



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Thursday, December 8th, 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. #05-20 SPR/#07-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 61 Wall Street – Extension of time request for approved coastal site plan review application – Report & recommended action
- b. #06-20 SPR/#08-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 17 Isaacs Street – Extension of time request for approved coastal site plan review application – Report & recommended action
- c. #2022-50 CAM – NHRG V LLC – 41 North Main Street – Modification to #8-95 CAM approval to convert existing second-floor office space to five (5) residential dwelling units – Report & recommended action
- d. #2022-55 SP/CAM – 31-35 South Main Street – Eight (8) story addition to existing Marriott SoNo Residence Inn hotel to add 48 rooms and 45 off-street parking spaces – Preliminary review and approval of third-party design review
- e. #2022-53 – Norwalk Hospital Association – 34 Maple Street – Modification to Norwalk Hospital Sign Manual – Report & recommended action

IV. PUBLIC HEARINGS

- 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, limitations and requirements as indicated in the draft regulations
 - i. Action on application #2022-52 R
- b. #2022-30 R – Planning & Zoning Commission – Zoning regulation amendment(s) to Article 42, Accessory Dwelling Units to revise the Accessory Dwelling Unit (ADU) regulations per recommendations from the Economic & Community Development Committee and as indicated in the draft regulations
 - i. Action on application #2022-30 R

V. APPROVAL OF MINUTES: November 16, 2022

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

Meeting Materials

- #2022-50 CAM – 41 North Main St: <https://www.norwalkct.org/3378/41-North-Main-Street>



- #2022-55 SP/CAM – 31-35 South Main St: <https://www.norwalkct.org/3409/31-35-South-Main-Street>
- #2022-53 – 34 Maple St: <https://www.norwalkct.org/3390/Hospital-Updated-Signage>
- #2022-52 R – Cannabis Regulations: <https://www.norwalkct.org/3388/Cannabis-Zoning-Regulations>
- #2022-30 R – Accessory Dwelling Units: <https://www.norwalkct.org/2800/Accessory-Dwelling-Units>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – January 4, 2023, 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. ***For these comments to be read into the record, they should be submitted at least three hours in advance of the meeting start time***