



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**JANUARY 21, 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. 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. PUBLIC HEARINGS**
 - A. #2025-89 SP – RMS 394 West Ave LLC – 370 West Avenue (District 1, Block 8, Lot 12) – Special permit for the installation of backlit cornice signs - Public hearing, report & recommended action**
- IV. REVIEW AND ACTION ON APPLICATIONS**
 - A. #2025-93 SPR – TCT Enterprises – 542 Westport Avenue (District 5, Block 8, Lot 6) – Change of use within portion of existing building from Retail to Commercial Recreation Establishment - Report & recommended action**
 - B. #2025-91 POCD – Planning & Zoning Commission – Amendment to the 2019-2029 Plan of Conservation and Development (POCD) to adopt the Art and Cultural District**

Plan, dated 2025, as an addendum to the POCD - Preliminary review and referral

- C. #2025-90 SPR – 200 Connecticut Ave, LLC – 200 Connecticut Avenue (District – 5, Block – 64, Lot 42) – Proposed interior renovations to convert 3 office floors to thirty-five residential units - Report & recommended action
- D. #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential - Report & recommended action

V. DISCUSSION

- A. #2026-02 R - Planning & Zoning Commission - Zoning regulation text amendment to Article 4 and Article 9 regarding Accessory Dwelling Units
- B. #2026-03 R - Planning & Zoning Commission - Zoning regulation text amendment to Article(s) 4 regarding public realm requirements; Artist Live/Work uses and workforce housing; Band Sign requirements; definitions for Dormer, Earth Processing and Contractor's Materials Storage Yard, Landscape Nursery, Patio, Porch, Stoop, and Wetbar; Landscape Nursery use limitations; encroachments; village district review standards and procedures

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: January 7, 2026

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

UPCOMING MEETINGS

February 4, 2026 February 18, 2026