



**SPECIAL MEETING AGENDA
ZONING COMMISSION
CITY OF NORWALK, CT
WEDNESDAY, DECEMBER 8, 2021 – 6:00 P.M.**

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

Public Participation instructions below!

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

I. CALL TO ORDER

II. ROLL CALL

III. EXTENSION OF TIME REQUESTS ON APPROVED APPLICATIONS

- a. #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Request for one-year extension of time to complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail - Report & recommended action
- b. #6-20SPR/#08-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Request for one-year extension of time for construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements - Report & recommended action

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. #2021-18 R/SPR/CAM – 25 Van Zant Street Condominium - 25 Van Zant Street – Building zone text amendment to create a “vocational/trade (workforce training center) school” use and to allow the use as a principal use in the Industrial #1 Zone in conjunction with a proposed vocational/trade school within an existing structure – Report & recommended action

V. PUBLIC HEARINGS

- a. #2021-32 SP – The Guru Tegh Bahadur Ji Foundation, Inc. – 283 Richards Avenue – Construction of a two-story Sikh religious center

VI. REVIEW AND ACTION ON PUBLIC HEARING ITEMS

- a. Action on item V. a.

VII. APPROVAL OF MINUTES: November 17, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

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

- Wall Street Place: <https://www.norwalkct.org/2164/Wall-Street-Place>
- 25 Van Zant St: <https://www.norwalkct.org/2619/25-Van-Zant-Street>
- 283 Richards Ave: <https://www.norwalkct.org/2772/283-Richards-Ave---Sikh-Religious-Center>



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: 833 7463 5766

The Public may watch this meeting at: <https://us02web.zoom.us/j/83374635766>

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](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***