

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
November 5, 2025

PRESENT: Chapin Bryce, Chair; Galen Wells; Diana Lenkowsky; Louis Schulman; Darius Williams; Tammy Langalis; Richard Roina; Ana Tabachneck; Harvey Jones (after the roll call)

STAFF: Steve Kleppin; Amelia Williams; Michelle Andrzejewski

OTHERS: Atty Liz Suchy

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:04 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

Ms. Andrzejewski called the roll. Mr. Bryce noted that both Ms. Lenkowsky and Ms. Tabachneck were seated to vote on matters at this meeting.

III. PUBLIC HEARINGS

A. #2025-56 SP/CAM – Alpha5MK 19 Day , LLC – 19 Day Street (District 2, Block 58, Lot 44) – Special permit for a proposed multifamily building with 32 units — Public hearing, report & recommended action

Atty Suchy began the presentation by thanking everyone that had attended the public hearing on October 22, 2025. She summarized the project including the reduction in parking requirements for the affordable housing units. She also discussed the total number of parking spaces including some tandem spaces. She discussed the waiver of parking spaces which was permitted. She also noted that no new materials had been submitted and that they would present their rebuttal. She discussed the impacts to the tenants and noted that some of their concerns were outside the scope of the Planning & Zoning Commission. She noted which of the regulations were applicable to this application and that it conforms to these regulations. She addressed the four areas that the tenants had spoken on at the last meeting which were parking, noise and dust, the construction timeline and impact to leaseholds. She also addressed the notification to the tenants, as well as each tenant's comments from the previous meeting.

There was a discussion about the 1420 Distillery business which Atty Suchy said the applicant would help them find another location in Norwalk. They would also work with another property owner to help them find additional parking for tenants during construction.

There was further discussion about the tandem parking spaces which are not included in the parking count. There was also a discussion about access to the parking lot during construction.

Mr. Bryce closed the public hearing.

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-56 SPR/CAM/SP – Alpha5MK 19 Day, LLC – 19 Day Street (District 2, Block 58, Lot 44) – Proposed multifamily development with 32 units be **APPROVED** subject to the following conditions:

1. That the Commission acknowledges that development has the potential to displace existing viable businesses on site, which are important to the City of Norwalk's economy, and requests that any future development assist businesses that are being displaced in re-locating within Norwalk; and,

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

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

- a. Per architectural drawings entitled "19 Day Street – Phase 2," prepared by Beinfield Architecture, dated 9/25/2025; and

- b. Per site plan package entitled "Zoning Site Plan Depicting 108 Water Street," prepared by Rose, Tiso & Co, LLC, dated 8/29/2025; and

3. That prior to the issuance of a zoning permit a special permit certificate and mylar of the approved site plan be filed on the Norwalk Land Records; and

4. 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

5. That prior to the issuance of a zoning permit the applicant shall provide a maintenance and operations schedule of construction in order to minimize impacts to existing residents; and

6. That prior to the issuance of a zoning permit that flood certifications be submitted and prior to obtaining a Certificate of Zoning Compliance (COZC), prepared by a CT licensed engineer or architect; and
7. 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 COZC; and
8. That flood compliance be achieved and demonstrated with a FEMA elevation certificate prior to 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
10. That a final Workforce Housing Plan showing a total of 3.2 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 the applicant shall design a mural on the large blank façade shown in the North elevation per peer design review. Applicant shall seek Art Commission approval prior to installation; and
12. That all signage, existing and proposed, comply with the zoning regulations; and
13. That any changes to the plans be reviewed by Staff prior to implementation; and
14. That the applicant obtains review and approval from the Redevelopment Agency Committee; and
15. Applicant must maintain adequate parking spaces for residents during construction whether on-site or through an off-site arrangement; and
16. Applicant shall attempt to secure offsite parking solutions for contractors during construction if they cannot be accommodated on-site, in addition to tenant spaces; and
17. That prior to construction of the new residential building the existing distillery building be demolished and the area prepared as suitable parking; and

18. That tree wells in the ROW remain and be maintained per city standards; and

19. That the applicant screen with landscaping the transformers to the greatest extent possible; and

20. That the applicant considers revising the landscape plan in the northwest corner, adjacent to the entrance, and put shade-tolerant grass or perennials; 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 November 14th, 2025.

Mr. Jones seconded.

At this point, the commissioners reviewed the resolution which included additional conditions. There were concerns about the displacement of 1420 Distillery and the waiver of parking spaces. There was concern about the waiver being tied to SMI and that there should be a separate discussion on this matter.

There was a discussion about what would happen if the parking waiver wasn't granted. Ms. Andrzejewski explained the commission's choices. There were concerns from the commission about it. There were other suggestions about the tandem parking spaces. At this point, they looked closer at the site plan for the parking spaces. There was also a discussion about a variance but Ms. Andrzejewski said that it would not work for this application since there would not be a hardship. Mr. Kleppin noted that the special permit application would allow the commission to grant the reduced parking. There was a lengthy discussion about the parking requirements which included a review of the parking calculation. There was also a discussion about the housing crisis in Norwalk and Fairfield County in general. If the remaining building is vacant during construction, there would be a further deficit in housing. Ms. Andrzejewski discussed the parking spaces for the current units and proposed units. Ms. Wells and Mr. Jones agreed to the changes in the resolution.

Chapin Bryce; Galen Wells; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones approved.

Ana Tabachneck and Richard Roina opposed.

Darius Williams abstained.

B. #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones - Public hearing, report & recommended action

Mr. Bryce opened the public hearing. Atty Suchy began the presentation by introducing the project team. She then gave a background of the filing of the application. She showed them pictures of current corner signs. She then discussed the proposed text changes to the regulations and noted in which zones they would be applicable. She noted that they are no longer allowed in the regulations which made the current signs legally non-conforming. She also discussed staff comments, one of which they did not think was appropriate because it would limit the letter height.

There was a discussion about why the corner signs had been eliminated from the revised regulations. Mr. Kleppin did not know why they had been eliminated and said that he had no issues with this application. There was also a discussion about the timing of the lighting for the signs, as well as where the sign would be illuminated.

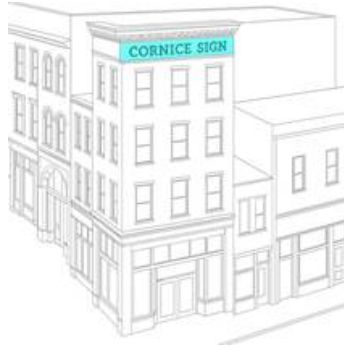
At this point, the public was invited to comment on the application. There were no members of the public that spoke for or against the application. Mr. Bryce closed the public hearing.

**** MR. ROINA MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-59 R – RMS Real Estate Group, LLC – Zoning Regulation Text Amendment to Article 7 (Sign Standards) to create a “Cornice Sign” sign type and permit Cornice Signs within the CD-3C and CD-4 zones be **APPROVED** with the following changes:

Table 7.1.2.B-1 SIGN TYPES - SUMMARY		
Specific Sign Type	Illustration	Districts

Cornice Sign

A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.



CD-3C and CD-4

CORNICE SIGN – Table 7.1.2.B-2 Sign Types – Specific Standards



Permitted Districts

CD-3C CD-4

General Description		Additional Standards
A sign placed horizontally or vertically at or near the roofline of Structure(s) containing four (4) or more Stories, identifying the name of the Building to which it is attached or, in the alternative, the name of a corporate tenant within the Building.		In addition to all other applicable standards, each Cornice Sign allowed under this Article: a. Shall be applied to the top Story Façade and not project vertically above the roof line; b. Shall have letters individually attached to the wall or printed or etched on the same surface as the background; c. May be backlit or externally illuminated (See Section 7.1.8.B for more details); and d. Shall not obscure any architectural element of the Building
Dimensions		

Quantity (max)	One (1) per Street Frontage, not to exceed a total of two (2)		
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Area	1sf per linear foot of Facade		
Width/Height	If horizontal: 50% of the Façade width not to exceed 30 feet/36 in. max. height If vertical: 36 in. max width/20 feet maximum from top of the sign to bottom of the sign		
Depth/Projection	Max 12 in.		

