



**REGULAR MEETING AGENDA
ZONING COMMISSION
CITY OF NORWALK, CT
WEDNESDAY, OCTOBER 20, 2021 – 6:00 P.M.**

*** VIRTUAL MEETING TO BE HELD ONLINE ***

Public Participation instructions below!

The Chairman reserves the right to change the order of the agenda

I. CALL TO ORDER

II. ROLL CALL

III. REVIEW AND ACTION ON NEW APPLICATIONS

- a. #2021-35 CAM – Bruce and Karen Bruchac – 51 Seaview Avenue – Conversion of existing single-family residence to a two-family residence – Report & recommended action

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

- a. #08-20SP – Norwalk Housing Authority (Colonial Village) – 0 Suncrest Road & 164 West Cedar Street – Extension of time request for previously approved multifamily development with 69 dwelling units in 18 new buildings (200 units in 19 existing buildings to remain; 269 units total) – Report & recommended action
- b. #2021-33 M/R/SP – Merritt Station Norwalk, LLC – 67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue (North 7) – Zone map amendment to change zones from AAA Residence and Business #2 to Executive Office, zoning regulation text amendment to create a definition for “Executive Office Development Park” and to permit the new use in the Executive Office zone by special permit in conjunction with a special permit application for an Executive Office Development Park containing 1,303 dwelling units and 27,865sf of retail within seven buildings ranging from five (5) to fifteen (15) stories – Continued review
- c. #2021-20 R/M – Zoning Commission – Building Zone Regulation Text Amendment to create the East Norwalk Village TOD Zone (EVTZ) and to allow dwelling units and artist live/workspaces within the Industrial #1 Zone within designated areas on the map entitled “Designated II Properties for Residential Units in East Norwalk” by special permit in conjunction with a Building Zone Map Amendment to create the EVTZ – Continued review

V. DISCUSSION OF OTHER ITEMS

- a. Industrial Zones Study presentation
- b. Status report on zoning regulations rewrite and South Norwalk TOD study

VI. APPROVAL OF MINUTES: October 7, 2021

VII. COMMENTS OF DIRECTOR

VIII. COMMENTS OF COMMISSIONERS

IX. ADJOURNMENT

Links to application documents for new or pending applications can be found below:

- North 7: <https://www.norwalkct.org/2056/North-7-67-201-Glover-Avenue-2-Oakwood-A>
- East Norwalk: <https://www.norwalkct.org/2670/East-Norwalk-Village-TOD-Zone>



- 51 Seaview Avenue: <https://www.norwalkct.org/2815/51-Seaview-Avenue-CAM>

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: 833 7463 5766

The Public may watch this meeting at: <https://us02web.zoom.us/j/83374635766>

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***