

Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Wednesday, November 15th, 2023, at 6:00pm

Virtually via Zoom teleconference at: <https://norwalkct-org.zoom.us/j/89168307761>

Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #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
- b. #2023-64 M – Alex Etemadfar – 4 France Street – Zoning map amendment to change from a B Residence zone to Neighborhood Business zone (District –1, Block – 79, Lot – 2)
 - i. Action on #2023-64 M

IV. REVIEW & ACTION ON APPLICATIONS

- a. #2023-67 SA – Building and Facilities Department – Special Appropriation request for \$14,360,306 relating to the Connecticut State HVAC School Grant Application – Report & recommended action
- b. #5-20 SPR/#07-20 CAM and #6-20 SPR/#08-20 CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street and 17 Isaacs Street (Wall Street Place Phase D) – Request for one-year extension of time for previously approved coastal site plan review applications – Report & recommended action(s)
- c. #2023- 62 CAM – Gleason & Associates, LLC – 1 Cudlipp Street – Construct a new two-story addition, approximately 1,300 square feet in size, to the side of an existing single-family residence – Report & recommended action
- d. 2023-65 SPR – Simon Wilson-Taylor – 23 Covewood Avenue – Conversion of existing detached structure to an accessory dwelling unit – Report & recommended action
- e. #2023-66 SPR – Wave Hill Breads – 18 & 25 Lois Street – Change of use of existing buildings to boutique manufacturing – Report & recommended action

V. APPROVAL OF MINUTES: November 1, 2023; October 25, 2023; October 18, 2023; October 11, 2023

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

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

- River Road: <https://www.norwalkct.gov/3487/River-Road>
- 4 France St: <https://www.norwalkct.gov/3521/4-France-Street---2023-64-M>
- Special Appropriation: <https://www.norwalkct.gov/2973/8-24-Referrals-and-Special-Appropriation>
- Wall Street Place: <https://www.norwalkct.gov/2164/Wall-Street-Place>
- 1 Cudlipp St: <https://www.norwalkct.gov/3519/1-Cudlipp-Street---2023-62-CAM>
- 23 Covewood Ave: <https://www.norwalkct.gov/3525/23-Covewood-Avenue>
- 18 & 25 Lois St: <https://www.norwalkct.gov/3523/18-25-Lois-Street>

Upcoming Meetings

Planning & Zoning Commission - Special Meeting – November 21, 2023, at 6:00pm
Planning & Zoning Commission – Special Meeting – December 5, 2023, at 6:00pm
Planning & Zoning Commission – Regular Meeting – December 6, 2023, at 6:00pm
Planning & Zoning Commission – Special Meeting – December 13, 2023, at 6:00pm
Planning & Zoning Commission – Special Meeting – December 14, 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: 891 6830 7761

The Public may participate virtually using this link: <https://norwalkct-org.zoom.us/j/89168307761>