



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Wednesday, September 21st, 2022, at 6:00pm
Virtual meeting to be held online
Public Participation instructions below!

I. CALL TO ORDER

II. ROLL CALL

III. REVIEW & ACTION ON APPLICATIONS

- a. #2022-44 Special Appropriation – Norwalk Fire Department – Special appropriation request for roof replacement and purchase of new vehicles – Report & recommended action
- b. #2022-47 – Elizabeth Melo – 64 Wall Street – Live music request for Dehlias Restaurant – Report & recommended action
- c. #2022-42 SPR/CAM Modification – #7-04 SPR/#27-04 CAM – 77 North Water Street – Modification to coastal site plan approval to revise the first floor of an existing mixed-use building to 75% residential/25% commercial for a total of 13 new dwelling units – Report & recommended action

IV. PUBLIC HEARINGS

- a. #2022-35 Subd/CAM – 22 Lowndes Avenue LLC – 22 Lowndes Avenue – Two-lot subdivision with proposed private road
 - i. Action on item IV.a. #2022-35 SUBD/CAM
- b. #2022-09 R/M – Planning & Zoning Commission – Zoning regulations text amendment to Article 10, Definitions; Article 50, Use Regulations Controlling Business Zones; Article 70, Use Regulations Controlling Industrial Zones; Article 120, Off-Street Parking and Loading Regulations; and the Schedule Limiting Height and Bulk of Buildings, Commercial and Industrial to create the Industrial #1 Zone and the Industrial #2 Zone in conjunction with a zoning map amendment to re-zone certain existing industrial and commercial areas as Industrial #1 or Industrial #2
 - i. Action on item IV.b. #2022-09 R/M

V. APPOINTMENT OF NOMINATING COMMITTEE

VI. APPROVAL OF MINUTES: September 8, 2022

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

Upcoming Meetings

Joint Meeting with Economic & Community Development Committee – October 6, 2022, at 6:00pm
Planning & Zoning Commission – Special Meeting – October 6, 2022, at 7:00pm
Planning & Zoning Commission – Regular Meeting – October 19, 2022 at 6:00pm



Meeting Materials:

- Industrial Zones: <https://www.norwalkct.org/3088/Industrial-Zones>
- NFD Special Appropriation: <https://www.norwalkct.org/3349/Norwalk-Fire-Department-Special-Appropriation>
- 22 Lowndes Avenue: <https://www.norwalkct.org/3275/22-Lowndes-Avenue>
- 77 North Water Street: <https://www.norwalkct.org/3338/77-North-Water-Street---Modification>

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***