



REGULAR MEETING – PLANNING AND ZONING COMMISSION AGENDA

**MARCH 19, 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. EXECUTIVE SESSION

- A.** Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV24-6182559-S)
- B.** Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV-22-6182560-S)

IV. DISCUSSION AND ACTION ON POSSIBLE SETTLEMENT OF LITIGATION

- A.** Discussion and action regarding possible settlement of litigation docketed as Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV24-

6182559-S)

- B. Discussion and action regarding possible settlement of litigation docketed as Terzian, Bryan S. v. Planning and Zoning Commission of the City of Norwalk (HHD-CV-22-6182560-S)

V. REVIEW AND ACTION ON APPLICATIONS

- A. #2025-19 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Williams Street for purposes of access and maintenance - Report & recommended action
- B. #2025-20 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Calf Pasture Beach Road for purposes of access and maintenance - Report & recommended action
- C. #2025-21 8-24 Referral - City of Norwalk - Referral of the proposed easement in the vicinity of Marvin Street for purposes of access and maintenance - Report & recommended action
- D. #2025-22 8-24 Referral - City of Norwalk - Referral of acquisition of 493 Connecticut Avenue - Report & recommended action
- E. #10-20 SP - Zion Properties, LLC - 512-528 Main Avenue - [Request for bond release for approved car dealership](#) - Report & recommended action
- F. #2024-10 SP/CAM – WEB Construction LLC – 34 Meadow Street (District 2, Block 91, Lot 105) – [Extension of time request for approved contractor’s storage yard and rock crushing and processing use](#)
- G. #2024-08 SP/CAM – Harbor Ventures, LLC and Plumbing Works, LLC – 18 Harbor Avenue (District 1, Block 25, Lot 7) – [Extension of time request to construct a new building and use the entire property as an Earth Processing and Contractor Materials Storage Yard](#)

VI. PUBLIC HEARINGS

- A. #2025-06 R – City of Norwalk – Zoning Regulation Text Amendments to Articles 4, 6, and 8 relating to setbacks within the SD-LI, SD-HI and SD-MC zones; updating terminology to reference the Norwalk Complete Streets ordinance and design guide; revising where certain building types are permitted; updating language to reference stormwater and drainage best practices per the MS4 program; revisions to parking space dimensions; incentives to certain workforce housing criteria and clarifications to site plan review and special permit requirements - Public hearing, report & recommended action

VII. DISCUSSION

- A. Capital Budget Ordinance Discussion

VIII. ACCEPTANCE OF MINUTES

- A. Regular Meeting: [March 5, 2025](#)

- IX. COMMENTS OF DIRECTOR
- X. COMMENTS OF COMMISSIONERS
- XI. ADJOURNMENT