



**REGULAR MEETING AGENDA
ZONING COMMISSION
WEDNESDAY, MAY 19, 2021 – 6:00 P.M.**

*** VIRTUAL MEETING TO BE HELD ONLINE ***

Public Participation instructions below!

CITY OF NORWALK, CT

The Chairman reserves the right to change the order of the agenda

I. CALL TO ORDER

II. ROLL CALL

III. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-18 R/SPR/CAM – 25 Van Zant Street Condominium - 25 Van Zant Street – Building zone text amendment to create a “vocational/trade (workforce training center) school” use and to allow the use as a principal use in the Industrial #1 Zone in conjunction with a proposed vocational/trade school within an existing structure– Preliminary review
- b. #2021 – R/SP – 132 Flax Hill LLC - 132 Flax Hill Road – Building zone text amendment to reduce the minimum lot size requirement for a historic preservation development use in the D Residence Zone in conjunction with a historic preservation development for a total of five (5) dwelling units – Preliminary review

IV. PUBLIC HEARINGS

- a. #2021-13 CAM – Sixth Taxing District of Norwalk – 2 Wilson Avenue – Reconfiguration and expansion of existing public parking lot
- b. #2021-07 SP – Department of Public Works – 288 and 300 Highland Avenue - Install new lights and athletic field conversion at Brien McMahon High School

V. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. Action on items IV. a. and b.

VI. DISCUSSION OF OTHER ITEMS

- a. Industrial zones study status report
- b. South Norwalk TOD study status report
- c. Zoning Regulations rewrite status report
- d. Discussion of Housing Bills
- e. Discussion of East Norwalk TOD
- f. Discussion of combining the Planning & Zoning Commissions

VII. APPROVAL OF MINUTES: May 3, 2021

VIII. COMMENTS OF DIRECTOR

IX. COMMENTS OF COMMISSIONERS

X. ADJOURNMENT

Links to application documents for new or pending applications can be found below:

- 25 Van Zant St: <https://www.norwalkct.org/2619/25-Van-Zant-Street>
- 132 Flax Hill Rd: <https://www.norwalkct.org/2610/132-Flax-Hill-Road>
- 2 Wilson Ave: <https://www.norwalkct.org/2566/2-Wilson-Avenue>



- 288/300 Highland Ave: <https://www.norwalkct.org/2481/288-Highland-Avenue---Brien-McMahon-Soft>

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: 815 8227 5806

The Public may watch this meeting at: <https://us02web.zoom.us/j/81582275806>

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

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. ***For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time***