



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**NOVEMBER 19, 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. PUBLIC HEARINGS**
 - A. #2025-68 R – Paul & Mary Kokias – Proposed text amendment to modify building materials in CD-3W for single and duplex dwelling units - Public hearing, report & recommended action**
 - B. #2025-75 M – Melissa Holmes – 7 & 9 Couch Street (District 2, Block 28, Lots 8 & 9) – Zoning map amendment to rezone 7 and 9 Couch Street from CD-2 to CD-3 - Public hearing, report & recommended action**
 - C. #2025-63 R - Planning & Zoning Commission - Zoning regulations text amendment to Article(s) 1, 4, 6, 8 and 9 regarding permitted siding materials; zoning permit expiration; permits required and limitations for Artist Live/Work and Sport Field**

uses; encroachments; non-conforming lots and merger clauses; referral of variance applications to the Historic District Commission; definitions of Variance, Frontage Buildout, and Accessory Building or Structure; Motor Vehicle Maintenance, Repair, Fuel Sales, Service or Cleaning limitations; maximum driveway widths; screening of dumpsters; maximum fence heights in industrial zones; absent element requirements and exemptions; and permitted building types and frontages

IV. REVIEW AND ACTION ON APPLICATIONS

- A. **#2025-80 SPR - Heather McWilliam & Victor Autore - 129 West Norwalk Road - Site plan review application for the construction of a detached Accessory Dwelling Unit - Report & recommended action**
- B. **#2025-78 CAM – Charles Cove Condominium Association – 119 Gregory Boulevard – Construct a Shoreline Flood and Erosion Control Structure (slurry wall) in Charles Cove - Report & recommended action**
- C. **#2025-74 CAM – Joanne Smith – 281 East Avenue – Retain a Flood and Erosion Control Structure that was constructed without permits - Report & recommended action**
- D. **#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 - Report & recommended action**
- E. **#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**

V. DISCUSSION

- A. **Approval of 2026 Meeting Calendar**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: October 8, 2025; November 5, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

December 3, 2025