



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MARCH 5, 2025, 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

III. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-16 8-24 Referral and Special Appropriation - City of Norwalk - 8-24 Referral and Special Capital Appropriation relating to school HVAC grant projects - Report & recommended action**
- B. #2025-09 CAM - Kosta Daffla - 12 Main Street (District 1, Block 66, Lot 25) - Change the use on the second floor of a commercial building to two (2) residential units, maintaining the retail use on the first floor - Report & recommended action**
- C. #2024-66 CAM - Nicola Vona, High Street, LLC - 80 Main Street (District 1, Block 66, Lot 4) - [Coastal site plan review for the construction of a Small Multifamily Dwelling](#)**

with a total of five (5) dwelling units within the structure and a total of 18 dwelling units on the lot - Report & recommended action

- D. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Proposed Rest Home use - Report & recommended action
- E. #2025-13 POCD - Planning & Zoning Commission - Amendment to the Plan of Conservation and Development to adopt the Affordable Housing Action Plan - Report & referral to Economic & Community Development Committee

IV. PUBLIC HEARINGS

- A. #2024-67 SP - Temple Shalom of Norwalk, Inc. - 259 Richards Avenue (District 5, Block 63, Lot 130) - Proposed child daycare center within existing religious facility - Public hearing, report & recommended action
- B. #2025-05 R - Planning & Zoning Commission - Zoning Regulation Text Amendments to Articles 4 and 9 regarding Tobacco/Vape Shop uses - Public hearing, report & recommended action

V. DISCUSSION

- A. Zoning Regulation Amendments relating to the Special Flood Hazard Area and Coastal Area Management Zone

VI. ACCEPTANCE OF MINUTES

- A. Regular Meeting: February 19, 2025

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT