

**CITY OF NORWALK
ZONING COMMISSION
January 7, 2021**

PRESENT: Louis Schulman, Chair; Rod Johnson; Richard Roina; Galen Wells; Nick Kantor; Stephanie Thomas; Frank Mancini; Michael Witherspoon and Josh Goldstein (after the roll call)

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Craig Flaherty; Bill Warwick; Bob Grzywacz; Jason Miligan; Atty Bill Hennessey; Craig McClutchy; Atty Mark Klein; Frank Diurno; Bradford Craighead; Wayne D’Vanzo; Colin Grotheer;

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll. Mr. Schulman explained the rules of the public hearing.

III. PUBLIC HEARINGS

a. #9-20SP/#10-20CAM – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St & 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwelling units and 25,528sf of commercial space in a six-story building

Mr. Schulman noted that the public hearing was being continued from a past Zoning Commission meeting. Mr. Flaherty began the presentation with an introduction of the project team. He then showed them the revised site plan as it related to West Avenue which showed 2 minor updates. One of them was about the transformer which would be an additional expense for the developer. The second was about the lighting on West Avenue.

Mr. Warwick, the architect on the project, noted that the primary residential entrance off of Orchard Street would be more prominent and described the changes. He showed them the original plans as well as the revised plans.

At this point, Mr. Schulman opened the presentation up to questions. Mr. Mancini said that the revised plans looked good. Mr. Grzywacz said that he liked the more prominent entrance.

Mr. Flaherty summarized their presentation and that the application met the Zoning requirements. He noted that the application had received all the necessary approvals and referrals from City agencies and utility companies. He said that they would submit separate applications for signage when it was appropriate. He also quoted from the Plan of Conservation and Development (“POCD”) for the record.

At this point, the public was given an opportunity to make comments on this application.

Jason Miligan, Belden Avenue, spoke in support of this project. He also noted that the process went slower than he thought it should have.

Mr. Schulman noted that it had been important for Mr. Grzywacz to be a consultant for a city on this project which did make the process a little longer than anticipated.

There were no other comments from the public or the Zoning Commission.

Mr. Flaherty said that the process working with the Zoning Department, Zoning Commission and Mr. Grzywacz made the project better. Mr. Schulman closed the public hearing.

b. #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail, 40± parking spaces, together with associated site improvements

Mr. Schulman suggested that the public hearings be held separately for this application and the following one. Atty Hennessey noted that they had been waiting for comments from the Redevelopment Agency at this point. He also noted that they had resolved the questions about the type of glass used on 61 Wall Street. He believed that they had fulfilled all other requirements.

At this point, the public was given an opportunity to make comments on this application. Mr. Baker said that Mr. Milligan was waiting to speak but Mr. Schulman noted that he had spoken at the previous meeting.

There was a discussion about the affordable housing unit rates. Mr. McClutchy was asked to provide those rates. Atty Hennessey noted that this question would apply to both this application and the next one. Mr. McClutchy noted that the rate would be about \$1400 for a 1 bedroom unit. There were no other comments from the Zoning Commissioners.

Mr. Schulman closed the public hearing.

c. #6-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements

Mr. Schulman opened the public hearing. Atty Hennessey noted that they had received all the necessary applications and worked hard with Mr. Grzywacz and he hoped they would receive approval. There were no other comments from the Zoning Commissioners.

At this point, the public was given an opportunity to make comments on this application. Mr. Milligan was told that he could not speak again since he spoke last time. There were no other comments from the public.

Atty Hennessey thanked the Zoning Commission for their work on this matter. Mr. Schulman closed the public hearing.

d. #11-20SP/#9-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building

Mr. Schulman opened the public hearing. Atty Klein began the presentation with the proposed elevations for the project. He also described the proposed project and then introduced the project team. He also noted that the developer had done other projects in the East Avenue district and were nearby to this one. He noted that the entrance was in the back near the parking lot.

Mr. Diurno, the architect on the project, continued the presentation with a further discussion of the parking lot in the rear. He said there was green space there as well as the entrance. He then showed them the various levels of the building. The units had been designed to help residents who would be working from home. He also described the east elevation. He noted that the porches would remain, one as a community porch. He also described the materials to be used on the building. There was a discussion about the renderings and which was the original building and which was new construction. Mr. Craighead explained further about the renderings. The goal was to have them be compatible with the New England neighborhood feel. There was also a discussion about the units which were rentals as well as the rates.

