



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Thursday, September 8th, 2022, at 6:00pm
Virtual meeting to be held online
Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. PUBLIC HEARINGS

- a. #2022-31 R/SP/CAM – BPC Capital Management I, LLC – 3 Park Street – Building zone regulation text amendment to Article 50 to reduce the minimum lot size for historic preservation developments in conjunction with a proposed 10-dwelling unit historic preservation development and two (2) new buildings with office space and other associated site improvements (District 1, Block 60, Lot 7)
 - i. Action on item III.a. #2022-31 R/SP/CAM
- b. #2022-35 Subd/CAM – 22 Lowndes Avenue LLC – 22 Lowndes Avenue – Two-lot subdivision with proposed private road
 - i. Action on item III.b. #2022-35 SUBD/CAM

IV. REVIEW & ACTION ON APPLICATIONS

- a. #15-16 SP – 150/160/170 Glover LLC – 170 Glover Avenue - The Curb Building C bond release – Report & recommended action
- b. #2022-39 R/SP – Norwalk Hospital – 34 Maple Street – Building Zone Regulation text amendment to Article 44, Hospital Zone, and special permit application to construct a nine (9) story addition to the existing hospital – Preliminary review
- c. #2021-31 SPR – STLJ, LLC & 100 Westport Avenue LLC – 126 Westport Avenue AKA 80 & 100 Westport Avenue – Modification to approved site plan review for additions and renovations to existing retail building (Stew Leonard’s) – Report & recommended action
- d. #2021-29 CAM – 314 Wilson Avenue – Modification request of conditions to extend operating hours of previously approved coastal site plan review for retail and restaurant use (beer garden) – Report & recommended action
- e. #13-16 SP – Main Norwalk, LLC – 272-280 Main Avenue – Extension of time request for 103,000sf retail with garage and on-grade parking (“The Village”) – Report & recommended action

V. APPOINTMENT OF NOMINATING COMMITTEE

VI. APPROVAL OF MINUTES: August 24, 2022

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT



Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – September 8, 2022, at 6:00pm
Joint Meeting with Economic & Community Development Committee – October 6, 2022, at
6:00pm
Planning & Zoning Commission – Special Meeting – October 6, 2022, at 7:00pm

Meeting Materials:

- 3 Park Street: <https://www.norwalkct.org/3246/3-Park-Street>
- 22 Lowndes Avenue: <https://www.norwalkct.org/3275/22-Lowndes-Avenue>
- 121 Old Saugatuck Road: <https://www.norwalkct.org/3251/121-Old-Saugatuck-Road>
- 34 Maple Street: <https://www.norwalkct.org/3327/34-Maple-Street---Norwalk-Hospital>

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***