

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
September 3, 2025

PRESENT: Galen Wells, Chair; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Ana Tabachneck; Nick Kantor; Darius Williams (arrived after roll call)

STAFF: Steve Kleppin; Bryan Baker; Amelia Williams

OTHERS: Lauren Calabria; Joseph Cugno; Harry Rocheville; Atty Adam Blank; Vincent Hynes; Eric Rains; Henry Conroy; Seelan Pather; Brian Dempsey; Brian Dempsey; Diane Lauricella; Lynnelle Jones; John Paladino

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:03 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Kleppin called the roll.

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

Lauren Calabria, the representative for the applicant, began the presentation for the extension of the approval. She explained the reason for the request which included delays in the delivery of some equipment such as elevators, etc. Also, one of the founders, Joseph Cotter, had passed away last year. Mr. Cotter had handled much of the construction matters.

There was a discussion about the amount of time for the extension. Mr. Schulman noted that the commission would usually give a one year extension. He said that he would move to approve that and then the applicant could return for an extension.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that an extension of time of 1 year for #2021-03 SPR - 761 Main Avenue - iPARK - Extension of time request for four (4) story, 132 unit multifamily dwelling on existing mixed-use development sites be **APPROVED**.

Mr. Roina seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

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

Joseph Cugno, the architect for the applicant, began the presentation by explaining the project. They would be demolishing a structure to construct a new one.

There was a discussion about the planted buffer along the water.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** that application #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 be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per engineered site plan dated 6/10/2025 prepared by Grumman Engineering LLC, Norwalk, CT, revised per Staff comments
 - b. Per architectural plans dated 3/20/2025 and revised to 8/20/2025 prepared Cugno Architecture, Wilton, CT
 - c. Per zoning improvement survey dated 2/3/2025 and revised to 7/31/2025 prepared by Arcamone Land Surveyors, Norwalk, 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 engineered site plan be revised per Staff comments to demonstrate consistency with the regulations and other materials submitted prior to the issuance of a Zoning Permit; and
10. That the driveway be made pervious; and 11. That a planting plan for a vegetative buffer along the seawall be submitted to and approved by Staff prior to issuance of Zoning Permit; 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. That no changes to the seawall are permitted without City review and DEEP approval; and
15. 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 September 12th, 2025.

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

Mr. Roina seconded.

At this point, the commissioners reviewed the resolution with Ms. Williams.

Galen Wells; Chapin Bryce; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

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

Harry Rocheville, the engineer on the project, began the presentation by explaining the project. He said that they had also received the approval of the HOA to use their road to access the site. It would take 12 weeks to install the spa.

Ms. Williams made some remarks about why the application was before the commission.

Ms. Tabachneck was seated for this application.

**** MR. BRYCE MOVED: THEREFORE BE IT RESOLVED** that application #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 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 8/26/2025 prepared by McChord Engineering Associates, Inc., Wilton, CT

2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

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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 September 12th, 2025.

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

Mr. Schulman seconded.

Galen Wells; Chapin Bryce; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

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

Ms. Wells opened the public hearing. Atty Adam Blank began the presentation by orienting the commissioners as to the location of the property on a map. He showed them pictures of the current site and then showed them the renderings of the proposed project. He said that the application had been before the Harbor Management Commission. He also said that they had received approvals from various city departments. He discussed the property tax revenue and other fees that would be generated by this project. He also discussed the memorandum prepared by Mr. Baker about the project. He noted that it is in the CAM zone as well as in the ae12 and VE zone. He said that although no public realm is required, this project will be constructing some. There would be office space constructed for which there have already been leasing discussions. The project would also have a restaurant as well as residential units.

Vincent Hynes, the engineer on the project, continued the presentation by stating that he would answer site specific questions. He described the current size of the site as well as the current conditions. There was a discussion about the flooding that could happen on Water Street. There was also a discussion about where the water does during a storm. He discussed the proposed building as well as the streetscape. They would work with TMP. There was also a discussion about where residents could relocate their vehicles in an emergency. Mr. Hynes said that they could move them to some of the parking garages in the city. Eric Rains, the chair of the Park Norwalk Board. There was also a discussion as to where residents could be relocated. Seelan Pather, the architect on the project, said that residents could stay in the building because of the way it is built.