Wayne D'Vanzo continued the presentation with a discussion about the new drainage system for which he showed them the site plans.

Atty Klein thanked the Zoning Department as well as the Zoning Commission.

At this point, the public was given an opportunity to make comments on this application.

Jason Miligan, 11 Belden Avenue, spoke about the previous project and said that he wanted to speak on it. He asked Mr. Schulman why he would risk an appeal. He then commended the applicant on this project. Mr. Schulman would still not allow him to speak on the previous application.

There were no other comments from the public. Atty Klein thanked everyone again and asked for an approval on this application. There were no other comments from the Zoning Commissioners.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on Item III a. - d.

I. #9-20SP/#10-20CAM – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St & 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwelling units and 25,528sf of commercial space in a six-story building

Mr. Schulman asked Mr. Baker to show them the proposed resolution. He then asked the commissioners if they had any comments on this project. Mr. Kantor thought it was exciting to connect the neighborhoods with the South Norwalk area. Mr. Schulman thought it was a stronger project than previously, although there was not much retail. He did note that Waypointe had a lot of retail vacancies so that it was probably the right choice. There was some discussion about the upcoming Zoning regulations re-write. Mr. Schulman noted that the application fulfilled the requirements of the special permit regulations.

**Whereas, the Zoning Commission has reviewed the peer review report prepared by Robert Grzywacz of DeCarlo & Doll dated _____;*

**Whereas, the Zoning Commission has received an approval decision by the Norwalk Redevelopment Agency dated January 5, 2021;*

**Whereas, the Zoning Commission finds that the proposed design of the building, wide sidewalks with associated landscaping, pedestrian walkway and lighting display provides for excellence in design which enhances the pedestrian experience and overall street landscape; and that no neighboring property will be adversely impacted by such structure, that the 10-foot upper story setback requirement be eliminated for this application*

**** MR. WITHERSPOON MOVED: BE IT RESOLVED** by the Norwalk Zoning Commission that application #9-20SP/#10-20CAM – TB Norwalk Apartments LLC – 467 West Ave, 17 Butler St and 3 Quincy St (The Pinnacle) – New mixed-use development with 393 dwelling units and 25,528sf of commercial space in a six-story building be **APPROVED** subject to the following conditions:

1. That the building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan A (ZSP-IA); Zoning Site Plan B (ZSP-IB); Site Grading Plan (SE-1); Site Storm & Sanitary Utilities (SE-2A); Water, Gas & Electric Utilities Plan (SE-2B); Sediment & Erosion Control Plan (SE-3) prepared by Redniss & Mead, dated 9/9/2020 and revised to 1/4/2021; and
 - b. Per architectural drawings entitled “The Pinnacle at Waypointe” pages A0-A33, prepared by Barton Partners, dated 9/4/2020 and revised to 1/4/2021; and
 - c. Per landscaping plans entitled “The Pinnacle at Waypointe” prepared by Eric Rains, dated 9/9/2020 and revised to 12/11/2020
2. That a certificate of special permit and the 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 all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Commission’s Staff, as needed; and
4. That a final Workforce Housing Plan showing a total of forty (40) workforce housing units (or unit equivalents) shall be submitted for Commission review and approval and shall include deed restriction documents, architectural floor plans and a breakdown of the number of studios, one-bedroom, two-bedroom and three-bedroom workforce housing units; the final Plan shall be submitted for Corporation Counsel review prior to filing on the Norwalk Land Records. All such workforce housing units be deed restricted in perpetuity and meet all requirements of Section 118-1050 Workforce Housing regulations; and
5. That a final lighting display plan for the pedestrian walkway be submitted for review and approval by Staff and Norwalk Redevelopment Agency; and
6. That the final crosswalk design for the Butler Street crosswalk be submitted for review and approval by Staff, Norwalk Redevelopment Agency and DPW; and
7. That a durable 12’ masonry base is provided at storefront sections; and
8. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
9. That the proposed street trees species be approved by the Tree Advisory Committee; and
10. That any and all conditions listed in the approval by the Norwalk Redevelopment Agency dated January 6, 2021 are applicable to this approval which include:

