

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
August 6, 2025

PRESENT: Galen Wells, Chair; Diana Lenkowsky; Louis Schulman; Ana Tabachneck; Tammy Langalis (left at 7:35 pm); Jacquen Jordan-Byron

STAFF: Steve Kleppin; Amelia Williams

OTHERS: Atty Liz Suchy; Curt Lowenstein; Diane Lauricella; Chris Pagliaro; Shane Dushay; Tom Ryder

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately. Mr. Kleppin also explained to the applicants that there is an email scam, being sent to applicants, that there is money owed on their applications. It was not from the Planning & Zoning Department office.

II. ROLL CALL

Mr. Kleppin called the roll.

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

Ms. Wells opened the continuation of the public hearing.

Atty Elizabeth Suchy continued the presentation by explaining she would not go over what had been provided at the previous hearing. The Department of Public Works (DPW) has issued their approval. They anticipate receiving approval from Water Pollution Control Authority (WPCA). The sign in front of their property, as the notice of the public hearing, has remained up.

Ms. Wells seated both alternates for the public hearing, but Ms. Tabachneck said that she had not watched the video of the previous public hearing. She would not be able to vote on this application.

Curt Lowenstein, the engineer on the project, explained the changes that had been made including an easement which extended to the new fence. The sidewalk width had not changed. There would be 3 new street trees. The width of the driveway had not changed either. There had been some changes to the landscaping including the addition of new trees.

Atty Suchy noted that a recent change to the zoning regulations made the parking conforming.

Ms. Wells then invited members of the public to comment on the changes that had been discussed at this meeting.

Diane Lauricella, 21 Little Fox Lane, spoke about a staff memorandum dated August 1, 2025. She asked for a soil test underneath the building to be demolished.

There were no other members of the public that spoke on this application.

Atty Suchy began the rebuttal from comments made at the previous public hearing as well as tonight's hearing. When it was completed, the public hearing was closed.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 46 SP CAM – Lajoie Auto Wrecking Company, Inc. – 40 Meadow Street – Redevelop a recycling facility, including the demolition of existing structures and the construction of a new building with associated site improvements be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 1. Per the site plan set dated 6/2/2025 and revised 7/22/2025 prepared by LANDTECH, Westport, CT
 2. Per architectural plans dated 10/29/2024 and revised 7/14/2025 prepared by Andriopoulos Design Associates, LLC, Norwalk, CT
2. That a certificate of special permit and mylar map of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

6. That any changes to the plans be reviewed by Staff prior to implementation; and
7. That prior to the issuance of a Zoning Permit, the applicant must demonstrate the methods in which they intend to achieve compliance with the Special Permit standard found in section 8.4.8.G (subsections 1.f-j and 2.p); and
8. That documentation from a qualified professional, confirming compliance with the requirements for any of the programs listed in section 8.4.8.G (subsections 1.f-j and 2.p) be provided prior to obtaining a Zoning Certificate of Compliance (COZC); and
9. That any utilities comply with setbacks and flood regulations; and
10. That flood certifications be submitted prior to issuance of a Zoning Permit and prior to obtaining a COZC, prepared by a CT licensed engineer or architect; and
11. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
12. That all plantings be implemented prior to COZC; and
13. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
14. Lighting shall not emit onto neighboring properties; and
15. That a CT licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
16. 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 August 15th, 2025.

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

Ms. Langalis seconded.

There was then a discussion about the signoffs that had not been received as of the time of this public hearing. Ms. Williams said that they would confirm that all had been received before the Zoning approval had been released. There was a discussion about conditions #7.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

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

Atty Suchy explained the reason why the applicant needed an extension of time, one of which was due to an appeal. They were also fundraising through the sale of another property. This would be the applicant's second extension of time.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that a one year extension of time for application #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 be **APPROVED.**

Ms. Tabachneck seconded.
Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.
No one opposed.
No one abstained.

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

Atty Suchy began the presentation with an introduction of the project team. She then described the property as it stands currently. It does not comply with current FEMA requirements. She then explained the proposed project, which would be elevated. She

also explained the variance that they had received. She also discussed the approvals that the applicant had received. She noted that this application was similar to another property that she had represented earlier in the year.

