

**CITY OF NORWALK
PLANNING & ZONING COMMISSION
SPECIAL MEETING MINUTES
SITE VISIT
SEPTEMBER 10, 2025**

PRESENT: Chapin Bryce Acting Chair; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Ana Tabachneck; Richard Roina; Darius Williams

STAFF: Steve Kleppin; Amelia Williams

OTHERS: Attorney Rick Costantini

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:12 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. SITE VISIT

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 - SITE VISIT (284 New Canan Avenue)

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 - SITE VISIT (284 New Canan Avenue)

Ms. Williams reviewed the purpose of meeting, which was to:

- Orient the Commissioners regarding the location of the proposed restoration and yard expansion, and which areas were related to each application
- Indicate where neighboring properties are, including the neighbors who have expressed opposition, to date
- Observe existing conditions, including yard layout and vegetation

Ms. Williams walked the Commissioner's through the items outlined above. The Commission walked around the perimeter of the yard area.

Ms. Williams noted that there are wetlands and watercourses on the property, and that two associated wetland permits had been approved for the proposed work.

IX. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Ms. Tabachneck seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Jacquen Jordan-Byron; Richard Roina approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:22 p.m.

Respectfully submitted,

Amelia Williams
Land Use Planner