



**SPECIAL MEETING AGENDA
ZONING COMMISSION
WEDNESDAY, SEPTEMBER 16, 2020 – 6:00 P.M.
* VIRTUAL MEETING TO BE HELD ONLINE ***

**Public Participation instructions below!
CITY OF NORWALK, CT**

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. None

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. #10-97SPR/#16-02SP – Costco – 779 Connecticut Ave – Request to modify approved plan to relocate handicapped parking spaces – Report & recommended action
- b. #3-96SPR/#8-976SPR – 45 Glover Borrower LLC (formerly Hewitt Associates LLC) – 45 Glover Ave – Office building – Request to temporarily modify conditions of approval to suspend the evening police officer requirement – Report & recommendation

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #1-20M - Merritt Station Norwalk, LLC et all - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Avenue and 2 Oakwood Ave - Proposed change to the zoning map from AAA Residence, Business #2 zone and Executive Office to entirely Executive Office zone – Further review
- b. #2-20R - Merritt Station Norwalk, LLC et all - Proposed amendments to amend the definition for Development Park; to revise the Executive Office zone to permit a new Master Plan approval process by Special Permit and to increase height and FAR, to revise parking requirements for multifamily developments and related technical amendments - Further review
- c. #2-20SPR - Merritt Station Norwalk, LLC et all - 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 & 201 Glover Ave and 2 Oakwood Ave – Site plan review of proposed Master Plan for Executive Office Development Park - Further review
- d. #4-20R – Wall Street Recap Associates LLC - Wall Street Place - Proposed amendments to revise schedule for Central Business District - Preliminary review
- e. #5-20SPR - Wall Street Recap Associates LLC – 61 Wall St/17 Isaacs St (Wall Street Place) - Complete construction on 6 story, **101** unit building at 61 Wall St and construction of new 4 story building with 50 units at 17 Isaacs St – Preliminary review - Report & recommended action
- f. #4-20CAM – 70 Shorefront Park – Construction of new single family residence – Report & recommended action
- g. #5-20CAM – Peter & Diana Cotaling – 163 Gregory Blvd – Construction of new single family residence – Report & recommended action
- h. #5-13CAM – 280 Wilson Ave – Request for extension of CAM approval – Report & recommended action

VI. EAST NORWALK TOD: Status report

VII. INDUSTRIAL ZONES: Status report

VIII. ZONING REGULATION RFP: Status report

IX. APPROVAL OF MINUTES: September 3, 2020

X. APPOINTMENT OF NOMINATING COMMITTEE

XI. COMMENTS OF DIRECTOR

XII. COMMENTS OF COMMISSIONERS

XIII. ADJOURNMENT

To allow Public Access, anyone may access this meeting by telephone, Zoom, and/or the City of Norwalk YouTube

Channel. Specific instructions and links can be found at: <https://www.norwalkct.org/1913/Meeting-Notices>

Telephone access (Listening only)

- Dial: (646) 558-8656
- Enter webinar ID: 849 4342 1906

The Public may watch this meeting at:

- <https://us02web.zoom.us/j/84943421906>

For those that wish to view, but are not participating, the Live Stream can be seen on the City of Norwalk YouTube channel: [norwalkct.org/youtube](https://www.norwalkct.org/youtube)

This meeting will also be recorded and a copy of the audio recording will be posted on the City's website within seven (7) days after the meeting.

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting to skleppin@norwalkct.org *For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time*

Links to application documents for new applications can be found below:

- North 7: <https://www.norwalkct.org/2056/North-7-67-201-Glover-Ave-2-Oakwood-Ave>
- Wall Street Place: <https://www.norwalkct.org/2164/Wall-Street-Place>