There was a discussion about the new pool being at grade but out of the VE zone. There was also a discussion about an impervious area being reduced, which Atty Suchy said that some was being added and some was being reduced so it would basically be the same. Ms. Williams said that she thought the project, as it was, met the requirements.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 54 CAM – Plant Court, LLC – 46 South Beach Drive – Raise an existing single family residence to be FEMA flood compliant, construct minor additions, improve stormwater management, and install an in-ground pool be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 1. Per site plans dated 3/11/2025 and revised 7/16/2025 prepared by Redniss & Mead, Stamford, CT
 2. Per architectural plans dated 3/11/2025 and revised 6/30/2025 prepared by Oliver Cope • Architect, New York, NY
 3. Per landscape plans dated 3/11/2025 and revised 7/16/2025 prepared by Hollander Design, New York, NY
 4. Per zoning location survey dated 1/24/2025 and revised 7/1/2025 prepared by James A Dennison, L.S., Stratford, 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 any utilities comply with setbacks and flood regulations; and
7. That flood certifications be submitted prior to issuance of a zoning permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
9. That the landscape plan be revised to include a vegetative buffer along the seawall approved by Staff prior to issuance of zoning permit; and
That all plantings be implemented prior to COZC; and

10. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
11. That no changes to the seawall are permitted without City review and DEEP approval; and
12. 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 August 15th, 2025.

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

Ms. Lenkowsky seconded.

The commissioners reviewed the draft resolution. Condition #9 was removed but #10 was kept. There was a concern about lifting the houses in this neighborhood.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Atty Suchy began the presentation by introducing the project team. She then gave a brief history of the application. She then showed the site plan of the current property and then described the proposed single family house.

Curt Lowenstein, the engineer on the project, continued the presentation with a description of the current property. No structures would be within the coastal area setback. He also explained the driveway.

Chris Pagliaro, the architect on the project, continued the project with a description of the breakaway walls, flat roof, etc. He said that they had met with the Planning & Zoning staff to confirm that the designs were compliant.

There was a discussion about whether the scale of the neighboring houses were to scale. There was a discussion about the materials used below the deck were pervious.

Shane Dushay, the landscape architect on the project, explained that there would be a patio underneath the deck and that the materials were pervious.

Atty Suchy said that some approvals had not been received.

There was also a discussion about some concerns in the staff's memorandum. Ms. Williams said that most of the application was in compliance at this point.

**** MS. LENKOWSKY MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 55 CAM – Timothy and Samantha Davenport – 36 Shorefront Park – Construct a new single family residence to be FEMA flood compliant, with new landscaping and stormwater management features be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 1. Per site plans dated 7/10/2025 prepared by LANDTECH, Westport, CT
 2. Per architectural plans dated 8/1/2025 prepared Christopher Pagliaro Architects, Darien, CT
 3. Per planting plan dated 7/15/2025 prepared by ARTEMIS landscape architects, inc., Sandy Hook, CT
 4. Per zoning improvement survey dated 2/20/2025 prepared by LANDTECH, Westport, 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 any utilities comply with setbacks and flood regulations; and
7. That flood certifications be submitted prior to issuance of a Zoning Permit and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to COZC; and
9. That the driveway be reconfigured to remove the currently proposed parking in the front setback in revised plans approved by Staff prior to the issuance of a Zoning Permit; and
10. That the survey be revised to reflect the correct maximum impervious surface coverage prior to the issuance of a Zoning Permit; and
11. That the site plans, survey, and planting plans are revised to remove any new construction, including patio/pavers, within 15' of the Coastal Jurisdiction Line and are approved by Staff prior to the issuance of a Zoning Permit; and
12. That the planting plan be revised to include trees and enhance the vegetative buffer along the seawall with more robust plantings including shrubs approved by Staff prior to issuance of Zoning Permit; and
13. That all plantings be implemented prior to COZC; and
14. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
15. That no changes to the seawall are permitted without City review and DEEP approval; and
16. 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.

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BE IT FURTHER RESOLVED that the effective date of this approval shall be August 15th, 2025.

