



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JANUARY 7, 2026, 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 AND SEATING OF ALTERNATES**
- III. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street – Extension of time request for motor vehicle repair use within existing one-story building – Report & recommended action**
 - B. #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single-family residence within the Coastal Area Management boundary – Report & recommended action**
 - C. #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck – Report & recommended action**

- D. **#2025-84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Shoreline Flood and Erosion Control Structure that was built without permits and construct a new residential dock – Report & recommended action**
- E. **#2025-71 CAM – Nicola Vona, High Street, LLC – 80 Main Street – Proposed Mixed-Use Addition to Residential Structure – Report & recommended action**
- F. **#2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential – Report & recommended action**

IV. PUBLIC HEARINGS

- A. **#2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision – Public hearing, report & recommended action**
- B. **#2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use – Public hearing, report & recommended action**

V. DISCUSSION

- A. **Additional Zoning Regulation Changes**

VI. ACCEPTANCE OF MINUTES

- A. **Regular Meeting: December 3, 2025**

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

January 21, 2026