

**CITY OF NORWALK  
ZONING COMMISSION  
March 5, 2020**

***DRAFT NOT APPROVED BY THE COMMISSION***

**PRESENT:** Louis Schulman, Chair; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini (left the meeting at 11:20 pm); Richard Roina

**STAFF:** Steve Kleppin (arrived late); Bryan Baker

**OTHERS:** Atty Liz Suchy; Dean Martin; David Bresby; Bill Andriopolous; Steve Cippola; Zoe Papapadopolis;; Helen Boyan; Atty Adam Blank; Jason Enters; Ray Sullivan; Earl Goven; Derek Donae; Karen Raimondi; Ben Vetter; William Marr; Lucia Molinelli; Mickey Rolondi; Paula Conti; Andy Soumelidis; Mike Mahoney; Ken Hughes; Steven Cooper; Mark Simon; Sherry Forester; Peter Forester; Roberta Andriassy; Thomas Abrahamson Paige Randall; Deborah Lynn; Linda Lander;

**I. CALL TO ORDER**

Mr. Schulman called the meeting to order at 7:09 p.m.

**II. ROLL CALL**

Mr. Baker called the roll. Mr. Schulman noted that all three alternates would vote on the public hearings. Mr. Schulman asked the public to turn off or place their cell phones on vibrate. He also explained the rules of the public hearing. He also noted that there was a sign-up sheet.

**III. PUBLIC HEARINGS**

- a. **#10-19R – St. George Greek Orthodox Church – Proposed amendments to allow child day-care centers by Special Permit in existing place of worship accessory buildings in AAA Residence zones – Continue hearing from Feb 19, 2020 and**
- b. **#6-19SP – St. George Greek Orthodox Church – 238 West Rocks Rd - Special permit for new child day-care center in an existing accessory building – Continue hearing from Feb 19, 2020**

Mr. Schulman opened the public hearing by explaining that the first two items would be heard as one public hearing. Mr. Roina recused himself from the matter.

Atty Suchy began by noting that she had previously handed in the certified, return receipts cards from the letters that were sent to the abutting neighbors, evidencing notice of the public hearing. She then introduced the project team. She gave a brief overview of the church property and then the application itself. There was a discussion about the two approvals that the applicant was still waiting for two approvals, one from the Department of Public Works and the WPCA. If the application was approved it would be contingent upon receipt of these 2 approvals.

Dean Martin, the engineer on the project, began with the site plan that was originally approved. He discussed the parking spaces as well as the drainage system and how it would help with run-off from the parking lots. He discussed the septic system as well as the lighting system. He also discussed the landscape design and the crosswalks on the property.

There was a discussion about the screening on eastern side of the property as well as on Bayne Street. There was a further discussion about the lighting and fencing near 2 houses along the perimeter.

David Bresby, the landscape architect on the project, addressed the screening concerns on the south side of the property. He described the types of trees and shrubs that had been proposed which would create a buffer. There was a further discussion about the fencing extending past the cottage that was currently there. Mr. Bresby said that they could make that a condition of approval.

Bill Andriopolous, the architect on the project, continued the project with a review of his plans. He also explained how parents and children would access the building. He also showed them the corridors which included the rooms for infants and toddlers. He described the different rooms and that they complied with state law.

Atty Suchy explained the hours of the day care center as well as that it was on the church grounds.

Steve Cippola, the traffic engineer on the project, continued the presentation with the explanation of the studies that his firm had performed. He explained where the studies had been done in the area. He also discussed the projects from the traffic study. He noted that the current driveways would remain. Vehicles could enter and leave from them. There was a discussion the amount of parking spaces. There was also concern about the safety of parents and children as they walk from the parking lot to the building. Atty Suchy reminded that parents would arrive earlier in the morning before church services. There was a discussion about the previous plan. There was a discussion about church service hours and the Greek School hours.

Mr. Cippola continued his discussion of the traffic study and how it was prepared. Atty Suchy then said that the applicant had completed their presentation. She also noted that the project may not be completed for at least 18 months.

Nick \_\_\_\_\_, 29 Orems Lane, Wilton, CT, the president of the Parish Council, spoke in support of the day care center. He believed that the day care would be a benefit to the community.

Zoe Papapadoupolis, and her sister-in-law, Penny Papapadoupolis spoke in support of the day care center.

