



**Planning & Zoning Commission**  
City of Norwalk, Connecticut  
**Regular Meeting Agenda**  
**Wednesday, February 16<sup>th</sup>, 2022, at 6:00pm**  
\*Virtual meeting to be held online\*  
Public Participation instructions below!

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION REGARDING ZONING REGULATIONS UPDATE**
- IV. PUBLIC HEARINGS**
  - a. #2022-04 SP – Servers Storage Networking LLC – 26 Pearl Street – Proposed light manufacturing use within existing building
- V. REVIEW AND ACTION ON APPLICATIONS**
  - a. Action on item IV. a.
  - b. #2021-40 CAM – 8 Farm Creek LLC – 8 Farm Creek Road – Construction of new single-family residence – Report & recommended action
  - c. #2022-08 SPR – Pentecostal Christian Church El Shadai Inc. – 12 High Street – New church use within existing building – Report & recommended action
  - d. #2022-05 R/M/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) – Zone map amendment to change zones from AAA Residence and Business #2 to Executive Office, zoning regulation text amendment to create a definition for “Executive Office Development Park” and to permit the new use in the Executive Office Zone by special permit in conjunction with a special permit application for an Executive Office Development Park containing 1,303 dwelling units and approximately 28,000sf of retail within seven buildings ranging from five (5) to fifteen (15) stories – Continued review
  - e. #2022-09 R/M – Planning & Zoning Commission – Zoning regulation and map amendment for industrial uses and zones – Preliminary review
- VI. DISCUSSION OF 2022-23 CAPITAL BUDGET**
- VII. APPROVAL OF MINUTES:** February 3, 2022
- VIII. COMMENTS OF DIRECTOR**
- IX. COMMENTS OF COMMISSIONERS**
- X. ADJOURNMENT**

Links to application documents can be found below:

- Zoning Regulations Rewrite: <https://zonenorwalk.com/>
- 26 Pearl Street: <https://www.norwalkct.org/3005/26-Pearl-Street>
- 8 Farm Creek Road: <https://www.norwalkct.org/2905/8-Farm-Creek-Road-CAM>
- 12 High Street: <https://www.norwalkct.org/3033/12-High-Street>
- North 7: <https://www.norwalkct.org/2993/North-7>
- Capital Budget: <https://www.norwalkct.org/3009/2022-23-Capital-Budget>



## Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – March 3, 2022 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: <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***