



## REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

MARCH 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](https://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](mailto: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. **#2025-91 POCD - Planning & Zoning Commission - Amendment to the 2019-2029 Plan of Conservation and Development (POCD) to adopt the Arts and Cultural Plan, dated 2025, as an addendum to the POCD - Public hearing, report & recommended action**
  - B. **#2026-05 SP/CAM – Spinnaker Acquisitions LLC – 108 Water Street (District 2, Block 84, Lot 18) – Special permit and coastal site plan review application for the construction of a 4.5-story mixed-use development - Public hearing, report & recommended action**
- IV. **REVIEW AND ACTION ON APPLICATIONS**

- A. #2026-14 8-24 Referral - City of Norwalk - 8-24 Referral to acquire drainage easement for purposes of maintaining newly installed storm drainage, per Drainage Easement Map 13 Heather Lane and Drainage Easement Map 15 Heather Lane - Report & recommended action
- B. #2024-08 SP/CAM – Harbor Ventures, LLC and Plumbing Works, LLC – 18 Harbor Avenue (District 1, Block 25, Lot 7) – Extension of time request for construction of a new building and use of the entire property as an Earth Processing and Contractor Materials Storage Yard - Report & recommended action
- C. #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
- D. FY 2026-27 Capital Budget - Report and recommended action

V. **ACCEPTANCE OF MINUTES**

- A. Regular Meeting: February 18, 2026

VI. **COMMENTS OF DIRECTOR**

VII. **COMMENTS OF COMMISSIONERS**

VIII. **ADJOURNMENT**

**UPCOMING MEETINGS**

March 18, 2026