



**REGULAR MEETING AGENDA
ZONING COMMISSION
THURSDAY, APRIL 8, 2021 – 6:00 P.M.**

*** VIRTUAL MEETING TO BE HELD ONLINE ***

Public Participation instructions below!

CITY OF NORWALK, CT

The Chairman reserves the right to change the order of the agenda

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #2021-07 SP – Department of Public Works – 288 Highland Avenue - Install new lights and athletic field conversion at Brien McMahon High School

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on item III. a.
- b. #5-15SP – Special Properties II, LLC/White Barn, LLC/Able Construction, Inc. – 440 Newtown Avenue/78 Cranbury Road – Request for one-year extension of time on previously approved special permit application – Report & recommended action
- c. #09-18SPR/#18-18CAM – District Sono, LLC (formerly Play CT, LLC) – 85-99 Water Street – Request for modification of previously approved site plan review/CAM application to alter the interior of the building – Report & recommended action

V. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-09 SP – Spinnaker Real Estate Partners LLC/Coastal Lofts LLC – 8, 10 and 18 Monroe St; 2 and 4 Chestnut St; 75 and 77 South Main St – Proposed multi-building, mixed-use project to include commercial office, retail, restaurant, residential (150 units) and off-street parking uses – Preliminary review
- b. #2021-10 SP – Norwalk Housing Ventures II, LLC – 1 Elmcrest Terrace – Proposed historic preservation development to rehabilitate existing historic buildings and construct a six-unit residential addition – Preliminary review
- c. #2021-11 CAM – Shorefront Park Properties, LLC – 72 Shorefront Park – Construction of new SFR – Report & recommended action
- d. #2021-12 R – Planning & Zoning – Proposed text amendment to Article 101 – Workforce Housing Regulations of the Building Zone Regulations – Preliminary review

VI. DISCUSSION OF OTHER ITEMS

- a. Update on traffic issues at 467 Connecticut Avenue – Chick-Fil-A
- b. Update on the status of North 7
- c. Industrial zones study status report
- d. South Norwalk TOD study status report
- e. Zoning Regulations rewrite status report

VII. APPROVAL OF MINUTES: March 17, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. 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: 840 6189 9238

The Public may watch this meeting at: <https://us02web.zoom.us/j/84061899238>

For those that wish to view, but are not participating, the Live Stream can be seen on the City of Norwalk YouTube channel. **PLEASE NOTE THAT DUE TO SCHEDULING CONFLICTS IT IS NOT GUARANTEED THAT A LIVE YOUTUBE STREAM WILL BE AVAILABLE FOR THIS MEETING, PLEASE USE THE ZOOM LINK ABOVE TO WATCH THE MEETING IF NO YOUTUBE STREAM IS AVAILABLE:** 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 or pending applications can be found below:

- 288 Highland Avenue: <https://www.norwalkct.org/2481/288-Highland-Avenue---Brien-McMahon-Soft>
- 10 Monroe Street: <https://www.norwalkct.org/2525/10-Monroe-Street>
- 1 Elmcrest Terrace: <https://www.norwalkct.org/2536/1-Elmcrest-Terrace>
- 72 Shorefront Park: <https://www.norwalkct.org/2535/72-Shorefront-Park>
- WFH Text Amendment: <https://www.norwalkct.org/2548/Changes-to-Workforce-Housing-Regulations>