Megan \_\_\_\_\_, spoke in support of the day care center.

Helen Boyan, \_\_\_\_\_, the chairperson of the Greek School, spoke in support of the day care center.

Spiro \_\_\_\_\_ spoke in support of the of the day care center.

No one spoke against the applications.

Atty Suchy then concluded her presentation by noting that she was handing in several letters of support for the record.

There was a discussion about whether construction would cancel the Greek Festival. Mr. Witherspoon read the Planning Commission resolution into the record as well as letters from the Coastal Area Management office and WestCOG.

Mr. Schulman closed the public hearing to allow for the large amount of people to exit the room. The commissioners took a 10 minute recess. The meeting resumed at 8:10 p.m. with Mr.

Roina returning to the room. Mr. Schulman also explained the rules of the public hearing for those who may have missed it from the previous hearing.

**c. #2-19M – 10 Willard, LLC – 10 Willard Road/Strawberry Hill Av – Proposed change to the Building Zone Map from B Residence & Business #2 to entirely Business #2 and**

**d. #8-19SP – 10 Willard, LLC – 10 Willard Rd/Strawberry Hill Av – Special permit for mixed use development with 116,864 sf storage facility and 219 multifamily dwelling units; retain existing tower structure & building**

Mr. Schulman opened the public hearing by explaining that the first two items would be heard as one public hearing. He asked audience members to sign the sheet to speak when it was their turn.

Atty Blank began the presentation by handing in the certified, return receipts cards from the letters that were sent to the abutting neighbors, evidencing notice of the public hearing. He then continued by orienting the commissioners as to the location of the property on an aerial map. He then continued with an introduction of the project team as well as a brief overview of the project. He then showed the proposed designs for the building on the site. Construction would be within the current footprint of the building that is on the site now. The self-storage would be at the front of the building and the residential building would be in the rear. He also showed them the parking lot and drainage ditch was wetlands. There is some undeveloped land which would remain. On the western side of the property which would be preserved. He discussed the number of units and the number which were workforce housing. He further discussed the surface parking lot and noted that some of the parking was changed into green space, as requested by the commissioners.

There was a discussion of a discrepancy in the square footage of the storage facility. Atty Blank then discussed the split zone that was currently on the property. He explained that the applicant would like it all to be in the same zone. He also explained what could be on the site, as of right. He explained that what is being proposed is a compromise. He also discussed the conservation easement and their discussions with the Conservation Commission. He also asked that the public hearing be held open until the next Zoning Commission meeting on March 18, 2020. He also said that he would have the traffic engineer give a brief overview of the traffic study and believed that self-storage was not a traffic generator. He also noted that it was in compliance with the POCD as well as the Zoning regulations of the city.

There was a discussion of the conservation easement about what the applicant would be responsible for on the site including landscaping, and removal of dead vegetation. Atty Blank said that the Conservation Commission had reviewed the language but there was concern about current conservation easements which do not look well taken care of.

Jason Enters, the developer, explained that the ditch is not in the easement currently but would like it to be so they can clean it up. He also noted that where the passive recreation area was proposed, it would be cleaned up.

There was a discussion about when the Conservation Commission would meet next week and whether it would take action on the application at that meeting. There was also a discussion about solar panels on the buildings. They would like to be mandated by the Conservation Commission to clean up the property since it did not look good.

Ray Sullivan, the architect on the project, continued the presentation by showing the commissioners the site plan. Most of the parking spaces would be in a garage. He also discussed the amenity area which included a pool. He noted that the building wrapped around the garage so it cannot be seen. He then showed them the first floor site plan. The building and the garage were four stories. He also showed them the 2<sup>nd</sup>, 3<sup>rd</sup> and 4<sup>th</sup> floors. There was a discussion of the work force housing units. As he continued, he showed them the amenity area which included a WeWerk type of space and a fitness center. The theater room is sound proofed. There was an amenity area on the top of the building. Every unit has their own balcony. He also discussed the materials board and showed them pictures of what the building would look like. He also showed them pictures of the pool amenity area.

Mr. Sullivan then discussed the self-storage area. He explained what counted towards the gross and net square footage of it. He showed them pictures of the current area from Westport which included the proposed storage unit, both during the day and at night. The buildings and vegetation would hide the building behind commercial development.

