: “Build on Norwalk’s urban character, waterfront, and transit amenities.”
 - i. Strategy: “Enhance business attraction and expansion tools in urban core areas.”
 1. Action vi: “Continue implementation of transit-oriented development (TOD) and concentrate a range of mixed-use opportunities for sustainable live/work/play communities in the City.”
2. Chapter 4, Goal 1: “Norwalk has a neighborhood and housing strategy that maintains a variety of neighborhood types and housing choices through a variety of mechanisms.”
 - a. Policy: “Support housing policies that promote higher-density housing near existing and future employment centers.”
 - i. Strategy: “Promote diverse housing types, such as townhouses, condos, live-work units, and rental apartments in Norwalk’s urban core, at transit-oriented locations and in mixed-use clusters on major corridors, in village districts, when appropriate, and through redevelopment.”
 1. Action i: “Continue to encourage the development of vibrant transit-oriented districts within walking distance of the South Norwalk, East Norwalk, and Merritt 7 train stations.”
 2. Action ii: “Explore adding live-work units, artists/artisan housing, and townhouses as part of the residential mix in Norwalk Center, including use of underused historic buildings and storefronts.”
 3. Action iii: “Encourage redevelopment in mixed-use clusters, including housing, of suburban-style commercial land uses along major corridors such as Route 1.”
3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”
 - a. Policy: “Support mixed-use redevelopment along commercial corridors.”
 - i. Strategy B: “Promote high-quality redevelopment along major corridors.”
4. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”
 - a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”
 - b. Policy: “Support permit streamlining for projects with desired characteristics.”
 - i. Strategy A: “Modernize the zoning ordinance and the development approval process to achieve the goals of the POCD.”
 1. Action i: “Rewrite the zoning ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the purpose of this action is also to comply with all applicable sections of the Connecticut General Statutes; and

BE IT FURTHER RESOLVED that the effective date of this action shall be October 16, 2026.

**BY-LAWS AND RULES OF PROCEDURE
OF THE PLANNING AND ZONING COMMISSION
CITY OF NORWALK**

ADOPTED – August. 2022

ARTICLE I - ESTABLISHMENT

Section 1. Name of Commission

The Commission shall be known as the Planning and Zoning Commission of the City of Norwalk (hereinafter, the Commission).

Section 1. Purpose and Authorization

The Commission shall have all the powers and be subject to all of the duties granted too and imposed upon planning and zoning commissions under Connecticut General Statutes and those powers and duties delegated to the Aquifer Protection Agency by the Code of the City of Norwalk and to the Planning and Zoning Commission by 79 of the Code of the City of Norwalk, as amended.

Section 3. Office of Commission.

All public hearings and meeting shall be held at the place designated in the call of the meeting.

ARTICLE II – MEMBERSHIP

Section 1. Membership

The membership and term of office shall be as specified in the Ordinances, Chapter 79, Article III.

Section 2. Appointment of Members

There shall be nine (9) members and three (3) alternates who shall be appointed by the Mayor and approved by the Common Council.

Section 3. Removal

Members may be removed for neglect of duty or malfeasance in office. Three successive absences from regular Commission meetings, without a reasonable excuse, may be deemed neglect of duty.

Removal from office shall require a majority vote of the Common Council following a Public Hearing, duly advertised.

Section 4. Terms

Members shall be appointed for terms of three (3) years except that initial appointment shall be made for staggered terms as follows:

3 members – term ending 7/1/23
3 members – term ending 7/1/24
2 members – term ending 7/1/25

Section 5. Alternate Members

Alternate members shall serve in the absence or disqualification of regular members. The designation of an alternate to act shall be made by the designation of an absent regular member made in writing or, in the absence of such a designation, by the Chairman. Alternate members may participate in any open

application or action of the Commission, but may not participate in the deliberation, discussion or vote on any closed item.

ARTICLE III – OFFICERS

Section 1. Officers

The officers of the Commission shall consist of a Chairman, Vice-Chairman, and a Secretary.

Section 2. Election of Officers and Terms of Office

A Nominating Committee, consisting of three (3) members, whether regular members or alternates, shall be appointed by the Chairman and approved by the Vice Chair and Secretary at the Commission's September meeting.

The Nominating Committee shall present a slate of officers to the Commission for consideration at the Commission's annual meeting in October, at which time the Commission shall vote on the proposed slate or take nominations from the floor. Members of the Nominating Committee may not be included in the slate of officers presented to the Commission.

