



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Thursday, April 7th, 2022, at 6:00pm
Virtual meeting to be held online
Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #2022-13 SP – The Associated Food Distributors Company, Inc.– 16 Muller Avenue – Construct 10,000sf +/- warehouse building for manufacturing
- b. Action on III.a (#2022-13 SP)
- c. #2022-11 SUBD – Jennifer Lynn Iannacone – 162 Strawberry Hill Avenue – 2 lot re-subdivision
- d. Action on III.c (#2022-11 SUBD)

IV. REVIEW AND ACTION ON APPLICATIONS

- a. #2022-15 CAM – Robert Gardella – 48 Calf Pasture Beach Road – Construct a 1 story, 92sf +/- addition for kitchen expansion in existing restaurant, “Captain’s Galley”- Report & recommended action
- b. #2022-05 R/M/SP – Merritt Station Norwalk, LLC – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue (North 7) – Zone map amendment to change zones from AAA Residence and Business #2 to Executive Office, zoning regulation text amendment to create a definition for “Executive Office Development Park” and to permit the new use in the Executive Office Zone by special permit in conjunction with a special permit application for an Executive Office Development Park containing 1,303 dwelling units and approximately 28,000sf of retail within seven buildings ranging from five (5) to fifteen (15) stories – Continued review and possible action
- c. #2022-09 R/M – Planning & Zoning Commission – Zoning regulation and map amendment for industrial uses and zones – Continued review and possible action
- d. #18-03 SP – 137-141 Connecticut Avenue – Bond release for motor vehicle storage facility – Report & recommended action
- e. #5-01 SPR – 327 Main Avenue – Bond release for 20,000sf retail conversion/renovation (CVS) – Report & recommended action

V. APPROVAL OF MINUTES: March 16th, 2022

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

Links to application documents can be found below:

- 16 Muller Avenue: <https://www.norwalkct.org/3087/16-Muller-Ave>



- 162 Strawberry Hill Avenue: <https://www.norwalkct.org/3067/162-Strawberry-Hill-Avenue--Re-subdivis>
- 48 Calf Pasture Beach Road: <https://www.norwalkct.org/3107/48-Calf-Pasture-Beach-Road-CAM>
- North 7: <https://www.norwalkct.org/2993/North-7>
- Industrial Zones: : <https://www.norwalkct.org/3088/Industrial-Zones>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – April 20th, 2022 at 6:00pm

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: 854 0977 3890

The Public may watch this meeting at: <https://us02web.zoom.us/j/85409773890>

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***