

**CITY OF NORWALK
ZONING COMMISSION
February 7, 2019**

PRESENT: Nathan Sumpter, Chair; Michael Witherspoon; Roderick Johnson; Louis Schulman; Richard Roina; Kelly Straniti; Nicholas Kantor

STAFF: Steve Kleppin

OTHERS: Atty. Jeff Petrullo; Henry Thomas; Jay Traubman; Harlan Ryder; John Mallen; Mike Alcock; Orlando Giacchetta; Craig Flaherty; Mark Hopper; Tod Bryant; Bill Andriopoulos; Howard Lathrop; Christian Granata; Eric Voutsinas; Dori Harris; Atty. Liz Suchy

I. CALL TO ORDER

Mr. Sumpter called the meeting to order at 7:05 p.m.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Sumpter welcomed the newest Zoning Commissioner, Nicholas Kantor. He then explained the rules for the public hearing.

III. PUBLIC HEARINGS

a. #14-18SP – Home Depot – 600 Connecticut Ave – Modification of seasonal outdoor storage and sales

Jeff Petrullo, attorney for Home Depot, began the presentation with a discussion of the application and then introduced Henry Thomas, a landscape architect. Mr. Thomas showed the commissioners a plan of what the proposed layout would look like in the parking lot. He then used an aerial map which showed the upper parking deck along with the plans for the proposed layout. He showed them four existing display areas at the front of the store. There would be one new display area underneath the parking deck for sheds which is now a gravel area. He showed them proposed sales areas as well. There would be a seasonal sales area. It would be helpful because once people purchased their product they could drive over to pick it up. They would still have a net surplus of parking even with the change in parking requirements. There was a discussion about pedestrians in the area. Mr. Thomas explained that there would be cones and signs which should make pedestrians aware of the situation.

Jay Traubman, the traffic engineer for Home Depot, continued the presentation by explaining how the traffic study was done in May, which is their busiest time. He noted that there is more than enough parking and exceeds the zoning requirements. There was a discussion about the pickup lane for the supplies. There was also a discussion about the larger sales area. Not all that is in the larger sales area is in the pickup area.

Harlan Ryder, the manager of the Home Depot, described the new pickup area. There would be merchandise stored in this pickup area. There was a discussion about allowing customers to pay for the merchandise and then drive off with it, rather than having to pay for it in the store and then bring the receipt outside.

John Mallen continued the presentation and explained that he had prepared these similar plans for other Home Depots. He said that it has worked in others. He showed them pictures of the

Home Depot in West Hartford. He said it works for the garden center. He also said that they could make accommodations if the commissioners had safety concerns. There was a discussion about how many handicapped parking would be lost. There was a discussion about which way the drivers could leave the pickup lane. The commissioners voiced concerns about the safety of this project. There was a discussion about the thru lane. Mr. Mallen asked that if the public hearing was held open that it be continued until the next meeting on February 20, 2019

Mike Alcock, 99 Keeler Avenue, said he lived directly behind Home Depot. He asked about a purple zone behind the loading dock, near his property. He asked about the privacy fence and that there was supposed to be a sound barrier between his house and the loading area. He said it was never done.

Orlando Giacchetta, 95 Keeler Avenue, said that he heard a lot of noise from the loading dock as well. He did not know if there was a solution.

Mr. Thomas said that the current plan did not state that there would be sound attenuation fence behind Home Depot. There was a discussion about how long the purple area behind Home Depot was.

Mr. Sumpter left the meeting open until February 20, 2019.

b. #6-18R/#12-18SP – 3 Elmcrest, LLC – Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones and c. #12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - New 4 story, 15 unit addition to rear of 4 unit historic structure (19 units total)

Mr. Sumpter said that the public hearing would be held for these 2 applications together. Mr. Flaherty began the presentation and introduced the project team. He gave a broad overview of the two applications. He then handed in the certified, return receipt cards evidencing notice of the public hearing to the abutting neighbors. He oriented the commissioners as to the location of the property on an aerial map. He then discussed the lengthy application process. He noted that they had received a letter in support from a nearby condominium, 5 Elmcrest Terrace.

Mark Hopper, the architect on the project, who noted that a lot of the work they do is on historical buildings. He showed them a rendering of the front of the building. Members of his firm were excited about this project. He then showed them a plan of the existing house and then the new portion of the house. There is one way onto the property and then one way out. Parking is both on grade and underneath the building. He also showed them where the dumpsters would be located at the rear of the building. Then he showed them the 2nd and 3rd floors which were basically the same. There are 1 bedroom units with a den. The turret will have a unit in it. He then discussed the layouts of the units. There is a bay window off of each unit. Each is about 890 sq. ft. He then discussed the fourth floor with a gym and an outdoor roof deck. Mr. Hopper showed them the elevations of the building. He described the materials in the new addition which he showed to the commissioners on a material board. He described how they laid out the house.

Tod Bryant, Heritage Resources, as a paid consultant for the developer, continued the presentation about whether the building could be a part of a national district. He said that the building itself could be on the National Historical Registry because it follows the standards. Its architectural integrity remains intact.

There was a discussion about whether the structure would be on the National Registry but the developer said not at this time. Mr. Bryant said that it would be more likely to be part of a national district. He also said it is not an easy process.

Bill Andriopoulos, the architect for the peer review of the project, continued the presentation by explaining the application process as he was part of it. He noted that the applicant has agreed with their requests for changes. He believed that the project would be in character of the neighborhood.

There was a discussion about DPW, WPCA and the catch basins. Mr. Flaherty noted that they did have sign-offs from both departments.

No one spoke for or against the application.

Mr. Witherspoon read the referral from the Planning Commission into the record. Westport Planning and Zoning and West Cog had comments.

At 8:44 p.m. Mr. Sumpter said they would take a break. They returned to the meeting at 8:50 p.m.

d. #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown /19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center public museum

Howard Lathrop, the architect for the project, introduced the project team as well as orienting the commissioners as to the location of the property on an aerial map. He showed a survey of the current property and gave a brief history of the property since it was built in the 1920s. They would leave the paving and parking but will need to increase the lanes in order to get Westport fire trucks onto the property. He explained that parts of the driveway would have to be removed but not making the curb cut wider. He showed them the current plan of the space which is wide open. He showed them the exterior of the building, both from the earliest portion and the newer portions. He showed them on the plans which part of the building would be used for the museum which included classrooms and gallery space. In order to make the property ADA compliant, a ramp would be added to the front steps. The property would remain the same but the lawns would be cleaned up, plantings, etc. He showed pictures many photos of the views from the property. He also showed the photos of the fences. He explained the lighting on the property and bollards on the walkway for safety. There was a discussion about whether the art center would take over the whole building. Mr. Lathrop did not think they would take over the whole building in the future. He also said that they had a meeting with the neighbors who helped with the history of the building.

Christian Granata, 25 Columbine Lane, spoke in support of the art center because he wanted to children to learn about art.

Eric Voutsinas, 4 Thistle Road asked them not to open up the dead end on Thistle Road. Other than that, he liked the project.

Dori Harris spoke in support of the project but did have concerns about the lights and wondered if they went off later at the night. She also was concerned about Thistle Road being opened which she did not want.

Mr. Lathrop said that there was no intention to open up Thistle Road. The lighting would be directed down so that it would be minimal and for safety.

Mr. Schulman asked if the Zoning Commission had the right to impose a condition that Thistle Road remains closed.

Mr. Sumpter closed the public hearing.

e. #7-18R Zoning Commission - Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the CT State Building Code – Continue hearing from January 16, 2019

Mr. Kleppin continued the presentation. He noted that Harbor Management did endorse it and the Planning Commission did send the referral. Mr. Sumpter asked if there were any public embers that wanted to address this application but there were none.

Mr. Witherspoon read the referral from the Planning Commission into the record.

Mr. Kleppin reminded them that this was making the regulations consistent with the CT State Building Code. There was a discussion about the vegetative buffer that the Planning Commission had discussed in their referral letter.

Mr. Sumpter closed the public hearing.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Items III. a., b., c., d. and e.

i. #14-18SP – Home Depot – 600 Connecticut Ave – Modification of seasonal outdoor storage and sales

The meeting was held open until February 20, 2019.

ii. #6-18R/#12-18SP – 3 Elmcrest, LLC – Proposed amendment to Section 118-360 D Residence zone to allow historic preservation incentive developments by Special Permit in D Residence zones

Mr. Sumpter asked if the commissioners had any comments. Ms. Straniti said that she had no comments on the text amendment. Mr. Roina said that he liked the application and was in favor of the text amendment. Mr. Schulman said he had no objection but was concerned about the number of changes in the text amendment. He believes he would abstain. Mr. Johnson said that he would be in favor of the application. Mr. Witherspoon and Mr. Sumpter said that he would be in favor of the project.

**** MS. STRANITI MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled “#6-18R – 3 Elmcrest LLC – Proposed amendments to Section 118-360 to allow historic preservation incentive development by Special Permit *on lots of 12,000 sf or more*” and dated February 7, 2019, be **APPROVED**;

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Encourage context-sensitive design by requiring consistent setbacks and providing bonuses for desired architectural features (such as porches, bay windows, and pergolas)" (F.4.1.6 p. 44); and
- 2) To implement the Plan of Conservation and Development goal to "Preserve and enhance the character of residential neighborhoods"(F.2.2 p. 42); and

- 3) To implement the intent of CGS Section 8-2 Zoning, including that “Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.”; and

BE IT FURTHER RESOLVED that the effective date of this action be February 15, 2019.

Mr. Roina seconded.

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Kelly Straniti voted in favor.

No one opposed.

Louis Schulman abstained.

iii. #12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - New 4 story, 15 unit addition to rear of 4 unit historic structure (19 units total)

Ms. Straniti said that she was in favor of the project and was happy to see Mr. Bryant give his approval of the project. All of the other commissioners said that they were in favor of the project. Mr. Sumpter wished that there could have been an additional workforce housing unit but otherwise, he was in favor of the project.

WHEREAS, the applications were received by the Planning and Zoning Department on December 5, 2018;

WHEREAS, the applicant provided initial notice to the neighbors of the submitted applications on December 20, 2017;

WHEREAS, the applicant presented the applications to the Commission on January 17, February 1, and February 21, 2018;

WHEREAS, the applicant submitted Certificate of Mailing Mail, in accordance with the zoning regulations and the applications were advertised in the Norwalk Hour on January 24 and January 31, 2019 for the February 7 hearing;

WHEREAS, the Commission opened the public hearing on February 7, 2019, at which time the hearing was closed;

WHEREAS, the Commission conducted and concluded deliberations on the closed applications on February 7, 2019 and made the following findings:

- 1) A peer review report, prepared by Andriopoulos Design Associates (ADA), regarding the architecture and design of the development was supportive of the proposed project.
- 2) Letters of support were received from the Historical Commission and the Norwalk Preservation Trust.
- 3) The preservation of historic structures is important to maintaining a link to Norwalk’s heritage and that preservation through incentive is needed to obtain that.
- 4) While setbacks are reduced from the minimum standards in the zone, structures on adjacent parcels are closer than what is proposed by the applicant.
- 5) The proposed building addition design is appropriate and designed not to be looking or opposing on abutting properties.

THEREFORE, BE IT RESOLVED THAT upon a motion made by Ms. Straniti and seconded by Mr. Roina the Commission voted **unanimously to approve** the proposed application, #12-18SP – 3 Elmcrest, LLC – 3 Elmcrest Terrace - Proposed Special Permit in D Residence zones to construct a new 4 story, 15 unit addition to the rear of a 4 unit historic structure (19 units total)), with the following conditions and modifications:

1. That a certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
2. The special permit shall be in effect so long as the historic building is maintained; and
3. Architectural design modifications consistent with ADA recommendations shall be included on the building permit plans and constructed as part of the building renovation and construction; and
4. There shall be no modifications to the building design or site plan without approval from the Planning and Zoning Department, which may also require approval by the Commission; and
5. That final CEAC signoffs shall be submitted prior to the start of construction; and
6. That the application comply with any additional conditions required by the Department of Public Works; and
7. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
8. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
9. That the storm-water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and
10. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
11. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
12. That emergency generator testing be conducted on weekdays only, no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
13. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
14. That all signage, existing and proposed, comply with the zoning regulations;
15. That the building and site be built and developed in accordance with the following plans:
 - a. Per Zoning Location Survey prepared by D'Andrea Surveying & Engineering, P.C. dated 12/3/18, revised through 1/31/19.
 - b. Per Topographic Survey prepared by D'Andrea Surveying & Engineering, P.C. dated 5/21/18, revised through 1/17/19.
 - c. Per Development Plan, Storm Drainage and Utility Design Plan, Sedimentation and Erosion Control Plan, prepared by D'Andrea Surveying & Engineering, P.C. dated 12/3/18, revised through 2/5/19.
 - d. Per Development Plan, Storm Drainage and Utility Design Plan, Sedimentation and Erosion Control Plan, Notes & Details and Details, prepared by D'Andrea Surveying & Engineering, P.C. dated 12/3/18, revised through 1/17/19.
 - e. Per Landscape Plan prepared by Environmental Land Solutions, LLC dated 12/4/18, revised through 2/1/19.
 - f. Per Schematics (parking plan, floor plans, elevations and renderings), prepared by Crosskey Architects dated 1/17/19.
 - g. Per Photometric Calculation L-1, prepared by Illuminate dated 1/17/19.
16. That a Connecticut licensed engineer shall certify that all of the required improvements,

including any required off-site improvements, were installed to City standards; and

BE IT FURTHER RESOLVED that the effective date of this action be February 8, 2019

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

No one abstained.

iv. #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center public museum

Ms. Straniti said that she had not been talking about the project with an audience member on this matter. All of the commissioners were in favor of the project. Mr. Roina asked that another condition be added to the resolution that stated that Thistle Road would not be opened up. This would be a major change of the resolution and therefore, would have to come before the Zoning Commission again.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that special permit application #13-18SP - HP Newtown LLC/GHP Office Realty – 537 Newtown Ave/19 Newtown Turnpike – Reuse of a portion of the existing building for proposed Westport Arts Center museum as shown on a set of plans entitled "Westport Arts Center 359 Newtown Turnpike Norwalk, CT and 19 Newtown Turnpike Westport CT." by Sellars Lathrop Architects and The Huntington Company LLC and other related plans dated December 4, 2018 as revised to January 7, 2019 be approved, subject to the following conditions:

1. That any modifications to the approved plan, including the removal of any existing trees or landscaping shown as to remain, be submitted for Zoning Commission review and approval; and
2. That a certificate of special permit and mylar of the approved site plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That final CEAC signoffs, including Health Department approval for the new use to use the existing septic, shall be submitted prior to the start of construction; and
4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
7. That any and all HVAC units shall be included on the zoning permit and shall be located in conformance with the applicable zoning setbacks; and
8. That the hours of garbage pick-up be no earlier than 7:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
9. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
10. As agreed to by the applicant, there shall be no vehicular access from Thistle Road. Any request to change this would require a new application to the Commission; and

BE IT FURTHER RESOLVED that this application complies with Section 118-320 AA Residence Zones; Section 118-1450 Special Permits, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

BE IT FURTHER RESOLVED that the effective date of this action be February 15, 2019.

Mr. Witherspoon seconded.

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

No one abstained.

v. #7-18R Zoning Commission - Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the CT State Building Code – Continue hearing from January 16, 2019

Ms. Straniti would be in favor of the application. Mr. Roina said that he was not in favor of the 5 ft. buffer. Mr. Kleppin said that it would not be in this resolution. Mr. Johnson had said he was not at the previous meeting and would abstain

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#7-18R – Zoning Commission – Proposed amendments to Section 118-1100 Flood Hazard Zone to make regulations consistent with the Connecticut State Building code" and dated November 26, 2018, be **APPROVED**.

BE IT FURTHER RESOLVED that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development policy to "Prevent flooding and the threat to health welfare and property (B.3.1, p. 17); and
- 2) To implement the Plan of Conservation and Development policy to "Maintain the Federal Flood Insurance Program which provides insurance for property owners in flood hazard areas, but encourage development (especially higher density) to be located outside flood-prone areas wherever possible, including increased setbacks to account for sea level rise" (B.3.1.8 . p.17); and
- 3) To comply with the recommendations of the CT. Department of Energy and Environmental Protection (DEEP) to revise the Flood Hazard zone requirements in Norwalk's Building Zone Regulations to be consistent with the new State Building Code requirements; and

BE IT FURTHER RESOLVED that it is recommended that:

- 1) That the Commission review the definition of substantial improvement specifically the reset date of 4/24/1978 and consider changing that reset date to be either five years or ten years as deemed appropriate; and
- 2) That the Commission reactivate the proposal to add a shorefront buffer requirement to add protection along the shorefront; and

BE IT FURTHER RESOLVED that the effective date of this action be February 15, 2019.

Ms. Straniti seconded.

Nathan Sumpter; Michael Witherspoon; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

Roderick Johnson abstained.

b. #21-18CAM – Norwalk Seaport Association – Sheffield Island – Add 1500 sf outdoor open pavilion – Report & recommended action

Mr. Kleppin said that they had been waiting for the approval of the Harbor Commission which they received.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that the request by the Seaport Association for a 1500 SF open pavilion at Sheffield island as shown on a survey by Arcamone Land Surveyors, entitled "Zoning Location Survey of Property Prepared for the Norwalk Seaport Association, Sheffield Island, Norwalk, Connecticut, dated November 13, 2018, be **APPROVED** with the following conditions:

1. That all required soil sedimentation and erosion controls be installed prior to the start of any construction; and
2. That any additional soil sedimentation and erosion controls needed during construction be installed at the direction of the staff; and
3. That arrangements be made at the completion of the project for staff to inspect on a warm, sultry sunny day; and

BE IT FURTHER RESOLVED that the project complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be February 15, 2019.

Mr. Witherspoon seconded.

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

No one abstained.

c. #6-17SP/#23-17CAM - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 129 units and 3,870 sf retail in the SoNo Station Design District - Request for one year extension of approval time - Report and recommended action

Atty. Suchy said that they are ready to put forth their zoning application but need the extension in order to do so.

**** MR. SCHULMAN MOVED: BE IT RESOLVED** that the request for an extension of approval time for Special permit application **#6-17SP** and coastal site plan application **#23-17CAM** - TR South Water Street, LLC – 121 and 123 Water Street/Hanford Place/Raymond Street - New 6 story development with 129 residential units, 3,870 sf retail as shown on architectural plans entitled "121-123 Water Street Norwalk, CT" by Beinfield Architecture and landscape architecture plans prepared by Eric Rains Landscape Architecture, dated **June 5, 2018** and engineering and grading plans prepared by Redniss & Mead Associates Engineers dated 7/25/18, be **APPROVED**, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be **no later than January 26, 2020**; and

BE IT FURTHER RESOLVED that the effective date of this action be **February 15, 2019**.

Mr. Johnson seconded.

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

No one abstained.

d. Zoning Commission – Proposed amendment to Section 504, Central Business District

Mr. Kleppin asked if they needed a copy of the proposed amendment which they would be discussed. He gave a recap about the Wall St./West Avenue plan. There had been an issue with blight issues. There are issues being addressed now before it goes to a public hearing. There was a further discussion about the blight language. There was a discussion about the process. Mr. Kleppin said there is a joint Planning/Zoning Commission on February 25. The regulations are on-line so that the public can review them. The commissioners would review it again in March. Mr. Kantor had questions about the micro-units language and boutique manufacturing in the plan. Ms. Straniti said that she had been reading good things about these plans. However, she thought some things were not realistic by assuming that people would not want to drive their cars. She said that some citizens are frustrated. She wanted to encourage the businesses in different areas to be part of the revitalization of the city. There was a discussion about the number of students from the new apartment buildings. They did not seem to be coming out of the developments. Enrollment in the schools is going up. There was still a discussion about the population in Norwalk growing.

V. APPROVAL OF MINUTES: January 16, 2019

**** MR. SCHULMAN MOVED to approve the January 16, 2019 Zoning Commission minutes, as amended.**

Mr. Roina seconded.

Nathan Sumpter; Richard Roina; Louis Schulman; Kelly Straniti voted in favor.

No one opposed.

Michael Witherspoon; Roderick Johnson and Mr. Kantor abstained.

VI. COMMENTS OF DIRECTOR

There were no comments from the director.

VII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

VIII. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Mr. Witherspoon seconded.

Nathan Sumpter; Michael Witherspoon; Roderick Johnson; Richard Roina; Louis Schulman; Kelly Straniti; Nicholas Kantor voted in favor.

No one opposed.

No one abstained.

The meeting was adjourned at 10 p.m.

Respectfully submitted,

Diana Palmentiero