



**Planning & Zoning Commission**  
City of Norwalk, Connecticut  
**Regular Meeting Agenda**  
**Wednesday, November 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. PRELIMINARY REVIEW**
  - a. Preliminary review and discussion of proposed improvements at 41 Wolfpit Avenue (District 5, Block 16, Lot 1A) “Dreamy Hollow”
- IV. REVIEW & ACTION ON APPLICATIONS**
  - a. #2022-54 8-24 Referral – Department of Public Works – Request for the City of Norwalk to revise their easement agreement(s) with Eversource regarding underground electrical lines for purposes of the Walkbridge Project – Report & recommended action
  - b. #2022-45 SP – 8-10 Pulaski Street – Modification of application #16-97 SP to add an additional dwelling unit to existing 15-unit development for a total of 16-units on site – Report & recommended action
- V. PUBLIC HEARINGS**
  - a. #2022-35 Subd/CAM – 22 Lowndes Avenue LLC – 22 Lowndes Avenue – Two-lot subdivision with proposed private alley
    - i. Action on #2022-35 Subd/CAM
  - b. #2022-49 SP/CAM – 129 Woodward Ave LLC – 129 Woodward Avenue – Reuse of the existing building as a commercial recreation establishment
    - i. Action on #2022-49 SP/CAM
  - c. #2022-51 SP – John Watts – 4 New Canaan Avenue – Wholesale distribution and retail of auto parts within existing building as well as other site improvements
    - i. Action on #2022-51 SP
- VI. CONTINUED REVIEW OF APPLICATIONS**
  - a. #2022-52 R – Planning & Zoning Commission – Zoning regulation amendment(s) to Article 100, Supplementary Regulations for Business and Industrial Zones, to permit various cannabis uses with associated standards and requirements – Continued review and discussion
- VII. APPROVAL OF MINUTES:** November 3, 2022 Regular Meeting; November 3, 2022 Special Meeting
- VIII. COMMENTS OF DIRECTOR**
- IX. COMMENTS OF COMMISSIONERS**
- X. ADJOURNMENT**



## Meeting Materials

- [#2022-54 8-24 Referral – Department of Public Works – Request for the City of Norwalk to revise their easement agreement\(s\) with Eversource regarding underground electrical lines for purposes of the Walkbridge Project](#)
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- [#2022-51 SP – John Watts – 4 New Canaan Avenue – Wholesale distribution and retail of auto parts within existing building as well as other site improvements](#)
- [#2022-52 R – Planning & Zoning Commission – Zoning regulation amendment\(s\) to Article 100, Supplementary Regulations for Business and Industrial Zones, to permit various cannabis uses with associated standards and requirements](#)

## Upcoming Meetings

Planning & Zoning Commission – Special Meeting – November 29, 2022, at 6:00pm

Planning & Zoning Commission – Regular Meeting – December 8, 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*