- a. All street lighting fixtures must be full cut off fixtures in full compliance with Dark Sky Requirements as shown in a photometric site plan drawing to be submitted to the Redevelopment Agency for review; and
 - b. Pedestrian street lighting shall be increased along West Avenue in order to provide consistent lighting throughout the sidewalk; and
 - c. The design of the main residential entry on Orchard Street is modified to project out further into the sidewalk, have a three-story base, and be more visible with signage; and
 - d. The transparency interpretation provided by the applicant regarding the transparency and mullion layout is the preferred scheme; and
11. That any and all conditions listed in the approval letter from Norwalk DPW, dated November 9, 2020 are applicable to this approval; and
12. That any and all conditions listed in the approval letter from Norwalk WPCA, dated December 17, 2020 are applicable to this approval; and
13. That prior to obtaining a zoning permit the main entryway plans be reviewed and approved by Planning & Zoning Staff and Norwalk Redevelopment Agency Staff; and
14. That prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning & Zoning Staff, Norwalk Redevelopment Agency Staff and the Department of Public Works; and
15. That a surety be submitted, in an amount to be determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
16. That a one (1) percent fee, based on residential construction cost, shall be paid to the City of Norwalk and placed into a fund to be used to construct affordable housing for individuals of lower income levels or families whose annual income does not exceed 60% of the state median income prior to the issuance of a zoning permit; and
17. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
18. That a surety be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work required as a condition of approval under this special permit prior to the issuance of a certificate of zoning compliance; and

19. That all traffic improvements, including those required by OSTA, be complete prior to the issuance of a Certificate of Zoning Compliance (COZC) and that within one year of the issuance of the COZC, a follow-up traffic study be submitted to determine whether minor timing adjustments need to be made by the City at Butler Street and West Avenue; and
20. That an Operations and Maintenance Plan be submitted prior to the issuance of a Certificate of Zoning Compliance to ensure the maintenance of the building façade as well as the public pedestrian walkway and lighting display; and
21. That should any building façade material become damaged or deteriorated, the property owner shall repair the damage and/or deterioration within thirty (30) days of notice from the City or other reasonable time frame approved by the Zoning Enforcement Officer; and
22. That a Connecticut licensed engineer shall certify that all of the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and
23. That all CEAC sign-offs are submitted prior to the issuance of a zoning permit; and
24. That the stormwater maintenance plan be implemented to ensure the maintenance of the onsite drainage system; and
25. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
26. That all proposed signage comply with the Building Zone Regulations; and
27. 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 requested by the property owner (excluding deliveries requested by tenants) be no earlier than 7:00 a.m. and no later than 7:00 p.m.; and
28. That any sidewalks to be replaced provide a minimum of 5' clearance from any obstruction; and
29. That any revisions to the approved plans be submitted to the Zoning Commission for their review and approval; and
30. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that this application complies with Section 118-504 Central Business District, 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 January 15, 2021.

Mr. Goldstein seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Frank Mancini; Richard Roina; Josh Goldstein; Galen Wells; Nick Kantor approved.

No one opposed.

No one abstained.

b. #5-20SPR/#07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail, 40± parking spaces, together with associated site improvements

Mr. Schulman noted that since the comments from the Redevelopment Agency had been incorporated into the resolution, those comments did not have to be read into the record. There was a discussion about the merits of this project. There was also a discussion about the language for the transformers. Mr. Schulman asked Mr. Mancini and Mr. Kantor if they had viewed the recordings of those meetings. Mr. Kantor said he would abstain, if necessary. Mr. Schulman asked the Zoning Commission members if they had attended or viewed all the meetings. Mr. Kantor and Mr. Mancini said they would abstain from voting. The other commissioners would be able to vote since they had attended the meetings. Mr. Roina said that Mr. Grzywacz was an asset to the review of some major projects lately.

