



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JULY 16, 2025, 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, 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 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**
- III. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2025-45 CAM - 38 SD, LLC - 38 South Beach Drive (District 6, Block 36, Lot 64) - Coastal site plan review to raise an existing single-family residence to be FEMA flood compliant and construct minor additions - Report & recommended action**
 - B. #2025-50 SPR - Craig Hyland and Nancy Zindell - 315 Rowayton Avenue (District 6, Block 27, Lot 5) - Site plan review application for the construction of a detached accessory dwelling unit - Report & recommended action**
 - C. #2025-51 SPR/CAM - Spinnaker Acquisitions LLC - 108 Water Street (District 2, Block 84, Lot 18) - Coastal site plan review application for the construction of a 4.5-story mixed-use development - Preliminary review**

- D. **#2025-53 CAM/SPR - BPC Capital Management VI, LLC c/o Bradford P. Craighead - 7 Park Street (District 1, Block 68, Lot 1) - Coastal site plan review for the construction of two additions to the existing historic structure for a total of 11 dwelling units - Approval of Village District Peer Review Expenditure (fee paid by applicant)**

IV. PUBLIC HEARINGS

- A. **#2025-43 SP CAM – The Norwalk Country Club Company and Shore & Country Club, Inc. – 220 Gregory Boulevard (District 3, Block 73, Lot 2) – New pro shop and associated site improvements - Public hearing, report & recommended action**
- B. **#2025-46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street (District 2, Block 91, Lot 51) – Redevelopment of a recycling facility - Public hearing**
- C. **#2025-41 R – Planning & Zoning Commission – Zoning regulation text amendment(s) to Articles 1 and 4 regarding the location of nonconforming parking, Commercial Recreation Establishment uses, and the permitting process for clustered Single-Family Dwellings in the Silvermine Tavern District - Public hearing, report & recommended action**

V. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: July 2, 2025**

VI. DISCUSSION

- A. **Staff's Draft Legislative Changes per the Affordable Housing Plan's Recommendations**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT