



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**FEBRUARY 4, 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. #2025-94 SP/CSPP – Manresa Osprey, LLC – Longshore Avenue (District 5, Block 86, Lots 1 and 2) aka Manresa Island – Special permit and coastal site plan review application for excavation or grading of more than 1,000 cubic yards of earth material and soil disturbance of 10,000 square feet or more in accordance with Section 6.2.2.D of the Norwalk Zoning Regulations - Public hearing, report & recommended action**

IV. DISCUSSION

- A. #2026-03 R - Planning & Zoning Commission - Zoning Regulation Text Amendments to Article(s) 4, 6, 7 and 9 regarding Public Realm exemptions and fee-in-lieu; applicability of Workforce Housing to Artist Live/Work Unit uses; revisions to Band**

Signs standards; revisions to the definition of "Dormer," and "Earth Processing and Contractor's Materials Storage Yard;" creation of "Landscape Nursery" use, definition, permitted zones and limitations; creation of definitions for "Patio," "Porch," "Stoop," and "Wetbar;" removal of "steps" from permitted Encroachments; modifications to the Village District Review Standards for minor projects

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 21, 2026

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

UPCOMING MEETINGS

February 11, 2026; February 18, 2026