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

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Tom Ryder, the senior ecologist on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map and described what is currently on the property. He then told them about the application which was to replace the sea wall, using existing stone. He described how it would be done. He said that the wall in the beach area was fine. The work would be completed in 3 phases, in 3 years. He also showed them photographs of current structures including a deck and other areas that would be redone. He said that they also had an application with the Department of Energy and Environmental Protection (DEEP) which had been reviewing it for several months. They also appeared before the Shellfish Commission and Harbor Management Commission. He noted that they would like to start the construction in November or December of this year.

There was a discussion about a sea wall in front of the beach area. Mr. Ryder said that there were no plans to repair it and explained the purpose of it.

**** MS. LENKOWSKY MOVED: THEREFORE BE IT RESOLVED** that application #2025 – 57 CAM – Norwalk Yacht Club – 10 Nathan Hale Drive – Repair an existing shoreline flood and erosion control structure (seawall) and deck be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:

a. Per plan set dated 3/20/2025 and revised 6/30/2025 prepared by Cuoco Structural Engineers, LLC, Fairfield, CT; an

2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any and all conditions from relevant DEEP licenses are applied to this approval; and
4. That any and all conditions from relevant USACE Authorizations are applied to this approval; and
5. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; 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 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 August 15th, 2025.

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

Mr. Schulman seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

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Tom Ryder, the senior ecologist on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan. He also said that they had received a permit from DEEP and the Army Corps of Engineers for the residential dock. He said that they worked with the neighbors to angle the dock. He explained why the application was before the commission and that they would like to connect the dock to the shore.

There was a discussion about the notification of the neighbors. Mr. Ryder said that they were working with the neighbors who had concerns. There was also a discussion as to whether homes in the area had docks. There was a discussion about how far the dock was from the shore and whether it would be a navigational hazard.

**** MS. LENKOWSKY MOVED: THEREFORE BE IT RESOLVED** that application #2025 – 58 CAM – Dr. Eric Rose – 32 Shorehaven Road – Construct a residential dock be **APPROVED** subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 9/14/2023 and revised 9/17/2024 prepared by LANDTECH, Westport, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That any and all conditions from DEEP license #202402877-SDF are applied to this approval; and
4. That any and all conditions from relevant USACE Authorizations are applied to this approval; and
5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; 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 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 August 15th, 2025.

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

Mr. Schulman seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Atty Suchy began the presentation by explaining that this is a preliminary review to give them an idea of the project. She then showed them the current site plan and noted the zone. She then discussed the project which included the demolition of a building to construct a new building which would include affordable units. She also suggested that the commissioners drive by the site.

There was a discussion about the architectural peer review consultant. There was also a discussion of what currently existed on the lot. There was also a discussion about current tenants.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that an architectural peer review for application #2025-56 SPR/CAM – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44 be **APPROVED**.

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

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

Ms. Wells asked whether Wegmans had complied with the bond requirements to which Mr. Kleppin said that they had.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that the request for the release of the bond for application #2022-19 SP/SPR - Wegmans Food Markets, Inc. - 47 Richards Avenue and 677, 667 & 651 Connecticut Avenue be **APPROVED**.

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

V. DISCUSSION

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

Mr. Kleppin said that they had sent out three memos. One of them explained how the proposed state legislation could be an impediment to home ownership via condo. They would like help on this from their legislative delegation. The second memo was about incentivizing grocery stores in areas of the city without any. He explained to them what New York is doing. The third one was about unpaid zoning liens. Those properties would be to allow non profits to have a chance to purchase these properties with a right of first refusal Massachusetts does something like this. He said there would be discussions with state representatives. He said that they had sent memos to the mayor, etc. before going to the state reps. There were no necessary actions at this time from the commission.

There was a discussion about non profit housing developers who were not building these types of projects in Norwalk. Ms. Tabachneck asked if they could find out why this was not happening.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: July 16, 2025

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They didn't have enough commissioners so they would add this item to the next agenda.

VII. COMMENTS OF DIRECTOR

ADU language

There was also a discussion about what emails to keep since they have new city email addresses. Mr. Kleppin said that they could delete emails but would confirm that with the city's IT department. Some of the commissioners still did not have their city's email address yet.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Jordan-Byron seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Ana Tabachneck approved.

No one opposed.

No one abstained.

The meeting was adjourned at 7:53 p.m.

Respectfully submitted,

Diana Palmentiero