

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
August 20, 2025

PRESENT: Galen Wells, Chair (arrived at 6:32 pm); Chapin Bryce (acting as Chair until Ms. Wells arrived); Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Richard Roina; Jacquen Jordan-Byron (arrived after the roll call at 6:08 and left at 7:15 pm)

STAFF: Steve Kleppin; Bryan Baker; Amelia Williams

OTHERS: Chris Ching; Atty Liz Suchy; Vincent Hynes; Adam Bovilsky; Adam Palmer; Eric Rains; Atty Adam Blank; Atty Emma Dignoti; Wayne D'Avanzo; Aleksandra Moch; Brad Craighead;

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:05 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately. Mr. Baker explained that the public hearing would be opened later in the meeting but there would be no public participation or presentation until the next Planning & Zoning Commission meeting.

II. ROLL CALL

Mr. Baker called the roll. Mr. Bryce said that Ms. Lenkowsky would be seated for the entire meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2025-62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50' of a tidal wetland - Report & recommended action

Christopher Ching began the presentation about how the deck would be replaced and a patio would be added. He explained what had been done in the upland review area. They are not disturbing the wetlands. The porch would be flood compliant. All improvements would be in the rear of the property. He said he was in support of being environmentally compliant and would follow the commission's best practices.

Ms. Williams had no additional comments and explained why the applicant was before the commission. She then discussed the resolution.

There was a discussion about the concrete patio and whether it could be made of a pervious material.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2025 - 62 CAM – Christopher Ching – 4 Splitrock Road – Construct a flood complaint deck, with a screened porch and steps to grade, and a new patio at a single family residence within 50' of a tidal wetland be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per the site plan dated 6/12/2025 and revised 7/7/25 prepared by Advanced Land Surveying, Westport, CT
 - b. Per architectural plans received 8/11/2025 prepared by C&H Restoration LLC, West Haven, CT
2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
4. That any changes to the plans be reviewed by Staff prior to implementation; and
5. 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
6. 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 Building Zone 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 29th, 2025.

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

Mr. Roina seconded.

Ms. Langalis said that she had sold this property in the past but the commissioners agreed this was not a conflict.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Richard Roina approved.

No one opposed.

Jacquen Jordan-Byron abstained.

Ms. Langalis thanked the applicant for working with the city and not using pesticides.

B. #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage Types and Site Plan Review Application to Construction of a seven-story, 68-dwelling unit, mixed-use development - Preliminary review

Atty Liz Suchy began the presentation by introducing the project team. She then explained the current property and showed them the site plan. She explained how the property would be redeveloped which would include housing for low-income seniors. The current buildings would be demolished. The regulations would be revised to allow for a pocket park and have green space. The area does not have many parks. She also explained which departments that they had received approvals as well as which had given them comments to address. She asked for a public hearing on the text amendment but that it was discretionary for the site plan application.

There was a discussion about whether there would be an architectural review. Mr. Baker said that it is going through the Redevelopment Agency. It would be shared with the commission at the public hearing.

Vincent Hynes, the engineer on the project, continued the presentation by discussing the size of the property and how it is currently being used. He discussed the pervious condition and that there was no water quality treatment. He said that they are following the city's landscape regulations and are working with the Redevelopment Agency and Transportation, Mobility and Parking (TMP). He then described the proposed drainage plan. He also discussed the pocket park and the public realm area. There was a discussion about the parking on one side and whether it was only for residents. There was a concern about non-residents using it.

Adam Bovilsky, Executive Director of the Norwalk Housing Authority, said that some of the units will be available for public housing replacement and some of them would be available to other seniors who met the financial requirements. The information would be published and available for anyone to apply. There was a discussion about the housing that was being replaced and whether it could be rehabbed. Mr. Bovilsky explained how this was a phased project. There was a discussion about the wait lists for senior housing. There was also a discussion about the location of Leroy Downs Housing.

Adam Palmer, the architect on the project, continued the presentation and said they were working on studies to determine the best use of the site. He discussed how this project would be done first, and residents of Leroy Downs would move into the new building. He discussed a walking path. Eric Rains, the landscape architect, discussed the proposed seating and paving on the project. Mr. Palmer then showed them the plans for the interior of the project, including parking and the residential units on floors 2-6. He also discussed the plans for solar and then showed them the exterior elevations for the proposed building. He also showed them renderings of the pocket park.