Terms of office shall be for one (1) year beginning November 1st. In no event shall an officer hold an office for more than three consecutive terms.

Section 3. Duties of the Chairman

The Chairman shall preside at all meetings and hearings and shall have the duties normally conferred by parliamentary usage on such office.

The Chairman shall have the authority to appoint committees, call special meetings, sign all contracts and other instruments made by the Commission when approved by the Commission as may be required by law.

At meetings, the Chairman shall submit such recommendations and information as he may consider proper, concerning the business affairs and policies of the Commission. The Chairman shall also generally perform other duties as may be prescribed in these by-laws.

Section 4. Duties of Vice Chairman

In the absence of the Chairman or in the event of his inability or refusal to act, the Vice Chairman shall perform the duties of the Chairman and, when so acting, shall have all the powers of and be subject to all the restrictions upon the Chairman; the Vice Chairman shall perform such duties until the return of the Chairman or until such time as the Commission shall elect a new Chairman. The Vice Chairman shall perform such other duties as from time to time may be assigned to him or her by the Chairman.

Section 5. Duties of the Secretary

The Secretary shall keep the records of the Commission, shall act as Secretary of the meetings of the organization and record all votes, and shall keep a record of the proceedings of the organization, and shall perform all duties incident to his or her office. These duties shall include preparation of the agenda of regular and special meetings under the direction of the Chairman, provision for notice of all meetings to organization members, arrangement of proper and legal notice of hearings, and attendance to the correspondence of the Commission. In the event of the absence of the Chair or Vice Chair, the Secretary shall assume the duties of the absent Chair or Vice Chair.

ARTICLE IV - STAFF

Section 1. Director of Planning and Zoning

The Director of Planning and Zoning (Director) shall direct the staff and administer the business affairs of the Commission subject to the direction of the Commission. He or she shall be charged with implementing the actions of the Commission. He or she shall keep regular books of accounts showing all transactions and shall render to the Commission at such regular meetings, and at such other times as the Commission may require, an account of all transactions and the financial condition of the Commission.

He or she shall carry on all official correspondence of the Commission, and he or she shall be authorized to prepare sign and submit all reports, forms documents and records required of this Commission.

He or she shall act for and perform all duties of the Secretary in the event this Secretary is incapacitated, except in those cases where the Secretary is required to certify an action taken by the Director. In those cases where he or she shall act for the Secretary he shall assume the title of "Acting Secretary".

The appointment of the Director of Planning and Zoning shall be made as provided in Article 79 of the Code of the City of Norwalk.

Section 2. Employees

The Commission shall authorize the Director to hire employees necessary for its work. Such appointments shall be subject to the same provisions of the ordinances as govern the employees of the City.

Section 3. Staff Responsibilities

The staff is appointed by, and is subject to the supervision of the Commission, through its Director.

The staff shall research and prepare information and recommendations, on all matters upon which the Commission directs.

Such research and information shall be presented to the Commission for appropriate action and, following such action, the staff shall carry out the policy directives duly approved.

ARTICLE V - MEETINGS

Section 1. Annual Meeting

The annual meeting of the Commission shall be first regular meeting in October and shall be for the purpose of electing officers and for the transaction of such other business as may come before the meeting.

Section 2. Regular Meetings

Regular meetings shall be held on the first and third Wednesday of each month. Where such regular meetings occur on a legal or religious holiday, a date shall be substituted for it by majority vote of the Commission. Such meetings shall be designed in advance by Commission action and be set forth in a schedule published before January 1st, each year.

Section 3. Special Meetings

The Chairman of the Commission may, when he deems it expedient, or shall, upon the request of four members, call a special meeting of the Commission for the purpose of transacting any business designated in the call. Commission members shall be notified of a special meeting at least 24 hours prior to the time of such special meeting.

Section 4. Order of Business for Commission Meetings

Unless otherwise determined by the Chairman or amended by the Commission, the order of business shall be:

- a. call to order
- b. roll call
- c. public hearings
- d. possible action on any closed public hearing items (by seated members only)
- e. reports of any committees
- f. approval of minutes
- g. report of Director
- h. comments by Commissioners
- i. adjournment

Section 5. Order of Business for Public Hearings

Unless otherwise determined by the Chairman, the order of business at a public hearing shall be:

- a. applicant's presentation
- b. public comments*
- c. rebuttal by proponent
- d. determination of whether to close or continue the hearing

** For lengthy or more complex applications, the Commission may elect to defer public comment at the initial hearing on an application.*

Section 6. Quorum

A total of five members, whether regular or alternate, shall constitute a quorum for the purpose of conducting its business and exercising its power and for all other purposes, except in the case of map and text amendments where a vote of five members, whether regular or alternate, are required to pass such an amendment. A smaller number shall adjourn until a quorum is in attendance. No votes may be taken or decisions made in the absence of a quorum.

