



## **Planning & Zoning Commission**

City of Norwalk, Connecticut

### **Regular Meeting Agenda**

**Wednesday, May 17<sup>th</sup>, 2023, at 6:00pm**

Virtually via Zoom teleconference at: <https://us02web.zoom.us/j/85409773890>

Public Participation instructions below!

**I. CALL TO ORDER**

**II. ROLL CALL**

**III. SEATING OF MEMBERS**

**IV. REVIEW & ACTION ON APPLICATIONS**

- a. #2022-05 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) – Update on status from the owner
- b. #2023-21 CAM – Scott Herman – 289 East Avenue – Construction of new, flood compliant, single-family residence with an integral garage, porch, deck, and associated stormwater management system on a vacant lot – Report & recommended action
- c. #2023-27 SP Mod – Zion Properties, LLC – 512-528 Main Avenue – Modifications to special permit #10-20 SP for Garavel Subaru car dealership – Report & recommended action
- d. #2023- 17 CAM – Philip and Erin Kerr – 86 Bluff Avenue – Demolish an existing and build a new single-family residence to be made flood compliant – Report & recommended action
- e. #2023-26 SP Mod – R41 Owner LLC – 41 Wolfpit Avenue – Modifications to special permit to replace existing accessory structure on existing Planned Residential Development site – Report & recommended action

**V. PUBLIC HEARINGS**

- a. #2023-07 R – Sono TOD II LLC – Zoning regulation text amendment to revise historic preservation regulations citywide
  - i. Action on #2023-07 R
- b. #2023-16 R – Department of Transportation, Mobility & Parking (TMP) – Zoning regulation text amendment to Article 80, General Regulations, regarding right-of-way expansions
  - i. Action on #2023-16 R

**VI. DISCUSSION REGARDING EX PARTEE COMMUNICATION WITH CORPORATION COUNSEL**

**VII. APPROVAL OF MINUTES: May 3, 2023**

**VIII. COMMENTS OF DIRECTOR**

**IX. COMMENTS OF COMMISSIONERS**

**X. ADJOURNMENT**

Meeting materials can be found at the following link:

<https://www.norwalkct.gov/1746/Pending-Application-Materials>



## Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – June 7, 2023, 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:**

**[www.norwalkct.org/meetings](http://www.norwalkct.org/meetings)**

Members of the public who wish to provide “live comments” will need to use the Zoom meeting platform or call in using the **Telephone access** numbers provided at the end of this document. All participants will be muted upon entering the meeting. To speak, click the “raise your hand” indicator if you are using Zoom or dial \*9 if you are using a telephone, and you will be called by the host of the meeting during the public comment portion of the meeting. Please find the Zoom meeting link and telephone access information below or by using [www.norwalkct.org/meetings](http://www.norwalkct.org/meetings).

Members of the public who wish to view the meeting, but are not participating, may be able to view a live stream on the City of Norwalk YouTube channel. This stream is delayed by approximately 20 seconds. Please find information using the link above. The meeting recording and minutes will be posted on the City of Norwalk website within seven (7) days after the meeting. **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 provided at [www.norwalkct.org/meetings](http://www.norwalkct.org/meetings) or via the link below if no YouTube stream is available at the meeting start time.**

Members of the public who wish to provide public comment are encouraged to submit those via email in advance of the meeting. For these comments to be included as part of the record, they must be submitted at least three (3) hours in advance of the meeting start time. Please email Steve Kleppin, Director of Planning & Zoning, at [skleppin@norwalkct.org](mailto:skleppin@norwalkct.org) to provide written public comment prior to the meeting.

### Telephone access

- Dial: (646) 558-8656
- Enter webinar ID: 854 0977 3890

**The Public may participate virtually using this link: <https://us02web.zoom.us/j/85409773890>**