There was a discussion about the exterior colors of the project and the differences in the renderings. Mr. Palmer said they would clarify this to the residents. Mr. Hynes also clarified that they would be treating 78% of the storm water on site.

There was a discussion about the purpose of the solar panels for the building. It would be used for common areas and not for the residential units. Since the units have their own meters, it could only go back to the building.

Atty Suchy further explained the text amendment. She said that they would continue to work through comments of the departments. They would be on a tight schedule for the housing authority to move forward this year. She requested that a public hearing only be held for the text amendment since it is required.

At this point, there was a discussion as to whether the commission would hold a public hearing for the site plan. There was a discussion about the businesses being displaced. Mr. Bovilsky explained how they had helped them. Mr. Palmer explained the parking, ground floor and residential units. There was a discussion about having an onsite management office, especially since it would be a senior housing building. Mr. Bovilsky said that they would be doing this over time in all of their buildings. There was a discussion about the number of units allowed under the regulations. Since this was a low income housing property, Mr. Baker said that the city would have 68 more units with this development.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that a public hearing be held for both the site plan and text amendment applications #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage Types and Site Plan Review Application to Construction of a seven-story, 68-dwelling unit, mixed-use development.

Ms. Lenkowsky seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Darius Williams; Jacquen Jordan-Byron approved.

Richard Roina; Tammy Langalis opposed.

Galen Wells abstained.

Both public hearings will be held at the same meeting on September 17, 2025. Before the next presentation, Mr. Bryce said that the meeting would be continued with Ms. Wells as the chair.

C. #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units - Report & recommended action

Atty Adam Blank began the presentation with an introduction of the project team. He explained that since it was in the East Avenue Village District and in the coastal area management zone, the application came before the commission. An architectural peer review had been completed by the city's consultant, BFJ Planning. He also noted that the property is not near coastal resources.

Atty Emma Dignoti continued the presentation by orienting the property on an aerial map. There is an historic home on the property being used as an office, and showed them a photo of the current structure. The historic home would be renovated

and an additional 11 residential units would be added. All of the buildings are connected and are one building. She noted that this would be a straightforward site plan application. The applicant has received some signoffs while they received comments from other departments which they will comply with. She discussed the comments from BFJ which the applicant mostly agreed to comply with. However, there was one comment about Juliet balconies, which the applicant believed were in keeping with the style of the building. BFJ had suggested removing them. She then discussed the other projects that the Craigheds had done over the last 10 years. Most had been done in the East Avenue area. She discussed their most recent project at 3 Park Street. There would be a slight decrease in impervious surfaces. The recreation area would be larger than required. She then summarized the traffic report. She oriented the commissioners as to the location of the property on an aerial map.

Wayne D'Avanzo, the engineer on the property, continued the presentation by explaining how they would modify the traffic flow as well as the sidewalk. He also discussed the parking spaces on the property, as well as the drainage system.

At this point, Ms. Jordan-Byron left the meeting.

Frank Diurno, the architect on the project, continued the presentation by showing the plans for the project which included an addition to the current property. He discussed the interior floors of the building which included a lower grade and three stories above. He showed them the exterior elevations which included the walkways. No doors would face outwards to the parking lot. He discussed the units below grade which would be filled with natural light so they would not feel they were below grade. and the Juliet balconies which would create interest.

Ms. Lenkowsky said that she appreciated that the applicant agreed with many of BFJ's comments.

Aleksandra Moch continued the presentation by noting that since they were not near the Norwalk River, the project could not impact it. However, she did say that there were two phases that could have an impact, one was the construction phase, especially if there are storms. She explained what they were proposing to do. They would also have a tracking pad so that trucks would not carry silt on their tires. She also explained how there would not be any increase in storm water runoff.

Atty Dignoti ended the presentation.

Mr. Bryce said that he liked the patio in the front.

Atty Blank said that the commissioners should look at 3 Park Street which was similar to this project. Brad Craighead said that they loved the location of this project.

