



**Planning & Zoning Commission**  
 City of Norwalk, Connecticut  
**Special Meeting Agenda**  
**Thursday, October 6<sup>th</sup>, 2022, at 7:00pm**  
 \*Virtual meeting to be held online\*  
 Public Participation instructions below!

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. PUBLIC HEARINGS**

- a. #2022-09 R/M – Planning & Zoning Commission – Zoning regulations text amendment to Article 10, Definitions; Article 50, Use Regulations Controlling Business Zones; Article 70, Use Regulations Controlling Industrial Zones; Article 120, Off Street Parking and Loading Regulations; and the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial to amend the allowed uses in the Industrial #1 Zone and create the Industrial #2 Zone in conjunction with a zoning map amendment to re-zone properties as shown on the map entitled “Map of Norwalk Industrial Zone Changes,” in accordance with the recommendations provided in the Norwalk Industrial Zones Study dated September 2021

- i. Action on item III.a. #2022-09 R/M

**IV. APPROVAL OF MINUTES: September 21, 2022**

**V. COMMENTS OF DIRECTOR**

**VI. COMMENTS OF COMMISSIONERS**

**VII. ADJOURNMENT**

**Upcoming Meetings**

Planning & Zoning Commission – Regular Meeting – October 19, 2022 at 6:00pm

***\*\*\*For information on how to attend the meeting, please see page 2. For additional application information, please see pages 3 and 4\*\*\****



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***



**PROPOSED ZONING REGULATION TEXT AMENDMENT AND ZONING MAP  
AMENDMENT:**

#2022-09 R/M – Planning & Zoning Commission – Zoning regulations text amendment to Article 10, Definitions; Article 50, Use Regulations Controlling Business Zones; Article 70, Use Regulations Controlling Industrial Zones; Article 120, Off Street Parking and Loading Regulations; and the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial to amend the allowed uses in the Industrial #1 Zone and create the Industrial #2 Zone in conjunction with a zoning map amendment to re-zone the following properties in accordance with the recommendations provided in the Norwalk Industrial Zones Study dated September 2021:

The following properties are proposed to be re-zoned from Business No. 2 to Industrial No. 2:

- 1 Emerald St; 18, 17 and 20 Gold St; 16, 30 and 2 Muller Ave; 5, 7, 26, 18, 12, 15 and 23 Pearl St; 36, 32, 30, 18, 14, 12, 22, 16, 28, 35 and 25 Perry Ave; 5, 11, 16, 20, 12 and 6 Ruby St; 2, 5 and 10 Silver St

The following properties are proposed to be re-zoned from Industrial No. 1 to Industrial No. 2:

- Unaddressed parcels with the following District/Block/Lot: 3-17-40-0, 3-33-16-0 and 3-33-32-0; 230 East Ave; 16, 8, 6, 2, 4, 10, 12, 26 and 20 Fitch St; 39, 33, 80, 78, 76, 74, 66, 70, 64, 35, 56, 54, 50, 48, 46, 44, 42, 40, 58, 52 and 43 Fort Point St; 38, 3, 5, 7, 9 and 11 Moore Pl; 40, 37 (AKA 1), 39, 41, 43, 45 and 37 Osborne Ave; 6 Regent St; 15, 17, 7, 0, 11, 2, 12, 4, 6, 8 and 18 Reynolds St; 1 Rowan St; 2 (DBL 3-3-1-0), 10, 6, 2 (DBL 3-3-14-0) and 8 South Smith St; 14, 18 and 18 Strawberry Hill Ave; 25, 1, 3, 5, 7, 9, 11 and 15 Van Zant St; 19, 21, 31, 7, 9, 11, 13, 15, 17 and 30 Winfield St
- Unaddressed parcels with the following District/Block/Lot: 2-75-20-0 and 2-91-74A-0; 24 Belle Ave; 42-44, 50, 56, 62, 64, 68, 70, 72, 74, 90, 94, 100, 152, 162, 58 and 46 Bouton St; 57 Chestnut St; 25, 23, 55 and 19 Concord St; 89, 71, 0, 94 and 88 Day St; 257 Ely Ave; 32, 34, 36, 38 and 26 Hemlock Pl; 34, 46, 40, 36, 30, 120, 6, 8, 4 and 2 Meadow St; 8 and 13 Merritt Pl; 9 and 13 Olean St; 18, 30, 20 and 17 Sheehan Ave; 134, 126, 122, 120 and 118 South Main St; 2 Terry Ln; 149 and 165 Water St; 2 and 4 Wilbur St; 319, 275, 355, 257, 261, 333, 265, 269, 305, 334, 340, 320, 310 and 314 Wilson Ave; 44, 50, 42, 6, 40, 32, 24, 8, 2 and 149 Woodward Ave