Mr. Kleppin asked questions about the sidewalks for public access.

Mr. Hynes discussed the site engineering report.

Henry Conroy, Spinnaker Acquisitions, discussed the high tide in this area and the catch basins. He then discussed the backflow preventer which they hoped would slow down some of the flooding in this area that happens at times during the month. He thought that the backflow preventer could be used

Seelan Pather, the architect on the project, continued the presentation, by showing the commissioners the renderings. He discussed the design concepts. He also discussed the connectivity to the water. He said that the sidewalks opened up as it went closer to the water. He also discussed how they were working with Sono Seafood. He showed them the two buildings and the public space on the water. He also discussed the parking and that the buildings do connect. He discussed the walkway through the middle.

There was a discussion about the front of the building which did not seem to indicate that there was a public space in the rear. Mr. Pather showed them a picture of another project which had public access to the rear. He said that because of the nature

of the site, it had to be raised. There was a discussion about how to mark where the public access is. There was also a discussion about the width of the driveway.

There was a discussion about the shared parking as well as the rental of the docks. There was also a discussion about the designated affordable units. Some of the materials had changed including a steel canopy on the building.

Mr. Pather then discussed the second office building which the applicant hoped would be the most sought after office space in the Fairfield County area.

Eric Rains, the landscape architect, continued the presentation with the renderings for the landscape. He said that the park could be programmed with entertainment.

Brian Dempsey, the traffic engineer, continued the presentation by explaining how the traffic study was completed.

Atty Blank spoke about dry egress and said it was not a requirement in the CAM act. He also discussed the lot/building site access and then summarized the presentation.

There was a discussion about Gary Wetmore who has a dock building business. Mr. Conroy said that his business would be in the public realm of the property. There was a discussion about other properties that his business could be relocated to. Mr. Conroy said that he is trying to find alternative sites for him.

Ms. Wells opened the hearing up to the public for their comments.

Diane Lauricella, 21 Little Fox Lane, said that she was concerned about the density on this project. She asked the commission to hire an expert to see if they agree with the applicant's facts. She suggested other areas for development.

Lynnelle Jones, 10 Point Road, said that she had sent an email to the commissioners. She said that this application was not in compliance with the CAM act.

John Paladino, one of the owners of SND Auto Repair Shop, had concerns about runoff. He also had a concern about the middle set of stairs.

Mr. Kleppin said that there is a grant application for the raising of Water Street and hoped that they would receive funds for the following year.

At this point, Atty Blank addressed the comments from the residents that had spoken.

Mr. Conroy spoke about the Class A office space that they would be offering.

Ms. Wells said that they would seat Ms. Lenkowsky for this application.

There was a discussion about the capacity at the sewage plant which Mr. Kleppin said would not be a problem.

**** MR. KANTOR MOVED: THEREFORE BE IT RESOLVED THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #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 be **APPROVED** with the following finding:

1. That the Commission acknowledges that development has the potential to displace existing water-dependent uses, which are vital to the City of Norwalk's history and economy, and requests that any future development assist businesses that are being displaced in re-locating within Norwalk; and
2. That the Commission advises that based on the existing conditions of this particular site and area that all proper construction, precautions, and maintenance of infrastructure associated with the development is integral for the long-term viability of the project; and
3. That the Commission acknowledges that per the Connecticut Department of Energy and Environmental Protection's memo, dry egress is an important concern for development within the flood zone, and that the applicant's flood preparedness plan and installation of new drainage infrastructure addresses this concern as much as feasibly possible; and

BE IT FURTHER RESOLVED that the approval shall be subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:
 - a. Per site plan package entitled "Zoning Site Plan Depicting 108 Water Street," prepared by Redniss & Mead, dated 8/15/2025; and
 - b. Per architectural drawings entitled "108 Water St," prepared by Beinfield Architecture, dated 9/3/2025; and
 - c. Per landscape site plans entitled "108 Water Street," prepared by Eric Rains Landscape Architecture, LLC, dated 6/13/2025; and
2. That the overhead service wires and all other utilities shall be installed underground; and