**** MR. BRYCE MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-53 CSPR – BPC Capital Management VI, LLC c/o Bradford P. Craighead – 7 Park Street (District 1, Block 68, Lot 1) – Construction of addition to existing historic structure and change of use to 11 dwelling units be **APPROVED** subject to the following:

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

a. Per the zoning location survey detailing 7 Park Street prepared by Wayne J. Arcamone, dated 4/8/25; and

b. Per site plans entitled “Drainage Plan,” prepared by Fairfield County Engineering, LLC, dated 8/8/25; and

c. Per architectural drawings entitled “7 Park Street Multifamily,” prepared by Balance Architecture, dated 6/30/25; and

2. That the overhead service wires and all other utilities shall be installed underground; and

3. That the applicant has agreed to include all recommendations by Planning & Zoning Staff’s memorandum dated 7/30/25 and Transportation, Mobility & Parking Staff’s memorandum dated 8/7/25 and 8/20/25; and

a. That item 3.b within TMP’s 8/7/25 memo shall apply to this approval; and

4. That the applicant has agreed to include all recommendations by BFJ Planning’s village district review memorandum dated 7/30/25, except for BFJ’s recommendation to remove the Juliet-style balconies; and

5. That a final Workforce Housing Plan showing a total of one (1) workforce housing unit shall be submitted to Staff for review and approval and shall include deed restriction documents, architectural floor plans and a breakdown of the number of bedrooms for each workforce housing unit provided. All such workforce housing units shall be deed restricted in perpetuity and meet all requirements of the Workforce Housing Regulations; and

6. 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

Planning & Zoning Commission - Minutes

August 20, 2025

Page 7 of 11

7. 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

8. 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

9. 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

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 August 29, 2025.

Mr. Williams seconded.

At this point, the commissioners reviewed the resolution which included TMP's comments which had been received that day.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Darius Williams; Richard Roina; Tammy Langalis approved.

No one opposed.

No one abstained.

IV. PUBLIC HEARINGS

A. #2025-48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings - Public hearing, report & recommended action B. #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management - Public hearing, report & recommended action

This public hearing was opened and continued to the commission's next meeting on September 17, 2025. There was also a discussion about having the

commissioners do a site visit. Mr. Kleppin noted that it was a public meeting so he informed all of the rules.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that the public hearings for applications #2025-48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings - Public hearing, report & recommended action and #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management, be opened and continued to the Planning & Zoning Commission agenda on September 17, 2025.

Mr. Bryce seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Darius Williams; Richard Roina; Tammy Langalis approved.

No one opposed.

No one abstained.

V. DISCUSSION

A. Additional Zoning Regulation Changes

Mr. Baker began the presentation by noting that these were more changes to the zoning regulations. Some came up because of recent applications. There would be a change to allow building materials on facades. Another change would be for the expiration for building permits. Another change would be for the Artist Live/Work regulations. He also discussed the amendments to encroachments. There would also be changes in relation to variances, non-conformities, mergers of properties. There would be a change to sport fields being used as either principal use and accessory use. There would also be a change to non-building components and where it would be placed in the regulations. There would be a discussion with TMP about the size of driveways before a change was made to the regulations. There was a discussion about inground pools and lot coverage. There was a discussion about screening for dumpsters due to some properties no longer receiving trash pickup from the city. The dumpsters would have to be at the rear of the property. Another change would be made to the maximum height of the fence at the front of a property in the industrial zone. There would be a change to allow some flexibility and discretion as to the addition of sidewalks and street trees in front of single family construction. There was a discussion as to whether the houses should be required to add the sidewalks even if the ones next to them do not have them. Another change would be to private frontage types.

There was a discussion about when the public hearing would be scheduled, either in October or November.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: August 6, 2025

**** MR. SCHULMAN MOVED to approve the August 6, 2025 minutes.**

Ms. Langalis seconded.

Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; approved.

No one opposed.

Darius Williams; Richard Roina; Chapin Bryce abstained.

Mr. Baker said that he had not added the minutes for the July 16 meeting to the agenda. They decided to wait until the next meeting to vote on them.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that they had been interviewing vendors for online permitting software. He hoped to have a new platform by January 2027.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman said that he noticed that the fountain at the Pearl was working.

Ms. Lenkowsky asked about the Grey Barns application. Mr. Kleppin said that the neighbor had appealed the decision but thought it would take 12-18 months to go through the courts.

IX. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Mr. Williams seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Richard Roina approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8:07 p.m.

Respectfully submitted,

Diana Palmentiero