When a quorum is present, a majority of those voting aye or nay on a question are required for the transaction of any business.

Section 7. Manner of Voting

The vote on all questions coming before the meeting shall be by roll call except that where no objection is raised the Chairman may call for a voice vote. The ayes and nays or abstentions shall be entered upon the minutes of each meeting.

Section 8. Committee Reports

The reports of any Committees, as seated, shall be incorporated into the minutes of the meeting, at which they are presented.

Section 9. Committees

At any regular meeting of the Commission, the Chairman may appoint committee(s) to address, investigate and report on matters that the Commission determines requires addition information. The Chairman shall appoint at least three (3) members to the Committee, which may consist of regular or alternate commission members to act as committee members as needed. Vacancies shall be filled immediately by the Chairman of the Commission. The Chairman shall terminate the committee once said committee has performed its function and reported to the Commission.

Meetings held by any Committee shall be properly noticed and records and actions of the committee shall be conducted in accordance with CGS §1-200.

Section 10. Other proceedings

In all cases where a public hearing has been announced and a quorum is present the Commission will require the applicant to proceed.

Matters of Procedure not set forth herein before shall be governed by Roberts' Rules of Order as revised.

ARTICLE VI – AMENDMENTS TO BY-LAWS

Section 1. Amendments

These rules may be amended, or any rule suspended, at a regular meeting of the Commission by the consent of five members.

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
September 2, 2026

PRESENT: Chapin Bryce, Chair; Tammy Langalis; Harvey Jones; Jaquell Wilson; Diana Lenkowsky; Galen Wells; Doug Hempstead; Louis Schulman; John Hubers; Ana Tabachneck (arrived after roll call); Jacquen Jordan-Byron (6:05 pm and left the meeting at 9:36 pm)

ABSENT: None

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Tara Bongiorno; Joseph Sevene; Atty Liz Suchy; Vince Hynes; Atty Adam Blank; Julie Vanam; Doug Adams; Amanda LaRosa; Sarah Carroll; Austin McChord; Benjamin Yeung; Jessica Vonashek; Andi Wellman; Christopher Bell; Kat Cattrell; Kim Tromba; Adam Derrick; Jhoni Ada; Lisa Henderson; Pete Mumma; Joseph Midyett; Dave Lindsey; Mark Matuska; Beverly Krieger; Miguel Frasconi; Daniel Honan; Mark Smith; Diane Lauricella; Jeremiah Schnee

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:01 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Baker called the roll and noted that there was a quorum. Mr. Bryce said that Mr. Hempstead and Ms. Wilson would be seated for the duration of the meeting, but would rotate alternates when Ms. Tabachneck arrived. He also reminded members of the public that the hearings would be later in the meeting. Since Ms. Tabachneck arrived, the rotation was set with Mr. Hempstead and Ms. Wilson on the first application, and then Ms. Tabachneck and Ms. Wilson on the next one.

III. REVIEW AND ACTION ON APPLICATIONS

Planning & Zoning Commission - Minutes
September 2, 2026

Page 1 of 22

A. #2026-59 CSPR – Tara Bongiorno – 19 Burwell Street – Construct a new impervious patio within fifty (50) feet of tidal wetlands - Report & recommended action

Tara Bongiorno, the owner of the property, began the presentation with a description of the project. It was a patio which included a rain garden. She described the native plantings. The application had also been referred to the Harbor Commission. The site plan was shared with the commissioners.

Joseph Sevene, the architect on the project, described the patio in further detail.

There was a discussion about not using pervious pavers. Mr. Sevene said that they would use blue stone pavers since they were in the local vernacular. There was also a discussion about what the hardscape total coverage would be, including the house and the proposed patio. He also said that he did not anticipate any materials washing away in a big storm because of the offset and restraint of the patio.

