



**Planning & Zoning Commission**  
City of Norwalk, Connecticut  
**Regular Meeting Agenda**  
**Thursday, June 2<sup>nd</sup>, 2022, at 6:00pm**  
\*Virtual meeting to be held online\*  
Public Participation instructions below!

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. REVIEW AND ACTION ON APPLICATIONS**

- a. #2022-20 8-24 Referral – City of Norwalk Board of Education/Building Management – Acquisition of property in South Norwalk for Sono Neighborhood School – Report & recommended action
- b. #2022-21 Special Appropriation - City of Norwalk Board of Education/Building Management – Special appropriation request for South Norwalk Neighborhood School – Report & recommendation
- c. #2022-19 R/SP/SPR – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Zoning text amendment, special permit and site plan review applications for a Wegmans grocery store, parking structure and two additional retail buildings – Preliminary review

**IV. PUBLIC HEARINGS**

- a. #2022-05 R/M/SP – Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7 (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) – Zoning map amendment, zoning text amendment and special permit application for an Executive Office Development Park which includes approximately 1,300 dwelling units and +/- 50,000sf of retail within seven (7) buildings ranging from five (5) to fifteen (15) stories
  - i. Action on #2022-05 M
  - ii. Action on #2022-05 R
  - iii. Action on #2022-05 SP

**V. REVIEW ON NEW APPLICATIONS**

- a. #2022-22 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of accessory apartment with intent to revise existing regulations – Preliminary review
- b. #2022-23 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of parking requirements – Preliminary review

**VI. APPROVAL OF MINUTES: May 18, 2022**

**VII. COMMENTS OF DIRECTOR**

**VIII. COMMENTS OF COMMISSIONERS**

**IX. ADJOURNMENT**



## Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – June 15, 2022 at 6:00pm

### Meeting Materials:

- Sono School: <https://www.norwalkct.org/3226/South-Norwalk-School>
- Wegmans: <https://www.norwalkct.org/3219/Wegmans>
- North 7: <https://www.norwalkct.org/2993/North-7>
- Accessory Dwelling Units: <https://www.norwalkct.org/2800/Accessory-Apartment-Regulations>

**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](mailto: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***