3. That prior to the issuance of a zoning permit the applicant shall provide documentation that the application complies with Section 8.4.5.N.2.g of the zoning regulations; and
4. That a water-dependent use shall be located within the portion of the building labeled as “water related use;” and 5. That the applicant shall work with Staff and revise their plans to widen the public access paths to the boardwalk and park at the rear of the property as much as feasible, including but not limited to providing different materials for the walkways and a signage plan, to improve public wayfinding; and
6. That a public right-of-way passage easement agreement shall be filed on the Norwalk Land Records for the sidewalk space needed to ensure a continuous, five-foot wide, unobstructed pedestrian access route along the frontage of the property on Water Street; and
7. That any areas open to the public as indicated on the approved site plan shall be open to the public from dawn to dusk at a minimum while the site plan approval remains effective; and
8. That the applicant has agreed to pay for the reasonable design, consultant, material and applicable permit fees necessary for a duckbill backflow preventer at the city’s stormwater outflow pipe located at 130 Water Street within 90 days of the applicant receiving a request from the city for payment; and
9. That prior to the issuance of a zoning permit and per the Transportation, Mobility and Parking (TMP) Department’s August 29, 2025, memorandum, the applicant has agreed to:
 - a. Coordinate with TMP on a mutually agreeable plan to remove, relocate, replace and/or modify traffic signal infrastructure; and
 - b. Revise the site plans per comment #4 and shall incorporate the design of a new pedestrian curb ramp at the southeast corner of Water Street/Hanford Place, in addition to associated pedestrian signals, push buttons, pedestals/bases and conduit; and
 - c. Submit a revised signal plan to include any agreed-upon signal infrastructure changes; and
 - d. Install curb ramps, pavement markings, and the foundations for Rectangular Rapid Flashing Beacons (RRFBs) for a new crosswalk across Water Street in the vicinity of the north site driveway exit, in partnership with TMP, who will help determine the exact location/design of the crosswalk and install the RRFBs; and

e. Ensure that the driveway aprons shall be city standard Type B; and

f. Ensure that city standard light pole details/specifications shall be included in a detail sheet; and

10. That a final Workforce Housing Plan showing a total of three workforce housing units 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

11. 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

12. 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

13. 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

14. 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 FUTHER RESOLVED that the effective date of this approval is September 12, 2025.

Mr. Bryce seconded.

At this point, they reviewed the draft resolution. Mr. Baker then discussed the updates that were made to the conditions. Mr. Kantor and Mr. Bryce said that they agreed with the changes.

Galen Wells; Chapin Bryce; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Diana Lenkowsky; Nick Kantor; approved.
No one opposed.
Darius Williams abstained.

At this point, the commission asked about how to acknowledge DEEP's finding which they added to the resolution. Mr. Kleppin said that it would not change the vote on this resolution but they voted with a show of hands. All were in agreement.

V. DISCUSSION

A. Accessory Dwelling Unit Regulations

Mr. Kleppin noted that there were three issues with the regulations but that they were not fully ready to address them. He said that they would like to work on this before the end of the year. Mr. Baker said that the commission should be aware of another two issues, which were to increase the maximum size of an ADU as well as reviewing parking requirements.

VI. ACCEPTANCE OF MINUTES

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

**** MR. SCHULMAN MOVED to approve the July 16, 2025 minutes.**

Mr. Williams seconded.

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

No one opposed.

Nick Kantor; Jacquen Jordan-Byron; Ana Tabachneck abstained.

**** MR. BRYCE MOVED to approve the August 20, 2025 minutes.**

Mr. Schulman seconded.

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

No one opposed.

Nick Kantor; Jacquen Jordan-Byron; Ana Tabachneck abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that there was a special meeting for the following Wednesday on 284 New Canaan Avenue. The staff would send full details on the following Monday. They would set up a separate inspection date on September 17 for anyone that could not make the meeting on September 10, as long as there wasn't a quorum.

Mr. Baker reminded them that there should be a committee for the new election of officers.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Bryce made a Motion to Adjourn.

Mr. Kantor seconded.

Galen Wells; Chapin Bryce; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:09 p.m.

Respectfully submitted,

Diana Palmentiero