**** MR. HEMPSTEAD MOVED: BE IT RESOLVED** that application #2026-59 CSPR – Tara Bongiorno – 19 Burwell Street – Construct a new impervious patio within fifty (50) feet of tidal wetlands be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per improvement location survey dated 7/6/2026 prepared by Telep & Arcamone Land Surveyors LLC, Norwalk, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of Staff; and

5. That any changes to the plans be reviewed by Staff prior to implementation; and

6. That the rain garden comprised of native grasses be installed along the eastern edge of the patio, at least thirty (30) feet in length and four (4) feet in width; and

7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be September 11th, 2026.

You must obtain a zoning approval and a building permit prior to any work on the site.

Mr. Jones seconded.

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

No one opposed.

Jacquen Jordan-Byron abstained.

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

As he was having problems with his Internet, Mr. Bryce signed off the meeting at which time, Ms. Wells opened the application.

Atty Liz Suchy began the presentation with an introduction of the project team. She then gave a brief history of the application and then shared the site plan. She noted that the applicant complied with the regulations and discussed the parking as well as the access easements. They had received signoffs from the necessary departments as well as comments from others which could become conditions of approval of the application.

Vince Hynes, the engineer on the project, continued the presentation by discussing the frontage on the property as well as the parking spaces and patio areas. He then discussed the stormwater management which would comply with the Department of Public Works (DPW) stormwater manual requirements. There would be erosion controls during the construction of the project.

Mr. Bryce then noted that he had audio and took back as Chair of the meeting.

There was a discussion about the address for Charles Street and the concern for emergency vehicles being able to access the property. Mr. Hynes said that there would be new Osborne Avenue addresses. Mr. Baker noted that there should not be similar applications to this one in the future.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-07 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 be **APPROVED** with the following finding:

1. That the Commission finds that any adverse impacts as a result of the development are limited to the greatest extent possible; and

BE IT FURTHER RESOLVED that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:

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- a. Per site plan package entitled "Zoning Site Plan Depicting 30, 32, & 34 Charles Street," prepared by Redniss & Mead, dated 7/1/2026; and
- b. Per architectural drawings entitled "34 Charles Street Norwalk, Connecticut" prepared by DeMais Architects P.C., dated 6/26/2026; and
2. That the overhead service wires and all other utilities shall be installed underground; and
3. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
4. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
5. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and
6. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; and
7. That the applicant shall work with the Department of Public Works to determine the possibility of readdressing the site; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval is September 11, 2026.

Mr. Jones seconded.

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

No one opposed.

No one abstained.

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

Mr. Bryce opened the application. Mr. Schulman said that he had been asked to recuse himself from Mr. Milligan's projects. However, he said he refused to recuse himself, based upon conversations with the City's Corporation Counsel.

Atty Adam Blank began the presentation by giving a brief explanation of this application. He said that they would reduce the total number of apartment units. There would be minor exterior changes and it was compliant with the zoning regulations. They hoped this was a minor change. He said that they would then remove the next application if this was deemed a minor change.

There was a discussion about the changes that they are requesting, whether it be all apartments or extended stay units. There was also a discussion about whether the commission should deny this application and support the next one. Mr. Baker said that the staff preferred this application and that they either do not act on or deny the following application.

**** MR. JONES MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED** subject to the following:

1. That the site shall be developed in accordance with the following plans, and as further revised per these conditions of approval:

- a. Per the site plans depicting 21 & 23 Isaacs Street prepared by Redniss & Mead, dated 5/10/2024 and revised to 6/15/2026; and
- b. Per the architectural drawings entitled "Isaacs Square," prepared by the Sullivan Architectural Group, dated 6/22/2026; and
2. That this approval modifies application #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 the previously approved coastal site plan review application for the construction of six-story, 105-unit multifamily dwelling and 119-room extended stay hotel; and
3. That the applicant shall provide documentation to the Planning & Zoning Commission's Staff (Staff), that the building construction is certifiable as LEED Silver, Enterprise Green Communities, or National Standard Silver prior to the issuance of a zoning permit; and
4. That all utilities servicing the site shall be installed underground; and
5. That any changes to the approved plans, including change of use, shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
6. That bicycle racks shall be provided, near the Isaacs Street entrance and Leonard Street entrance, in accordance with the applicable section(s) of the Zoning Regulations; and
7. That the public realm space be constructed with resilient and durable materials, in coordination with the Department of Public Works (DPW), the Fire Marshal, and Staff, to support emergency vehicles usage; and
8. That the applicant shall submit a Workforce Housing Affordability Plan, subject to Staff approval, prior to the issuance of a zoning permit; and
9. That should any building façade material become damaged and/or deteriorated, the applicant and any future owner(s) shall repair the damaged and/or deteriorated façade within thirty (30) days upon receiving notice from the City; and

