



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**SEPTEMBER 17, 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. **#2025-70 8-24 Referral — City of Norwalk — 779 and 789 Connecticut Avenue — Temporary construction easement for the City of Norwalk - Report & recommended action**
 - B. **#2025-61 SPR - 38 Lois, LLC and One Bishop, LLC - 38 Lois Street & 1 Bishop Street (District 5, Block 17, Lots 226 and 17) - Site plan review application for the construction of two townhouse buildings for a total of 12 dwelling units - Report & recommended action**
- 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**
- C. **#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 construct a seven-story, 68-dwelling unit, mixed-use development - Public hearing, report & recommended action**

V. DISCUSSION

- A. **Executive Roles Committee**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: September 3, 2025**
- B. **Special Meeting: September 10, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

October 8, 2025; October 22, 2025