



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**AUGUST 6, 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. PUBLIC HEARINGS

- A. #2025-46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street (District 2, Block 91, Lot 51) – Redevelopment of a recycling facility - Continuation of public hearing, report & recommended action**

IV. REVIEW AND ACTION ON APPLICATIONS

- A. #2021-32 SP - The Guru Tegh Bahadur Ji Foundation, Inc. - 283 Richards Avenue - Extension of time request for the construction of a place of worship/religious facility - Report & recommended action**
- B. #2025-54 CAM – Plant Court, LLC – 46 South Beach Drive (District 6, Block 36, Lot**

63) – Coastal area site plan to raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool - Report & recommended action

- C. #2025-55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park (District 2, Block 85, Lot 21) – Coastal area site plan to construct a new single-family residence to be FEMA flood compliant, with new landscaping and stormwater management features - Report & recommended action
- D. #2025–57 CAM – Norwalk Yacht Club – 10 Nathan Hale Drive (District 5, Block 84A, Lot 176) – Coastal area site plan to repair an existing shoreline flood and erosion control structure (seawall) and deck - Report & recommended action
- E. #2025–58 CAM – Dr. Eric Rose – 32 Shorehaven Road (District 3, Block 79, Lot 2) – Coastal area site plan to construct a residential dock - Report & recommended action
- F. #2025-56 SPR/CAM – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily addition with 40 units - Preliminary review & approval of architectural peer review
- G. #2022-19 SP/SPR - Wegmans Food Markets, Inc. - 47 Richards Avenue and 677, 667 & 651 Connecticut Avenue - Bond release request for Wegmans grocery store - Report & recommended action

V. DISCUSSION

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

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: July 16, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT