



Planning & Zoning Commission

City of Norwalk, Connecticut

Regular Meeting Agenda

Thursday, July 7th, 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. #2022-05 SP – Merritt Station Norwalk LLC/129 Glover Avenue LLC/135 Glover Avenue LLC/156 Glover Avenue LLC/201 Glover Avenue LLC/Building & Land Technology – North 7 (67, 69, 79, 87, 111, 117, 129, 135, 155, 156 and 201 Glover Avenue and 2 Oakwood Avenue) – Special permit application for an Executive Office Development Park which includes approximately 1,300 dwelling units and +/- 50,000sf of retail within seven (7) buildings ranging from five (5) to fifteen (15) stories – Report & recommended action
- b. #2022-27 CAM – William & Gillian Graves – 52 Sammis Street – Construction of new single-family residence – Report & recommended action
- c. #2022-33 R – Norwalk Police Department – Building zone regulation text amendment to Article 80 to allow for EMS communication antennas to be installed on existing public utility towers – Preliminary review
- d. 2021-06 SPR – G & T Norwalk LLC – 93 Winfield Street – Modification to SPR for change in exterior design – Report & Recommend Action
- e. #2022-31 R/SP/CAM – BPC Capital Management I, LLC – 3 Park Street – Building zone regulation text amendment to Article 50 to reduce the minimum lot size for historic preservation developments in conjunction with a proposed 11-unit historic preservation development – Preliminary review

IV. PUBLIC HEARINGS

- a. #2022-19 R/SP/SPR - Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Zoning text amendment, special permit and site plan review applications for a Wegmans grocery store, parking structure and two additional retail buildings

V. APPROVAL OF MINUTES: June 28, 2022

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

Upcoming Meetings

Planning & Zoning Commission – Regular Meeting – July 20, 2022 at 6:00pm

Planning & Zoning Commission – Regular Meeting – August 4, 2022 at 6:00pm



Meeting Materials:

- North 7: <https://www.norwalkct.org/2993/North-7>
- 52 Sammis St: <https://www.norwalkct.org/3243/52-Sammis-Street>
- EMS text: <https://www.norwalkct.org/3262/EMS-Antenna-Text-Amendment>
- 93 Winfield: <https://www.norwalkct.org/2457/93-Winfield-Street>
- 3 Park St: <https://www.norwalkct.org/3246/3-Park-Street>
- Wegmans: <https://www.norwalkct.org/3219/Wegmans>

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*