10. That in accordance with the memorandum provided by Norwalk Transportation, Mobility and Parking (TMP), dated September 5, 2024, the following items shall be addressed prior to the issuance of a zoning permit:

- a. That a brick paver strip along Isaacs Street shall be provided; and
- b. That the sidewalk width at the half loop and at the frontages next to the north and south garage access points shall be confirmed by the applicant; and
- c. That should the proposed pick-up/drop-off roadway loop be approved, in addition to the conveyance that Norwalk DPW has requested, please coordinate with the City of Norwalk in providing a sidewalk easement around the perimeter of the loop; and
- d. Site plan modifications to improve truck mobility/access and provide greater maneuverability for trucks of similar sizes to ambulances and freightliner trucks shall be provided in coordination with the Norwalk Fire Department/Emergency Management, TMP, and Staff; and
- e. That for all three site driveways, type "B" driveway aprons shall be provided instead of type "A"; and
- f. That the plans shall be revised to show STOP sign(s) and stop bar(s) for both garage exits; and
- g. That if a door/gate arm is planned to control entry/exit access to the garage, the applicant shall first obtain approval from Staff; and
- h. That the applicant shall provide documentation on how public parking spaces will be delineated and reserved, if the applicant provides public parking; and
- i. That the applicant shall consider adding speed bumps/humps in the garage; and
- j. That minimum aisle widths shall be a minimum of 24 feet; and
- k. That the applicant shall provide a narrative on how and where deliveries and trash pick-up operations will function on the site; and
- l. That a traffic signage plan shall be provided by the applicant; and

11. That this approval shall not in any way alter, modify or nullify the applicant's obligations as set forth in the Parking Easement Agreement, dated April 2023 and recorded on the Norwalk Land Records; and
12. That a parking management plan shall be provided prior to the issuance of a zoning permit, demonstrating compliance with the Parking Easement Agreement, dated April 2023 and recorded on the Norwalk Land Records; and
13. That the applicant shall not block or otherwise prevent any legal access to any abutting property; and
14. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
15. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
16. That any and all conditions required by Norwalk DPW are applicable to this approval; and
17. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and
18. That a surety shall be submitted, in an amount determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
19. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work, shall be maintained throughout all construction and site work, and that additional controls be installed at the direction of Staff; and
20. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
21. That a surety shall be submitted, in an amount determined by the applicant and verified by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work as required as a condition of approval prior to the issuance of a Certificate of Zoning Compliance; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be September 11, 2026.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

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

Mr. Bryce opened the application. Atty Blank asked that this be continued to the next meeting.

**** MR. JONES MOVED that 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 be continued to the next Planning & Zoning Commission meeting on September 16, 2026.**

Ms. Jordan-Byron seconded.

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

No one opposed.

No one abstained.

E. #2026-58 SPR - Julie and Mohan Vanam - 36 Catherine Street - Construction of a detached accessory dwelling unit - Report & recommended action

Mr. Bryce opened the application.

Julie Vanam said that the contractor, Juan Godoy, was on the call. The commissioners reviewed the site plan of the existing garage to be converted to an accessory dwelling unit (ADU). Mr. Baker summarized the application which included a small addition. He said that it complied with all of the regulations. He explained why they were required to submit this application and that staff had no comments.

There was a discussion about what the ADU would look like after it is constructed. There was also a discussion about the number of parking spaces that are required.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2026-58 SPR – Julie and Mohan Vanam – 36 Catherine Street – Construction of a detached accessory dwelling unit be APPROVED subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per architectural sketches entitled "Conversion of Existing Garage in Accessory Dwelling Unit," dated August 2026; and
 - b. Per the site plan entitled "Site Plan Proposal," prepared for Julie & Mohan Vanam, 36 Catherine St, Norwalk, CT, dated May 2026; and
2. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction Staff; and

4. That prior to the issuance of a Certificate of Zoning Compliance, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and
5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
7. That any and all conditions required by Norwalk DPW are applicable to this approval; and
8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be September 11, 2026.

Ms. Wells seconded.

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

No one opposed.