There was a discussion about the proposed conservation easement which seemed to indicate that trees would be removed from it. There was a discussion as to why they were being removed which was for access by the Fire Department.

Mr. Sullivan continued with a discussion of the materials on both the residential building and the self-storage building.

Earl Goven, the landscape architect on the project, continued the presentation with a description of the types of trees and grasses that they have proposed. He also discussed the amenity areas. There was a further discussion about the types of plants and trees that would be planted, including whether some were "deer resistant or deer proof."

Derek Donae, the engineer on the project, continued the presentation by explaining that there was a decrease in impervious surfaces which does not usually happen. He also explained the current conditions and then the proposed conditions. He said that the impervious surfaces would be increased by almost 1 acre. He explained how the new system would work. He also explained the reason for the extra access for the Fire Department. Mr. Enters said that the access was only for emergency vehicles on Strawberry Hill.

Steve Cipolla, the traffic engineer on the project, continued the presentation by noting access onto the property. He also explained how the traffic study was done. He then discussed the trip generation rates. He noted that all access was from Willard Road.

Atty Blank reminded the commissioners that the public hearing would be held open since they were waiting for approval

Karen Raimondi asked whether Dunkin Donuts traffic was taken into consideration during the Saturday morning. She also asked about whether these were rental units. She was also concerned about the traffic study and noted that Saturdays were very busy on Westport Avenue. She also asked whether other rental units around the city were fully occupied.

Ben Vetter, 12 Willard Road, noted where his building was located. He said that his building would look directly toward the pool amenity. He was also concerned about Willard Road during the late afternoon and the traffic from the swimming pool in the area.

William Marr said he lived near the area that would be changed from one zone to another. He explained he was representing residents that had put forth a petition to the commissioners. There were concerns about how the conservation easement would be maintained. He wanted the screening to remain and be maintained in perpetuity.

Lucia Molinelli, who lived in Silvermine, explained why she was at the public hearing. She had concerns about the additional units that would be added as well as the additional vehicles.

Mickey Rolondi, 65 Wolfpit Avenue, had concerns about the vehicles coming into CVS. He had concerns about the traffic light onto Strawberry Hill Avenue. He had questions about the access road to the tower as well as whether residents would be able to access Westport Avenue directly through side alley ways. He did not support the proposal.

Paula Conti spoke in support of the application. .

Atty Blank addressed the concerns of the neighbors. He discussed the traffic study. Atty Blank also discussed how it would be an increase and would have no impact on the traffic. The traffic study included the Dunkin Donuts and other businesses on Westport Avenue and Willard Road. He also addressed the question about whether it was a rental and how much the taxes would be paid. He also explained that this would improve property values. Mr. Enters said that at his other developments in the city there were no vacancies. There was a discussion about the sewer fees. Atty Blank addressed the questions about screening and that the developer would maintain it. He reminded them what could be constructed in the buffer area, which could be houses. Mr. Enters explained that they would work with the Conservation Commission to make it look nice for their residents as well as the neighbors.

There was a discussion about the workforce housing units and how those residents were picked. He said that a local non-profit helped with the application and lottery process.

Atty Blank said that this use has been allowed in this neighborhood. He also addressed the question about residents using the site from Strawberry Hill. This was an emergency access only.

Mr. Kleppin asked if they could provide information about the green infrastructure. Mr. Witherspoon read the Planning Commission resolution into the record as well as letters from the Coastal Area Management office and WestCOG.

Mr. Schulman noted that the public hearing would be held over to the next Zoning Commission meeting.

**\*\* MR. MANCINI MOVED: BE IT RESOLVED** that the public hearing would be held over to the next Zoning Commission meeting on March 18, 2020 so that commissioners could receive comments from the Conservation Commission as well as more information about a green infrastructure for which the applicant would be responsible for ongoing maintenance.

**Mr. Sumpter seconded.**

**Louis Schulman; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini; Richard Roina approved.**

**No one opposed.**

**No one abstained.**

**e. #1-20SP – City of Norwalk Department of Public Works – 81 West Rocks Road/Aiken Street – New soccer fields with lighting at West Rocks Middle School**

Mr. Schulman opened the public hearing. Andy Soumelidis began the presentation by orienting the commissioners as to the location of the property on an aerial map and gave them a description of the current neighborhood. He showed them a site map of the current school and then what the proposed fields would look like. Some fields would remain. He discussed the new parking lot with handicapped access which was not currently there. It would also have a concession stand and bathrooms. There would also be stands which were not currently there. A staircase would be constructed from the upper and lower fields. There was ADA access for the new field.

He then discussed the drainage improvements. He began with the current conditions and then explained what the new drainage system would look like from the field. It would reduce the flows and would capture it under the field.

Mike Mahoney, the lighting engineer from Musco Company, explained that his company had worked on other projects around the city in the past. He explained the current technology in sports lighting. He then continued with the proposed sports lighting. He noted that the system will turn off the lights at night so that they will not be on all night.

There was a discussion about the surrounding neighbors and the turf fields. There was also a discussion about the types of trees bordering the field. Mr. Mahoney also discussed the equipment that would be used. There was a discussion about adding a condition to the resolution about preventing the lights from spilling over onto a neighbor's property. Mr. Mahoney they will make adjustments to lighting, if necessary.

Ken Hughes said that the Nathan Hale was in a similar situation and was confident in Mr. Mahoney's company. There was also a discussion about whether there had been complaints on the Nathan Hale project. He explained how the system worked and that lights were shut off at 10 p.m. whether teams were still playing games. Earl Goven continued the presentation by discussing the wooded buffer between the condos and the field. There was then a discussion about what type of lighting would be used. Mr. Mahoney explained that he could produce a

document which would show the glare. He then discussed the lighting in the parking lots. Mr. Hughes said that the lights would be on during games only.

Mr. Soumelidis explained how the drainage system would be constructed and that there would be erosion controls in place. He expected construction to happen after the fall season.

Mr. Goven explained that there would be very few trees that would be removed.

Steven Cooper, 246 Sunrise Hill Courts, asked why natural grass would not be planted, instead of artificial turf. He thought that natural grass would absorb rain better. He said he was an original owner in the condos and had seen a lot of runoff since the 1970s. He thought permeably pavement would be better than asphalt.

Mark Simon, 16 Lincrest Drive, read his remarks into the record. He noted that he was a neighbor of the Nathan Hale fields. Mr. Schulman asked Mr. Simon whether he had notified the Department of Recreation and Parks that light was shining into his house. He said that he did not think it would be beneficial to tell city officials about it. He asked them to look at the Nathan Hale project before they voted on this application. He asked them to vote no on this project.

Sherry Forester, SunRise Hill Lane, noted that she lived near the fields. She was concerned about the safety of the public using the complex. She said that there are many wild animals living in the woodlands. She asked if there would be any fencing, and if there was none, she asked that fencing be installed. She also asked about policing the area after hours.

Peter Forester, Sun Rise Hill Lane, had questions about why the old fencing was removed a few years ago and not re-installed. He thought there were liability issues. He had concerns about infrastructure improvements and traffic speeds. He mentioned that he had not seen a traffic study. He had concerns about children wandering off into the areas with the wild life.

Roberta Andriassy asked how games would be scheduled and whether pickup games could happen. She had questions about the parking lot lights and the bathrooms being locked.

Thomas Abrahamson said he had concerns about the lighting since he lived near the field.

Paige Randall, 169 Sun Rise Hill, said she had questions about usage of the fields. She thought that there was a lot of traffic in the area. She also had concerns about middle school kids being in the area vaping. She also asked them to put in fencing. She asked them to put in natural grass instead of an artificial turf field. She had concerns about the increase in the usage of the field. She noted that this field was designed to take burdens off the other fields in the city.

Deborah Lynn spoke about the turf field in the upper area. She asked whether there would be funding for a field in the lower area. She noted that there are youth loitering in the lower field and there is a litter in the streets.

Linda Lander, Rudolph Lane, said that her house abuts the lower field. She noted that there should be a field and that she had concerns.

Mr. Soumelidis noted that grass does not hold the rain on the property but that astro turf does. It is holding the rain on the property. He said that the city uses asphalt on projects. He noted that the Recreation and Parks Department would address the concerns of Mr. Simon. He also noted that the lights would go off at 10 p.m. He said that the parking lot was being constructed to get the vehicles off of Aiken Street. The water on the site would not go into streams

Earl Goven noted that there are various studies about the different infills used by different towns around the state. He did not think these studies were conclusive yet about the detriments of the fields. He also discussed the timers on the lights. There was a discussion about fencing of the wooded area.

Ken Hughes noted that the state had passed laws about using pesticides on the fields. It was then difficult to grow the grass. He also noted that there would only be one league on this field. The sidewalks around the building were under the purview of the Board of Education. He also discussed the maintenance of the bathrooms. He explained the reason for the parking lot.

Mr. Soumelidis noted that if neighbors saw kids hanging out the police Department should be called, not the Recreation and Parks Department.

Mr. Schulman closed the public hearing.

#### **IV. REVIEW AND ACTION ON PENDING APPLICATIONS**

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

##### **i. #10-19R – St. George Greek Orthodox Church – Proposed amendments to allow child day-care centers by Special Permit in existing place of worship accessory buildings in AAA Residence zones – Continue hearing from Feb 19, 2020**

**\*\* MR. GOLDSTEIN MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#10-19R – St. George Greek Orthodox Church - Proposed amendments to allow child day-care centers by Special Permit in existing place of worship accessory buildings in AAA Residence zone " and dated November 21, 2019, be **approved**.

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

- 1) To implement the Plan of Conservation and Development to "Continue to encourage the establishment of infant and toddler day-care facilities, as needed" (D.6.3.2, p. 32); and
- 2) To implement the Plan of Conservation & Development to "Encourage improved public transportation, before and after school programs, *child care facilities*, and job placement services" (A.1.2.2, p. 10); and
- 3) To implement the Plan of Conservation and Development to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42); and

4)

**BE IT FURTHER RESOLVED** that the effective date of this action is March 13, 2020.

**Mr. Mancini seconded.**

**Louis Schulman, Chair; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini approved.**

**No one opposed.**

**Richard Roina abstained.**

**ii. #6-19SP – St. George Greek Orthodox Church – 238 West Rocks Rd - Special permit for new child day-care center in an existing accessory building – Continue hearing from Feb 19, 2020**

**\*\* MR. GOLDSTEIN MOVED: BE IT RESOLVED** that application #6-19SP by St. George Greek Orthodox Church for the property located at 238 West Rocks Road to permit a proposed child day-care center for 84 students to be located on the first floor of an existing accessory building” as shown on a set of plans entitled “Proposed Daycare Use 238 West Rocks Road Norwalk CT. 06851” prepared by ADA Architects and dated 5/15/19 as revised to 1/12/19 and related plans by Rock Spring Design Group, Landscape plan dated 1/23/19 and revised to 6/17/19 and Grumman Engineering LLC, Grading Drainage & Utilities plan dated 4/25/12 and revised to 6/24/19 be **APPROVED** subject to the following conditions:

1. That a zoning location survey (as revised by any conditions of approval) and certificate of special permit be filed on the Norwalk Land Records prior to the issuance of a zoning permit;
2. That all final CEAC signoffs shall be submitted, prior to the issuance of a Zoning Permit; and
3. That all soil and erosion controls shall 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
4. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
5. A zoning permit and a building permit shall be obtained within one year of the effective date or this approval and prior to any work commencing on the site; and
6. 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 such certification be submitted prior to the issuance of a Certificate of Zoning Compliance; and
7. That all proposed signage comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed; and
8. That within six months of the issuance of the Certificate of Zoning Compliance a follow-up traffic study be submitted to the Commission; and
9. That *any* changes to the plan be reviewed and approved prior to those changes being implemented; and
10. That the storm water maintenance plan be implemented to ensure the maintenance of onsite drainage systems; and
11. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

12. 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  
13.

**BE IT FURTHER RESOLVED THAT** reason for this action is that the proposal complies with Section 118-310 (as amended), Section 118-1450, Special Permits and related sections of the Building Zone Regulations,; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 13, 2020.

**Mr. Mancini seconded.**

**Louis Schulman, Chair; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini approved.**

**No one opposed.**

**Richard Roina abstained.**

**iii. c. #2-19M – 10 Willard, LLC – 10 Willard Road/Strawberry Hill Av – Proposed change to the Building Zone Map from B Residence & Business #2 to entirely Business #2 and d. #8-19SP – 10 Willard, LLC – 10 Willard Rd/Strawberry Hill Av – Special permit for mixed use development with 116,864 sf storage facility and 219 multifamily dwelling units; retain existing tower structure & building**

The commissioners had moved earlier in the meeting to keep these items open until the next Zoning Commission meeting.