Article 9 – Definitions

Cornice Sign: the Sign Type described as such in Table 7.1.2.B-1 (Sign Types – Summary) and Table 7.1.2.B-2 (Sign Types – Specific Standards)

BE IT FURTHER RESOLVED that the application be **APPROVED** to implement the following goals, strategies, and actions of the Norwalk Plan of Conservation and Development:

1. Chapter 3, Goal 1: “Norwalk has the right policies, infrastructure, and leadership for business growth and development.”
2. Chapter 3, Goal 2: “Norwalk has a diversified economy with a larger business tax base and more high-quality, good jobs for residents.”
 - a. Policy: “Seek to retain, grow and attract a wide range of businesses to increase Norwalk’s competitiveness and the grand list.”

3. Chapter 12, Goal 2: “Neighborhood and corridor activity centers have urban design standards that promote walkability.”

a. Policy: “Support mixed-use redevelopment along commercial corridors.”

4. Chapter 12, Goal 3: “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

a. Policy: “Support revision of the zoning ordinance to promote desired development and design patterns.”

BE IT FURTHER RESOLVED that the effective date of this action shall be October 31, 2025.

Mr. Schulman seconded.

At this point, the commissioners reviewed the resolutions for the text amendment. There was a discussion about what the letter height should be as well as the lighting for the sign. There was also a discussion about what type of application for the signage should be, as well as what type of illumination. They discussed having the lighting turn off at a certain time. There was also a discussion as to whether there had been any complaints from the signs. The only complaint was from neighbors near the SoNo Collection.

**** MR. SCHULMAN MOVED** to continue the deliberation on this application, #2025-59 R – RMS Real Estate Group, LLC, and further action to be taken at the next meeting of the Planning & Zoning Commission.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

IV. REVIEW AND ACTION ON APPLICATIONS

A. #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 — Report & recommended action

Mr. Bryce noted that the public hearing had been closed. Ms. Williams said that she would go over the resolutions once they had made a motion.

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

That the site be developed in accordance with the following plan:

1. Per the site plan set titled "Site Development Plan" dated 12/18/2024 and revised 10/9/2025 prepared by LANDTECH, Westport, CT
2. That a certificate of special permit and mylar map of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all departmental sign-offs are submitted prior to the issuance of a Zoning Permit; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction and maintained until the project is completed and stabilized; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. That a surety, in an amount to be determined by Staff, be submitted to guarantee installation of the required soil sedimentation and erosion controls; and
7. That any changes to the plans be reviewed by Staff prior to implementation; and
8. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
9. That other than in the designated outdoor storage bins there be no storage of materials outside; and that the bins have sprinklers to control any dust, as shown on the submitted plan; and
10. That the modified bin design be implanted per AKRF's recommendation, including extending the perpendicular bin to further provide sound attenuation to the Carter Street neighbors, including the installation of the 8' acoustic fence; and
11. That SH Acoustics is engaged to ensure the acoustical barrier is built pursuant to specifications and recommendations, to perform a new sound test on a prototypical day after all improvements are completed and report back to the Commission within three

months after the approved site plan is implemented, and to evaluate the trucks themselves to determine whether the metal-to-metal impact points can be acoustically-damped in any safe manner that does not impede vehicle operations. Any practical findings must be implemented by Penna Construction; and

12. That a log be kept of call types noting date, time, location, and duration of emergencies; and

13. That the Operations and Maintenance Plan dated August 15th, 2025, be adhered to; and

14. That cameras be installed to monitor gate slamming in locations approved by Staff; and

15. That a light indicating noise level be installed and implemented on site so that site workers are aware when the noise levels are acceptable (green light), approaching unacceptable levels (yellow light), and exceeding acceptable levels (red light); and

16. That tonal backup alarms will be replaced with broadband, self-adjusting backup alarms on all site-dedicated vehicles including subcontractors who regularly are on site; and

17. That training be implemented for employees and subcontractors to educate on how to operate within the site without tailgate slamming (i.e., avoiding creating an impulse noise, as defined under the Norwalk Noise Ordinance); and

18. That the employee manual be updated with a “No Tailgate Slamming” policy that includes training, warning, suspension, and termination provisions; and

19. That subcontractor agreements be updated with a “No Tailgate Slamming” policy that includes training, warning, suspension, and termination provisions; and

20. That sifter/screening operations be limited to occur between the hours of 8 a.m. through 5 p.m. Monday-Friday; and

21. That the tenant provide quarterly affidavits of operational compliance; and

22. That a phone number be provided for neighbors to call if and when there is a noise complaint, at any hour of the day. The number must be monitored 24 hours a day, 7 days a week. All complaints must be immediately dispatched to the on-call supervisor so that the complaint can be properly addressed; and

23. That the employee manual be updated with a policy that vehicles returning from completed emergency calls outside of standard operating hours shall park and offload equipment and materials during standard operating hours (6:30 a.m. – 5:30 p.m.) only; and

24. That all stockpiles be covered or a sprinkler run to prevent any erosion or sedimentation; and

25. That any activity, horn blowing, idling of trucks, and exhaust discharge be in compliance with Chapter 68 [§68-6 Prohibited Activities] - Noise Ordinance of the City Code of Norwalk; and

26. That no noise amplifying devices shall be utilized on site; and

27. That no work, storage or expansion, temporary or permanent, is allowed into any areas of the site, beyond what is shown on the above referenced plans; and

28. That all lighting shall be fully shielded and shall not trespass on adjacent properties; and

29. That parking of vehicles shall only occur in the locations designated on the approved Site Plan; and

30. That the total number of vehicles (pickup trucks, dump trucks, box trucks, etc.) on the site (inside and outside) not exceed forty-five (45); and

31. That the hours of operation be generally Monday - Friday from 6:30 AM - 5:30 PM; although the facility may operate later seasonally or on weekends (during utility emergencies) be made part of this approval; to

32. That deliveries, garbage pickup and recycling pickup be restricted to the hours of 7:00AM 6:00 PM; and

33. That any graffiti on the site, now or in the future, be removed immediately; and

34. That there be only one tenant on the site and that the site not be rented for storage of any kind nor any additional occupants of the buildings; and

35. That no snow plowing services shall be conducted out of the site, except for what is necessary to clear the approved tenant's site; and

36. That a licensed Connecticut engineer certify that all of the required improvements were installed in accordance with City standards prior to the issuance of a Certificate of Zoning Compliance; and

37. That the plans comply with the terms and conditions contained in the Inland Wetland Agency (IWA) Permit # S16-499B, dated May 13, 2025, and that these permits be made part of this approval; and

38. Any verified and documented violation of these conditions shall be reported to the Commission, who shall determine the appropriate action, as outlined in Article 8.5 of the Zoning Regulations; and

39. 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 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 December 1st, 2025.

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

Ms. Wells seconded.

However, at this point, the commissioners discussed a staff memo outlining their options if they were to approve or deny the application. There was a discussion as to which option the commissioners would prefer to see at this site. Ms. Williams discussed the proposed conditions. There was a discussion about the language for some of them. There was a discussion of the noise ordinance, as well as the sound from the slamming of the tailgates. There was also a discussion about the difference between the employees going to an emergency, but there is not an emergency on the property. There was a further discussion about the noise ordinance and the tail gates. There also seemed to be a differing opinion as to emergencies and how they related to the noise ordinance.

Mr. Bryce noted that Mr. Jones was not allowed to speak during the discussion for the motion, since he had not been at the public hearing. There was further clarification of language in the conditions. However, at this point, the commissioners discussed postponing the vote on this motion to request language from Corporation Counsel on the emergency exception as well as on the noise ordinance. There was also a discussion about two additional conditions for the expansion of the site. There was a discussion about the location of the bins and screening. There was also a discussion about having this business move to another site if their materials cannot be accommodated on this site. There was further discussion of modifications to the conditions.

**** MR. SCHULMAN MOVED** to continue the deliberation on this application, #2025 - 49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue and further action to be taken at the next meeting of the Planning & Zoning Commission.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

V. DISCUSSION

There was no discussion at this time.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: October 22, 2025

**** MR. WILLIAMS MOVED** to approve the October 22, 2025 minutes.

Ms. Langalis seconded.

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

No one opposed.

Ana Tabachneck abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from Mr. Kleppin.

VIII. COMMENTS OF COMMISSIONERS

Mr. Bryce asked Mr. Schulman if he would like to have a discussion about 60% of SMI but Mr. Schulman said it could wait for another meeting.

IX. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

The meeting was adjourned at 8:15 p.m.

Respectfully submitted,

Diana Palmentiero