The following properties are proposed to be re-zoned from Restricted Industrial to Industrial No. 2:

- Norden Park parcel with District/Block/Lot: 3-17-40-0; 3, 4 and 0 Duke Pl; 362, 372, 356, 218, 324 and 345 Ely Ave; 190, 180, 0, 260, 365, 258, 254, 215, 256, 349 and 360 Martin Luther King Blvd; 22 and 24 Rockland Rd; 5, 2 and 4 Taft St; 7, 12, 2, 15, 9, 5, 10, 4, 8 and 3 Testa Pl; 0, 205, 205A, 225, 231, 243, 249, 245, 247 and 253 Wilson Ave; 139, 145, 129, 155 and 151 Woodward Ave

The following properties are proposed to be re-zoned from Restricted Industrial to Industrial No.1:



- 320 and 324 Martin Luther King Blvd; 22, 24, 33, 28, 15, 10, 0, 26, 30, 25, 35, 41, 47, 32, 34, 36, 38, 44, 50, 60, 58, 68, 66, 79 and 76 Rockland Rd; 4 Testa Pl

The following properties are proposed to be re-zoned from Neighborhood Business to Industrial No. 2:

- 2 Tito Ct; 251 and 249 Ely Ave

The following properties are proposed to be re-zoned from Industrial No. 1 to Neighborhood Business:

- 56, 68, 66, 70, 54 and 46 Chestnut St; 3, 21, 45 and 41 Ely Ave; 11, 13, 15, 19, 25, 29, 31 ½, 33, 35, 37, 31, 3, 5 and 7 Lexington Ave; 2, 4, 3 and 1 Merritt St; 8 and 6 Mulvoy St; 149, 147, 145, 143, 139, 133, 143 ½ and 129 South Main St

The following properties are proposed to be re-zoned from Industrial No. 1 to D Residence:

- 1 and 16 Meadow St Ext; 38, 36, 32 and 28 Oxford St; 1, 15, 25, 100 and 10 San Vincenzo Pl

The following properties are proposed to be re-zoned from Industrial No. 1 to C Residence:

- Unaddressed parcel with the following District/Block/Lot: 2-75-36-0; 4, 3, 31, 15, 9, 7 and 2 Hemlock Pl; 25, 27 and 23 Knapp St; 34, 30, 32, 28, 20, 20 ½, 16 and 15 Kossuth St; 19, 63, 61, 69, 71, 73, 75, 81, 83, 85, 87, 89, 91 and 97 Lexington Ave; 3, 5, 7, 22, 20, 18, 16, 14, 10, 8 and 6 Lubrano Pl; 12, 10, 8, 6, 4, 2 and 7 Olean St

The following properties are proposed to be re-zoned from Neighborhood Business to C Residence:

- 17 and 21 Knapp St; 21, 23, 23 ½, 25, 17, 3, 5, 7 and 9 Kossuth St; 26, 28, 30, 32, 36, 44, 8, 50, 52, 10, 12, 14, 22, 6, 16, 18, 20, 24, 90, 68, 68 ½, 66, 64, 56, 88, 60, 58, 84, 82, 80, 76, 74, 72, 70, 63, 43, 45, 59, 61, 65, 67, 69, 47, 71, 73, 75, 77, 81, 83, 85, 49, 87, 89, 91, 97, 94, 96, 98, 100, 105, 109 and 92 Lexington Ave; 3 and 5 Olean St; 21, 19, 11 and 7 Snowden St

The following properties are proposed to be re-zoned from Industrial No. 1 to Central Business District:

- 1 Brook St; 23, 25, 7, 15 and 9 Cross St; 35, 28, 24 and 16 Hoyt St; 39, 15, 29, 15, 28, 26, 22, 4 and 20 Knight St; 5, 3, 1, 9 and 2 Wilton Ave

The following properties are proposed to be re-zoned from Neighborhood Business to Central Business District:

- 21, 23, 29, 31, 28, 30, 34, 40, 26, 18, 12, 22, 24 and 32 High St

At this hearing interested persons may be heard and written communications submitted. All application materials are available at the Planning and Zoning Office at City Hall, 125 East Avenue, Norwalk, CT and on the City of Norwalk's website at <https://www.norwalkct.org/3088/Industrial-Zones>. A copy of the agenda and instructions on how to participate in this virtual meeting will be available on the City of Norwalk's website at: <https://www.norwalkct.org/1913/Meeting-Notices>.