**v. #1-20SP – City of Norwalk Department of Public Works – 81 West Rocks Road/Aiken Street – New soccer fields with lighting at West Rocks Middle School**

Mr. Mancini said that he thought this was an improvement and that the parking lot would be an added value. There was a discussion about the fencing around the fields as well as who owned the wooded areas. Mr. Kleppin said that he had no issues with the lighting company from past projects.

**\*\* MR. MANCINI MOVED: BE IT RESOLVED** that application #1-20SP submitted by the Norwalk Recreation & Parks Department for the construction of a new soccer complex which includes new turf fields with lighting, a parking area, concession stand with bathroom, seating and ADA accessible paths at West Rocks Middle School as shown on plans by LandTech dated 2/11/20 be **APPROVED** with the following conditions:

1. That all required CEAC signoffs are submitted; and
2. That all required soil and sedimentation controls be installed prior to the start of construction and maintained until the project is completed and stabilized; and
3. That any change to the plan will require Zoning Commission approval; and
4. That all lighting shall be shielded and no illumination exceed 0.3 foot candles at the property line; and
5. That all audio systems be limited to the broadcast of athletic field events and half time shows only; no pre game or post game music shall be permitted; and
6. That all lighting and audio systems shall be turned off by 10:00pm and not turned back on until 7:00am; and

7. That proposed drainage comply with the City of Norwalk Department of Public Works Drainage Standards

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be March 13, 2020.

**Mr. Sumpter seconded.**

**Louis Schulman; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini; Richard Roina approved.**

**No one opposed.**

**No one abstained.**

**b. #5-15SP – Special Properties II, LLC – 78 Cranbury Rd/440 Newtown Ave (White Barn) – 15 unit conservation development - Request for extension of approval time - Report and recommended action**

Atty Suchy explained that the applicant was working with the Norwalk Land Trust and would like to extend the conditions of the resolution. Although this was not the applicant's first request, the commissioners agreed to the extension

**\*\* MR. SUMPTER MOVED: BE IT RESOLVED** that that the request for a **one year** extension of approval time for special permit application **#5-15SP** - Special Properties II, LLC – 78 Cranbury Road/440 Newtown Avenue – 15 unit residential conservation development as shown on a set of plans entitled “Plan Prepared for Special Properties II, LLC” by McChord Engineering Associates, Wilton CT, Scale 1”=20’, dated, revised to 6/2/11 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 **April 6, 2021**; and

**BE IT FURTHER RESOLVED** that the effective date of this action be **March 13, 2020**.

**Mr. Goldstein seconded.**

**Louis Schulman; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini; Richard Roina approved.**

**No one opposed.**

**No one abstained.**

**c. #1-20R – Zoning Commission – Proposed amendments to establish a 12 month moratorium on certain uses in I#1 zone including building material and storage yards, contractor’s storage yards and single and two family dwellings - Report & recommended action**

Mr. Kleppin said that the Planning Commission had a meeting the day before the Zoning Commission public hearing on March 17, 2020. There was a discussion about how many public hearings were on that evening.

## **V. REVIEW AND ACTION ON NEW APPLICATIONS**

There were none.

**VI. APPROVAL OF MINUTES: February 18, 2020**

**\*\* MR. WITHERSPOON MOVED to approve the February 18, 2020 Zoning Commission minutes.**

**Mr. Goldstein seconded.**

**Louis Schulman; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini; Richard Roina approved.**

**No one opposed.**

**No one abstained.**

**VII. COMMENTS OF DIRECTOR**

There were no comments from the director.

**VIII. COMMENTS OF COMMISSIONERS**

There were no comments from the commissioners.

**IX. ADJOURNMENT**

**Mr. Sumpter made a Motion to Adjourn.**

**Mr. Witherspoon seconded.**

**Louis Schulman; Michael Witherspoon; Nicholas Kantor; Nathan Sumpter; Joshua Goldstein; Frank Mancini; Richard Roina approved.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 11:22 p.m.

Respectfully submitted,

Diana Palmentiero