



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Wednesday, June 15th, 2022, at 6:00pm
Virtual meeting to be held online
Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. REVIEW AND ACTION ON APPLICATIONS

- a. #2022-19 R/SP/SPR – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Zoning text amendment, special permit and site plan review applications for a Wegmans grocery store, parking structure and two additional retail buildings

IV. PUBLIC HEARINGS

- a. #2022-05 R/M/SP – Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7 (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) – Zoning map amendment, zoning text amendment and special permit application for an Executive Office Development Park which includes approximately 1,300 dwelling units and +/- 50,000sf of retail within seven (7) buildings ranging from five (5) to fifteen (15) stories – **Public hearing continued for written comments only**
 - i. Action on #2022-05 M
 - ii. Action on #2022-05 R
 - iii. Action on #2022-05 SP
- b. #2022-22 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of accessory apartment with intent to revise existing regulations
 - i. Action on #2022-22
- c. #2022-23 – Planning & Zoning Commission – Public Act No. 21-29 – Opt-out of parking requirements
 - i. Action on #2022-23

V. REVIEW ON NEW APPLICATIONS

- a. #2022-24 SP/CAM – Mill Pond Holdings, LLC – 1 Cemetery Street – Construction of 77-unit mixed-use development – Preliminary review

VI. APPROVAL OF MINUTES: June 2, 2022

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

Upcoming Meetings

Planning & Zoning Commission – Special Meeting – June 28, 2022 at 6:00pm

Planning & Zoning Commission – Regular Meeting – July 7, 2022 at 6:00pm



Meeting Materials:

- Wegmans: <https://www.norwalkct.org/3219/Wegmans>
- North 7: <https://www.norwalkct.org/2993/North-7>
- Accessory Dwelling Units & Parking: <https://www.norwalkct.org/2800/Accessory-Apartment-and-Parking-Regulati>
- 1 Cemetery Street: <https://www.norwalkct.org/3244/1-Cemetery-StreetMill-Pond>

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