



Planning & Zoning Commission
City of Norwalk, Connecticut
Regular Meeting Agenda
Wednesday, January 4th, 2023, 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 SP – 204 Flax Hill, LLC – 204 Flax Hill Road – Extension of time request for previously approved 14-unit multifamily building – Report & recommended action
- b. #2021-01 R/SP – RAP II, LLC – 125 Richards Avenue – Erosion & sedimentation control bond release – Report & recommended action
- c. #2022-57 CAM – Lawrence Liebman c/o John & Kay Garrett – 17 East Beach Drive – Proposed house raise and addition to existing single-family residence – Report & recommended action
- d. #2022-45 SP Mod. – BBB Pulaski, LLC – 8 & 10 Pulaski Street – Modification to existing special permit (#16-97 SP) to legalize an additional dwelling unit, for a total of 16 dwelling units within two (2) multifamily buildings – Report & recommended action
- e. #2022-24 SP/CAM – Mill Pond Holdings, LLC – 1 Cemetery Street – Construction of a 77-unit mixed-use development within two (2) buildings, 98 parking spaces and other on-site and off-site improvements – Continued preliminary review
- f. #2022-58 – Planning & Zoning Commission – Modification to fee schedule for detached accessory dwelling unit site plan review application – Report & recommended action

IV. PUBLIC HEARINGS

- a. #2022-48 M/SPR – Coastal Luxury Homes – 556 and 558 Westport Avenue and 4, 6, 8, 10, 12 and 14 Renzulli Road – Zoning map amendment to re-zone the properties located at 4, 6, 8 and 10 Renzulli Road and a portion of the Renzulli Road right-of-way from B Residence zone to Business No. 2 zone in conjunction with a site plan review application for a four-story, 136-unit mixed-use building
 - i. Action on application #2022-48M/SPR
- b. #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

V. APPROVAL OF MINUTES: December 8, 2022

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT



Meeting Materials

- #05-20 SP – 204 Flax Hill Road: <https://www.norwalkct.org/3413/Extension-of-Time-Requests>
- #2022-57 CAM – 17 East Beach Drive: <https://www.norwalkct.org/3414/17-East-Beach-Drive>
- #2022-45 SP – 8 & 10 Pulaski Street: <https://www.norwalkct.org/3355/8-10-Pulaski-Street>
- #2022-58 – Modification to Fee Schedule: <https://www.norwalkct.org/3417/Modification-to-Fee-Schedule>
- #2022-24 SP/CAM – 1 Cemetery Street: <https://www.norwalkct.org/3244/1-Cemetery-StreetMill-Pond>
- #2022-48 M/SPR – Renzulli Road - <https://www.norwalkct.org/3353/Renzulli-Road>
- #2022-52 R – Cannabis Regulations: <https://www.norwalkct.org/3388/Cannabis-Zoning-Regulations>

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – January 18, 2023, at 6:00pm
Capital Budget Subcommittee – Special Meeting – January 19, 2023, at 5:30pm
Capital Budget Subcommittee – Special Meeting – January 24, 2023, at 5:30pm
Capital Budget Subcommittee – Special Meeting – January 26, 2023, at 5:30 pm
Planning & Zoning Commission – Regular Meeting – February 1, 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***