No one abstained.

IV. PUBLIC HEARINGS

Mr. Bryce suggested that the order of the items be changed since one would be continued to another evening.

A. #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

Mr. Bryce opened the application. Atty Blank said that this would be continued. This item was moved to the commission's September 16, 2026 agenda.

**** MS. LANGALIS MOVED: that application #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 be continued to the next Planning & Zoning Commission meeting on September 16, 2026.**

Mr. Jones seconded.

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

No one opposed.

No one abstained.

B. #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 then recapped the application process from when the applicant first presented to the public on June 24, 2026 until tonight's meeting.

Atty Suchy said that the maximum capacity in the Turbine Hall would be 760 people. She noted that no new information had been provided so that the members of the public should be from those who had not been heard from previously. Mr. Bryce said that Ms. Lauricella would be allowed to speak since she had deferred her comments from the previous meeting.

There was a discussion about how the maximum capacity of the hall had been derived. Doug Adams explained how there's existing infrastructure in the building from when it was a power plant so they based it on that.

Amanda LaRosa, the city's traffic engineer consultant from Creighton Manning, began sharing her presentation for the commissioners. She began with an update of the review timeline. She summarized their latest review letter. She noted the triggers for additional traffic studies as well as for the 200 space cap on parking.

There was a discussion about traffic counts from Calf Pasture Beach which Sarah Carroll said they were expecting before Labor Day. However, Mr. Kleppin noted those counts were not for the application that the commission was currently reviewing.

There was also a further discussion about the capacity at the Turbine Hall and how many events would be hosted that would have more than 500 people. Mr. Adams noted it would be for events similar to the size of the Mayor's Annual Ball. There was also a discussion about how people would get to these large events, especially since there would only be 200 parking spaces. Austin McChord explained how they had arrived at the capacity of 750 people to confirm that the building could handle it. However, they would not have events of such large scale with any frequency. If there was a large-scale event, they would have to show a plan to the city which would include how people arrived and departed. Mr. Kleppin explained that the applicant was getting the summer traffic counts now before the Northern Forest opened, otherwise, they would not be able to get those counts for another 12 months.

There was a discussion about the timeline of the implementation of different traffic plans for each phase being implemented. Ms. LaRosa noted their recommendations. Atty Suchy also suggested that the commission has typically requested follow-up traffic studies six months after a project has opened. Benjamin Yeung, from Traffic, Mobility and Parking (TMP), said that the follow-up traffic study might be extended into the spring if the study of traffic counts was going to be done for a park in winter.

Mr. Yeung said that TMP understood that the transportation strategy memo is not a fully vetted traffic study. That could not be done until the zoning applications had been approved. They supported Planning & Zoning's

recommendations for a phased approach to the traffic and parking. They would look at the total cumulative impact. Their philosophy would be how do the improvements benefit the larger neighborhood and the community. He addressed concerns for the traffic on Woodward Avenue. He also noted that there were concerns about the parking reservations system which had been submitted by the applicant and were requesting more in-depth planning. They did not want overflow parking into the adjacent neighborhood.

There was a discussion about the venue size spaces and traffic. There was a request for real life references from Norwalk events for the community to understand, i.e. traffic at the Maritime Aquarium when they host a large event. Mr. Bryce noted that the concert hall at City Hall has a maximum capacity of over 1000 people. Jessica Vonashek said that they were gathering this information for the commissioners and Mr. McChord said it would be presented in the rebuttal.

Mr. Kleppin clarified that there was very limited new information that had been submitted. Speakers should focus on that information when addressing the commission. He asked that the public not read their letters into the record because it had been received.

At this point, Mr. Bryce said that they would like anyone who has not spoken at a previous meeting to speak first and then those who wanted to speak on new materials could do so. At this point, the commission had a break and the meeting resumed at 7:51 pm.

PUBLIC COMMENTS

Although Mr. Bryce asked Ms. Lauricella to begin her comments, she asked if she could speak later in the meeting when she was in her office.

Andi Wellman, 22 Dock Road, said she supported Manresa Wilds but had concerns about the air pollution from the traffic on Woodward Avenue and the surrounding area. She was concerned about the pollution on the children in the area. There would also be more noise from the traffic. She asked the commissioners to consider these factors and have a traffic management plan in place before they approved the project. She had concerns about the quality of life there.

