

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

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams

STAFF: Bryan Baker

OTHERS: Ed Elysee; Wayne D’Vanzo; Isiah Brown; Vince Hynes; Howard Kelly

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:02 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. Baker called the roll. Mr. Bryce noted that there was one application that would be moved to the commission’s January 7, 2026 agenda. All commissioners were seated to vote on matters at this meeting.

III. PUBLIC HEARINGS

A. #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision - Public hearing, report & recommended action

Ed Elysee, the developer for the project, began the presentation by noting that there are currently 2 lots that the applicant would subdivide into three lots. There would be 3 homes on the land which would fit the character of the neighborhood. The lot has been empty for a while. There had also been some blight issues on the property.

There was a discussion about comments from the Department of Public Works (DPW). Wayne D’Vanzo, the engineer on the project, said they would address and revise the plans. Mr. Bryce suggested that they continue the public hearing at the next meeting in January.

**** MR. JONES MOVED** to continue the public hearing for application #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision, to the Planning & Zoning Commission's next meeting on January 7, 2026.

Mr. Schulman seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

There was a discussion about having a sign in the front of the property as the notice for the public hearing. Mr. Baker noted that this application had been filed under the planning regulations so it was not required. They would have to revise the regulations for that.

IV. REVIEW AND ACTION ON APPLICATIONS

A. #2025-76 SPR – One Hundred Norwalk, LLC – Proposed outdoor seasonal sales area and outdoor storage of products which includes re-striping parking spaces - Report & recommended action

Isiah Brown, the engineer on the project, began the presentation with an explanation of it. Some of the parking would be replaced with seasonal items, including mulch. There would also be outside storage with pallets and some restriping of the parking lot. He discussed the surplus of parking spaces on the site.

There was a discussion about materials, like the mulch, leaching into the city's water system.

**** MR. JONES MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-76 SPR – One Hundred Norwalk, LLC – Proposed seasonal sales area and outdoor storage of products which includes re-striping parking spaces be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans submitted as part of this application, as modified by the Commission:

a. Per site plans entitled "Lowe's of: Norwalk" prepared by Langan, dated 9/16/2025 revised to 11/6/2025; and

2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and

3. That any changes to the approved plans shall be submitted to the Commission's Staff for review and approval prior to implementation. If any proposed

changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

4. That the stockade fence located along Frost Street remain in place and that storage of product does not exceed above the fence line; and

5. That any and all existing conditions of approval remain in place; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be December 12th, 2025.

Ms. Lenkowsky seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

B. #2025-82 CSPP – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck - Report & recommended action

Vince Hynes, the engineer on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then showed them the site plan for the proposed project. He explained that the home would be raised to meet the city's regulations. He described the existing conditions which included an air conditioning unit that is currently on the ground. He also noted that the applicant had been before the Zoning Board of Appeals as well as the Harbor Management Commission. He said that it was 95% impervious coverage. There is no formal stormwater management system. He showed them the existing floor plans and then the proposed floor plans. He said that they would propose crushed stones for stormwater runoff.

There was a discussion about the patio area. There was also a discussion about how little the pervious area was. Mr. Hynes explained that it was grandfathered in. There was also a discussion about the elevation and a staircase down to the water.

Howard Kelly, the architect on the project, further discussed the height of the house and what was allowed.

**** MR. JONES MOVED: THEREFORE, BE IT RESOLVED** that application #2025-82 CSPR – Theresa & Buell Duncan – 6 Golden Court – Raise an existing single family residence to be FEMA flood compliant, construct a new entry with stairs, enclose the covered parking area, and reconstruct a rear deck be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 1. Per site development plan dated 8/13/2025 and revised 10/29/2025 prepared by Redniss & Mead, Stamford, CT
 2. Per architectural plans dated 10/29/2025 prepared by HK2 Architects, Norwalk, CT
 3. Per landscape plan dated 10/21/2025 and revised 10/29/2025 prepared by Eckerson Design Associates, Norwalk, CT
 4. Per zoning location survey dated 9/9/2020 and revised 10/7/2025 prepared by Telep & Arcamone Land Surveyors LLC, 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 all plantings be implemented prior to COZC; and
10. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and
11. That no changes to the seawall are permitted without City review and DEEP approval; and
12. 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 this the 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 12th, 2025.

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

Mr. Williams seconded.

There was a discussion about the height of the building which was above the regulated height.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

C. #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential - Report & recommended action

This item would be on the Planning & Zoning Commission's agenda for January 7, 2026.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: November 19, 2025

**** MR. SCHULMAN MOVED to approve the November 19, 2025 minutes.**

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck approved.

No one opposed.

Nick Kantor and Darius Williams abstained.

VI. COMMENTS OF DIRECTOR

There were no comments from Mr. Baker.

VII. COMMENTS OF COMMISSIONERS

Ms. Tabachneck asked about Mill Pond and the monies set aside for public access. Mr. Baker said that Mr. Kleppin would have more information than he had.

Ms. Tabachneck said that she had toured Mill Pond with the property manager.. She had concerns about the non-optional building costs which included the application fee, etc. which not be affordable for anyone living in the affordable units. There was also a concern about the amount of parking on the property. The management thought they would have to look for additional parking for the residents. Ms. Tabachneck said that it looked very nice, but had these concerns. Mr. Bryce asked Mr. Baker if there was some way to address the concerns of the cost of the common charges, etc.

There was also a discussion about the new building on Maple and West Avenue. Ms. Langalis had some concerns about the industrial, metal doors on West and Maple Avenue which did not seem residential looking and looked more like fire doors. Mr. Baker was asked to look at the plans that had been approved, especially since there had been an architectural review. There was also a discussion about the colors of the facade.

VIII. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Ana Tabachneck; Nick Kantor; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:36 p.m.

Respectfully submitted,

Diana Palmentiero