

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, November 1st, 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. PUBLIC HEARINGS

- a. #2023-55 SP/CAM – The Housing Authority of the City of Norwalk & Sound Communities, Inc. – 45 Meadow Street (District 2, Block 81, Lot 64) – Proposed multi-family development consisting of 56 units within 9 new buildings including community center for tenants and associated on site improvements.
 - i. Action on #2023-55 SP/CAM
- b. #2023-59 SP – The Winston Preparatory School – 57 West Rocks Road (District 5, Block 21, Lot 175) – Proposed two detached modular classrooms (20’x 32’ each) on existing campus.
 - i. Action on #2023-59 SP
- c. #2023-40 R/M – Peter and Lisa Lane – 3 River Road, 1) to amend the Building Zone Regulations: Article 50, Section 118-531. River Rd. 2) Expansion of the Silvermine Tavern Village District to include 3 River Road (District: 5 Block: 44 Lot: 2), 5 River Road (District: 5 Block: 44 Lot: 11), 6 River Road (District: 5 Block: 39 Lot: 29) and River Road (District 5 Block: 39 Lot: 12A) and a portion of 1032 Silvervine Avenue (District 5 Block: 44 Lot: 7)
 - i. Action on #2023-40 R/M

V. DISCUSSION

- a. #2023-19 R/M – Planning & Zoning Commission – Zoning text amendment for complete re-write of the zoning regulations and map amendment for complete re-zoning of the entire city. Topics:
 - i. Sustainability Edits
 - ii. EVTZ Discussion

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

Meeting materials can be found at the following link(s):

- 45 Meadow St: <https://www.norwalkct.gov/3510/45-Meadow-Street---2023--55-SPCAM>
- 57 West Rocks: <https://www.norwalkct.gov/3513/57-West-Rocks-Road---2023-59-SP>
- River Rd: <https://www.norwalkct.gov/3487/River-Road>
- Draft Zoning Regulations and Map: <https://www.norwalkct.gov/3445/Zoning-Regulations-Update>

Upcoming Meetings

Planning & Zoning Commission - Special Meeting – November 8, 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

Members of the public who wish to provide “live comments” and participating virtually 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.

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 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 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>