Christopher Bell, 10 _____, who was with the Norwalk Symphony, noted that the city does not have an outdoor concert venue. He believed the lawn space in this project would be the perfect space for it. He said that he had also seen the site from his boat and said that he was in support of the application.

Kat Cattrell, 53 Derwin Street, Stamford, CT, said that she was calling from Cove Park and said she was there almost every night. She made comparisons of this project to there. She spoke in support of the project.

Kim Tromba, 1 Twilight Place, said she would speak about the new information that was provided earlier in the week. She had concerns about the traffic when all of the proposed uses were operating together. She believed that the city's traffic consultants still had unanswered questions about the traffic analysis. She asked that if the city's own independent traffic consultant is stating that this framework remains conceptual, and that important traffic and operational analysis would still come, what evidence do the commissioners have to make the required traffic findings for this overarching special permit? Her second question was will the commission ever again evaluate the cumulative traffic impact of this entire development before the overarching entitlement has already been granted? She asked the commissioners to deny the application without prejudice, and not approve the application first and ask questions later.

Adam Derrick, 21 Rocky Point Road, said that he was the designated speaker for the Bell Island Improvement Association. He had spoken on his own behalf previously. The concerns were about the integrity of the application process to understand what was being done. They believed that under the regulations, the development would not adversely affect the surrounding properties. He said that the regulations require a traffic impact analysis when a proposed use would generate more than 500 vehicle trips per day. They had concerns that this information still had not been provided. There were concerns about the number of different uses at the property which would all use the same roadway. He said that at the beginning of the process they had asked that the application be complete before these development rights were granted and that they were still making the same request.

Jhoni Ada, 30 Arbor Street, West Hartford, said that she was speaking on behalf of the Sierra Club Connecticut Chapter. On behalf of the members of

the chapter, she was asking the commission to request of the applicant environmental impact studies and other studies that explore community concerns, including traffic, emissions in tandem to those traffic studies, public health and wildlife assessments.

Lisa Henderson, Apple Tree Lane, spoke in support of the application.

Pete Mumma said that he had spoken at previous meetings. He said that he refuted Manresa's assertion that they had not presented new information at this meeting. He had concerns about the number of people that the applicant was requesting to be gathered on the property in one of the event spaces and the traffic from that amount of people. He also had concerns about how this would affect his property values, as well as the other properties in the area. He had concerns about taxes going up when these property values went down. He reminded the commissioners of their fiduciary roles in this process. He said that properties in Darien and Westport that are along this route would be affected by this application as well. He reminded them that the impacts of their decisions would be massive. He thought that things had kept changing from an initial park to a large concert hall, restaurants, pools, etc. He asked that a legal exception be noted in the minutes, if the Commission's decision is to not allow additional testimony based on a previous testimony and/or based on some concept that new information was not identified.

Joseph Midyett, 17 Locust Street, said that this was the first meeting he had ever attended. He thought traffic was bad in the area now before this project was completed. He didn't understand how to build a road for more capacity.

Dave Lindsey, 10 Outer Road, said that he had spoken before and would address information in the staff memo of August 28. He thought there were numerous troubling items in it, including the number of parking spaces. He had concerns about how it would be approved before some issues had been resolved. He wondered why some studies were not being required including environmental, flooding, and financial impacts. He said that some of the zoning requirements are not being met. He asked them to deny the application without prejudice.

Mark Matuska, 1 Longshore Avenue, said that he had written a letter to the Planning & Zoning Commission about traffic, parking spillover and the

breadth of the proposed zoning. He noted that the underlying zone would still be residential and that was his concern. He did not want it to be developed for residential use in the future. He also noted that during the next phases the commission would be able to approve which uses could be on the site, as well as requesting further traffic and peer reviews. He said that preliminary analysis makes sense now and has been presented. Expecting a fully engineered solution for phases years away, while the property is still officially zoned residential, does not. He believed that the applicant should work with the city staff for parking, reservation times instead of coming back to the commission for every change, in order to keep the project viable. He wanted it to be able to adapt and succeed.

Beverly Krieger, 9 Seabreeze Place, said that she had spoken previously. She also noted that the previous speaker had said it would still be zoned as residential which she said that it would not. She believed that the current application could not be approved pursuant to the regulations that they must abide by. She believed that there would be numerous adverse impacts on the surrounding area, as well as to taxpayers from the increase in municipal costs. She had concerns about the hours of use, as well as the ingress/egress to the site. She referenced Mr. Kleppin's memo which discussed visitor parking.

Miguel Frasconi, 26 Dock Road, the president of the Village Creek Homeowners Association, said that he had spoken before. He said the project would kill Village Creek. He said he also had a written statement which lists five items that will contribute to this. He noted that the project will adversely affect the area. He asked them to deny the application without prejudice.

Daniel Honan, 154 Highland Ave., said that he agreed with the previous speaker. He asked the commission to deny the application.

Mark Smith, 7 Outer Road, said that he had submitted a written statement as well as spoken at previous meetings. He noted that the applicant had called those opposed to the project, "NIMBYs" and thought that was unfair. He also spoke about the ongoing construction for the Northern Forest. He had concerns about the traffic on Woodward Avenue and believed the applicant should pay for the roads to get people in and out of the property. He thought the applicant should spend more time speaking with the neighbors who lived in the area. He believed that there should only be shuttles running to the island. He asked them to deny the application.

Diane Lauricella, 60 Gregory Boulevard, and noted that she had also lived in Village Creek and Harborview. She had concerns about the special permit process. She noted that she had sent a letter to the commission with objections. She had concerns that there was not an environmental impact statement. She also did not believe that the application was complete, and it could be appealed. She also discussed the cleanup of the property. She believed an independent environmental impact analysis could have been done through city staff or by hiring a consultant. She said she was looking up case law because the city does not show the video of public speakers, only the staff and the applicant. She believed that whoever owned or owns the parcel should be the one to clean it up. She did not think that there would be residential development on the property. She discussed the traffic impact study which she believed was necessary. She also discussed the issue of privilege. She believed the scale of the project did not fit the property and noted that the design was also not in keeping with the neighborhood. She asked that the applicant withdraw the special permit application until it is compliant. If the applicant did not withdraw then she asked that the commission deny without prejudice.

Jeremiah Schnee, 26 Sable Street, had concerns that the proper studies had not been implemented. He thought they should not disregard those who had concerns about the project. He asked them to deny the application.

Mr. Bryce closed the public comment portion of the public hearing. He said that the applicant should be allowed to respond to the public comments. At this point, he also suggested that the commission set a special meeting and asked the commissioners if they were available on September 9.

**** MR. JONES 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 9, 2026 meeting of the Planning and Zoning Commission.**

Ms. Tabachneck seconded.

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

No one opposed.

No one abstained.

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

Mr. Baker explained how they measure various types of roof lines. Mr. Kleppin said that this was the first discussion and that they would provide a better diagram to show the differences and why they recommended the changes.

Mr. Baker then described changes to warehousing as an accessory used for personal service establishments.

The next change Mr. Baker said that they were proposing to allow for retail sales in the marine commercial zone. These would not be supermarkets but also it would not be a large retail store.

Mr. Baker explained the differences if there was an application for an ADU in the single family or two family zones and whether it would require a zoning permit or site plan review. He discussed the changes to parking regulations for ADUs as well as for townhouses.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: August 19, 2026

**** MS. TABACHNECK MOVED to approve the August 19, 2026 minutes.**

Ms. Wells seconded.

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

No one opposed.

Tammy Langalis and Doug Hempstead abstained.

VII. COMMENTS OF DIRECTOR

DISCUSSION

Mr. Kleppin asked the commissioners to let him know if September 9 was not available for that meeting. He said that the rebuttal from the applicant could last for a couple of hours and then their deliberation would be in a few weeks.

VIII. COMMENTS OF COMMISSIONERS

Ms. Tabachneck spoke about the Mill Pond project and items on the special permit that had not been implemented, including public Wi-Fi and signage directing people to the public areas. She asked if things were being completed and how could they know if they were getting done. She also asked how they could let the public know. Mr. Kleppin noted that the Mill Pond project has not received its Certificate of Occupancy so they can notify the applicant of what is still missing. If things are missing after that, then it would be a violation of the approval.

Mr. Bryce thanked Ms. Langalis for representing the Commission at an upcoming meeting on September 29th for the public budget hearing.

There was a discussion about the nominating committee for new officers for the Planning & Zoning Commission. Mr. Hempstead clarified that he did not think alternates could be officers of the commission. Mr. Bryce said he has enjoyed his time as Chair but would not be able to continue in the role. He said that they would vote in October and the new officers would start in November.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Langalis 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 9:59 pm.

Respectfully submitted,

Diana Palmentiero