



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**SEPTEMBER 3, 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 & SEATING OF ALTERNATES**
- III. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2021-03 SPR - 761 Main Avenue - iPARK - Extension of time request for four (4) story, 132 unit multifamily dwelling on existing mixed-use development site - Report & recommended action**
 - B. #2025-65 CAM – Joseph R. Cugno – 5 Gregory Court – Construct a new single-family residence to be FEMA flood compliant with an integral garage and stormwater management - Report & recommended action**
 - C. #2025-66 CAM – Susan H & James H Carter III – 16 Norport Drive – Construct a new flood complaint spa within an existing elevated patio less than 50’ from a tidal lagoon - Report & recommended action**

IV. PUBLIC HEARINGS

- A. #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 - Public hearing, report & recommended action

V. DISCUSSION

- A. Accessory Dwelling Unit Regulations

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: July 16, 2025; August 20, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

September 17, 2025; October 8, 2025