



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Wednesday, October 19th, 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. #3-19SP/#3-19SPR/#6-19CAM – Marco Perry – 3 & 5 Raymond Street – Request to release bond for the renovation of +/- 3,648 square foot building for reuse as two residential dwelling units and one artist live/workspace – Report & recommended action
- b. #21-15SP/#26-15CAM & #22-15SP/#27-15CAM – Norwalk Land Development LLC/Brookfield Properties (The SoNo Collection) – 100-101 North Water St (aka 1 Putnam Avenue and 63 West Ave/Pine St Ext) – Request to modify approved signage manual for the SoNo Collection – Report & recommended action

IV. PUBLIC HEARINGS

- a. #2022-28 CAM/SPR – 32 Knight Street Property LLC – 32 Knight Street (District 1, Block 68, Lot 8) – Exterior and interior renovation of existing building with medical office tenants including the demolition of the rear half of the building and other associated site improvements
 - i. Action on IV.a. #2022-28 CAM/SPR
- b. #2022-41 MV/SP – Andrea Restoration LLC – 8 Van Tassell Court – Proposed motor vehicle repair use in a portion of an existing building
 - i. Action on IV.b. #2022-41 MV/SP
- c. #2022-35 Subd/CAM – 22 Lowndes Avenue LLC – 22 Lowndes Avenue – Two-lot subdivision with proposed private road
 - i. Action on item IV.c. #2022-35 SUBD/CAM
- d. #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 amend the allowed uses in the Industrial #1 Zone and create the Industrial #2 Zone in conjunction with a zoning map amendment to re-zone properties as shown on the map entitled “Map of Norwalk Industrial Zone Changes,” in accordance with the recommendations provided in the Norwalk Industrial Zones Study dated September 2021 – ***Continued for the purposes of rebuttal only, no additional public comments to be heard***
 - i. Action on item IV.d. #2022-09 R/M

V. DISCUSSION ITEMS

- a. Accessory dwelling units letter from Economic & Community Development Committee



- VI. **APPROVAL OF MINUTES:** October 6, 2022, Regular Meeting; October 6, 2022, Special Meeting
- VII. **COMMENTS OF DIRECTOR**
- VIII. **COMMENTS OF COMMISSIONERS**
- IX. **ADJOURNMENT**

Upcoming Meetings

Joint Economic & Community Development Committee and Planning & Zoning Commission –
Special Meeting – November 3, 2022, at 6:00pm
Planning & Zoning Commission – Regular Meeting – November 3, 2022, at 7:00pm

Meeting Materials:

- SONO Collection Signs: <https://www.norwalkct.org/3371/SONO-Collection-Sign-Manual>
- 32 Knight St: <https://www.norwalkct.org/3330/32-Knight-Street>
- 8 Van Tassel Ct: <https://www.norwalkct.org/3334/8-Van-Tassel-Court>
- 22 Lowndes Ave: <https://www.norwalkct.org/3275/22-Lowndes-Avenue>
- Industrial Zones: <https://www.norwalkct.org/3088/Industrial-Zones>

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