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/21;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

Whereas, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;

WHEREAS, completion of the proposed development is consistent with §118-504 C.14;

WHEREAS, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;

WHEREAS, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;

WHEREAS, the proposed plan has been reviewed and approved by the Fire Marshal;

WHEREAS, street trees have been proposed for the site;

WHEREAS, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with the Department of Public Works on fixture type and height should occur prior to construction;

WHEREAS, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;

WHEREAS, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the neighborhood, will serve as an anchor for future growth in the area and will pose no negative impact on neighboring property;

WHEREAS, completion of the proposed structure will remedy any outstanding violations;

WHEREAS, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;

WHEREAS, the proposed project fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;

2. By providing street-activating uses, through proposed commercial spaces;
3. Street level entries are provided on all streets; pedestrian access to the building;
4. Sidewalks, a minimum of seven (7) feet are provided in all locations;
5. Open space is provided within the ground floor as well as on the roof 17 Isaac Street;
6. Public realm space is provided within the wider sidewalk as well as within the ground floor of the building;

WHEREAS, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;

WHEREAS, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"

WHEREAS, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

**** MR. GOLDSTEIN MOVED: BE IT RESOLVED** that #5-20SPR – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail be **APPROVED**, subject to the following conditions:

1. That within 45 days, with an additional 30-day extension possible, from the date of the approval of this application, the applicant shall install fence-screening, as required by the Norwalk Redevelopment Agency, on the ground floor fencing that exists on the 61 Wall Street site; and
2. That an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, to be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls prior to the filing of the Site Plan on the Land Records; and

4. That a 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
5. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and

6. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and

7. That any sidewalks provide a minimum of 5' clearance from any obstruction; and

8. That storefront sections of the building shall contain a durable masonry base at least 12' in height; and

9. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

10. That the proposed street trees species be approved by the Tree Advisory Committee; and

11. That an Erosion and Sediment Control Bond, in an amount to be determined by staff, shall be submitted prior to obtaining a zoning permit; and

12. 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

13. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and

14. Prior to obtaining a zoning permit Planning and Zoning staff in conjunction with the Department of Public Works and the Traffic Authority shall review the possibility and merits of eliminating three (3) parking spaces on Wall Street and extending the sidewalk area west as shown on page 20 of the DeCarlo & Doll peer review report dated 1/5/21; and

15. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and

16. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
17. That the “DRAFT Affordability Plan” dated October 23, 2020, be submitted to the Corporation Counsel’s office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
18. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
19. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
20. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and
21. Should any building façade material become damaged or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days’ notice from the City; and
22. That all signage comply with the zoning regulations; and
23. That any murals installed on the building facades comply with any applicable City policies; and
24. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes & Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/27/2020.
 - b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/27/2020.

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.

Mr. Mancini seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Richard Roina; Josh Goldstein; Galen Wells; approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/21;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

WHEREAS, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;

WHEREAS, completion of the proposed development is consistent with §118-504 C.14;

WHEREAS, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;

WHEREAS, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;

WHEREAS, the proposed plan has been reviewed and approved by the Fire Marshal;

WHEREAS, street trees have been proposed for the site;

WHEREAS, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with the Department of Public Works on fixture type and height should occur prior to construction;

WHEREAS, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;

WHEREAS, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the

neighborhood, will serve as an anchor for future growth in the area and will pose no negative impact on neighboring property;

WHEREAS, completion of the proposed structure will remedy any outstanding violations;

WHEREAS, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;

WHEREAS, the proposed project fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;

2. By providing street-activating uses, through proposed commercial spaces;
3. Street level entries are provided on all streets; pedestrian access to the building;
4. Sidewalks, a minimum of seven (7) feet are provided in all locations;
5. Open space is provided within the ground floor as well as on the roof 17 Isaac Street;
6. Public realm space is provided within the wider sidewalk as well as within the ground floor of the building;

WHEREAS, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;

WHEREAS, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"

WHEREAS, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

**** MS. WELLS MOVED: BE IT RESOLVED** that #07-20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; 61 Wall Street (aka Wall Street Place Phase I) – Complete construction of an existing 6 story frame structure as a mixed use building with 101 dwelling units, 10,233+/- square feet retail be **APPROVED**, subject to the following conditions:

1. That within 45 days, with an additional 30-day extension possible, from the date of the approval of this application, the applicant shall install fence-screening, as required by the Norwalk Redevelopment Agency, on the ground floor fencing that exists on the 61 Wall Street site; and
2. That an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, to be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

3. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls prior to the filing of the Site Plan on the Land Records; and
4. That a 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
5. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
6. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
7. That any sidewalks provide a minimum of 5' clearance from any obstruction; and
8. That storefront sections of the building shall contain a durable masonry base at least 12' in height; and
9. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
10. That the proposed street trees species be approved by the Tree Advisory Committee; and
11. That an Erosion and Sediment Control Bond, in an amount to be determined by staff, shall be submitted prior to obtaining a zoning permit; and
12. 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
13. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and
14. Prior to obtaining a zoning permit Planning and Zoning staff in conjunction with the Department of Public Works and the Traffic Authority shall review the possibility and merits of eliminating three (3) parking spaces on Wall Street and extending the sidewalk area west as shown on page 20 of the DeCarlo & Doll peer review report dated 1/5/21; and
15. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and
16. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
17. That the "DRAFT Affordability Plan" dated October 23, 2020, be submitted to the Corporation Counsel's office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and

18. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
19. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
20. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and
21. Should any building façade material become damage or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
22. That all signage comply with the zoning regulations; and
23. That any murals installed on the building facades comply with any applicable City policies; and
24. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes & Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/27/2020.
 - b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/27/2020.

BE IT FURTHER RESOLVED that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.

Mr. Witherspoon seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Richard Roina; Josh Goldstein; Galen Wells; approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

c. #6-20SPR/#08/20CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements

Most commissioners had the same comments as the previous application. There were some slight changes made to the resolution.

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/2020;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

Whereas, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;

WHEREAS, completion of the proposed development is consistent with §118-504 C.14;

WHEREAS, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;

WHEREAS, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;

WHEREAS, the proposed plan has been reviewed and approved by the Fire Marshal;

WHEREAS, landscaping has been proposed for the site including street trees, a pocket-park, as well as additional landscaping to provide screening from Commerce Street;

WHEREAS, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with Department of Public Works on fixture type and height should occur prior to construction;

WHEREAS, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;

WHEREAS, there are no outstanding violations on this property;

WHEREAS, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;

WHEREAS, the proposed projects fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;

2. By providing street-activation through display boxes for art and other items;
3. Street level access is provided to the building;
4. Sidewalks, a minimum of seven (7) feet are provided in all locations;
5. Open space is provided on the roof of the proposed structure to be used by the entire development;
6. Public realm space is provided within the wider sidewalk as well as within the pocket-park;

WHEREAS, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;

WHEREAS, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"

WHEREAS, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the neighborhood, will serve as an anchor for future development in the area; and

WHEREAS, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

**** MR. ROINA MOVED: BE IT RESOLVED** that application **#06-20SPR** –Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) –

Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements be **APPROVED**, subject to the following conditions:

1. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
2. That a 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 an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, be filed on the Norwalk Land Records prior to the issuance of a zoning permit; 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 prior to the filing of the Site Plan on the Land Records; 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 any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
7. That the proposed street trees species be approved by the Tree Advisory Committee; and
8. That any sidewalks provide a minimum of 5' clearance from any obstruction; and
9. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
10. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and
11. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and
12. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
13. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
14. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and

15. That the “DRAFT Affordability Plan” dated October 23, 2020, be submitted to the Corporation Counsel’s office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
16. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
17. That all signage comply with the zoning regulations and should any graffiti be placed on the Commerce Street retaining wall it be removed within thirty (30) days’ notice from the City; and
18. That any murals installed on the building facades comply with any applicable City policies; and
19. Should any building façade material become damage or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days’ notice from the City; and
20. That all signage comply with the zoning regulations; and
21. That any murals installed on the building facades comply with any applicable City policies; and
22. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes & Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/22/20.
 - b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/22/2020.

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.

Mr. Mancini seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Richard Roina; Josh Goldstein; Galen Wells; approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

WHEREAS, the application was physically received by the Planning and Zoning Department on August 27, 2020;

WHEREAS, the official date of receipt of the application was September 3, 2020;

WHEREAS, the application was reviewed by the Commission on September 16, 2020;

WHEREAS, the applicant presented the applications to the Commission for public hearings on November 5, 2020, November 18, 2020, December 9, 2020 and December 22, 2020;

WHEREAS, the Commission unanimously approved the text amendment on December 15, 2020;

WHEREAS, the Commission closed the hearing on December 22, 2020, pending receipt of a report from the Norwalk Redevelopment Agency and final comments from the peer review Architect Robert Grzywacz;

WHEREAS, the Commission met on January 7, 2021 and received the report from the Norwalk Redevelopment Agency dated 1/6/2020;

WHEREAS, the Commission officially closed the hearing on January 7, 2021;

WHEREAS, in consideration of the above, the Commission made the following additional findings:

WHEREAS, the proposed structure complies with the Schedule Limiting Height and Bulk of Buildings in the CBD Zone;

WHEREAS, completion of the proposed development is consistent with §118-504 C.14;

WHEREAS, the Commission agrees with the conclusion of the applicant's traffic engineer that the project traffic will not result in an increase in traffic or result in any deterioration in the level of service;

WHEREAS, the applicant has provided the requisite number of parking and loading spaces as required by the Building Zone Regulations;

WHEREAS, the proposed plan has been reviewed and approved by the Fire Marshal;

WHEREAS, landscaping has been proposed for the site including street trees, a pocket-park, as well as additional landscaping to provide screening from Commerce Street;

WHEREAS, the proposed lighting on the building as well as the street lighting complies with all applicable city standards; however, additional discussion with Department of Public Works on fixture type and height should occur prior to construction;

WHEREAS, the application has been reviewed and approved by both the Department of Public Works and the Water Pollution Control Authority;

WHEREAS, there are no outstanding violations on this property;

WHEREAS, the proposed structure complies with ALL standards within the Schedule of Height and Bulk of Buildings;

WHEREAS, the proposed projects fully complies with the § 118-504.C, Lot and Building Requirements of the Building Zone Regulations; specifically with the following applicable standards;

1.By providing street-activation through display boxes for art and other items;

2. Street level access is provided to the building;
3. Sidewalks, a minimum of seven (7) feet are provided in all locations;
4. Open space is provided on the roof of the proposed structure to be used by the entire development;
5. Public realm space is provided within the wider sidewalk as well as within the pocket-park;

WHEREAS, the Commission concurs with the applicant's finding that the project is consistent with the general policies and goals listed in Section 2.1 of the Coastal Management Report, dated August 13, 2020;

WHEREAS, the Commission has determined that, consistent with the recommendations of the Citywide Plan, the Wall Street area, once the historic center of the downtown, requires additional development, specifically additional housing, including affordable units, to add vitality to this area and support neighborhood businesses;"

WHEREAS, the Commission has determined that the proposed project, originally approved in 2008, is consistent with the initial submittal and is in keeping with the neighborhood, will serve as an anchor for future development in the area; and

WHEREAS, the Commission, in conjunction with the Norwalk Redevelopment Agency, hired a third-party, architectural peer review consultant, who thoroughly analyzed the project from a design and code perspective and recommended approval of the plan with some additional recommendations; now, therefore, be it

**** MR. JOHNSON MOVED: BE IT RESOLVED** that application **#08-20CAM** –Second Garden Development Limited Partnership – 17 Isaacs Street (aka Wall Street Place Phase I) – Construction of new 4 story building with 2 upper residential stories to include 50 units above parking garage levels with 152+/- parking spaces to support both the residential uses for 61 Wall Street and 17 Isaacs Street, together with associated site improvements be **APPROVED**, subject to the following conditions:

1. That any outstanding CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
2. That a 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 an easement be submitted to the Corporation Counsel's office for review and approval, indicating a shared parking agreement in perpetuity between 17 Isaac Street and 61 Wall Street, be filed on the Norwalk Land Records prior to the issuance of a zoning permit; 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 prior to the filing of the Site Plan on the Land Records; 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 any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
7. That the proposed street trees species be approved by the Tree Advisory Committee; and
8. That any sidewalks provide a minimum of 5' clearance from any obstruction; and
9. That a copy of the permit issued by the Office of the State Traffic Administration (OSTA) be submitted prior to the issuance of a zoning permit and that any modifications to the approved plan, including changes requested by OSTA, be submitted for review by the Zoning Commission; and
10. Prior to obtaining a zoning permit that the proposed light fixtures and poles be reviewed and approved by Planning and Zoning staff, Norwalk Redevelopment Agency staff and the Department of Public Works; and
11. That prior to obtaining a zoning permit, the applicant shall meet with the City and Redevelopment staff along with Eversource to determine the feasibility and determine the costs of installing the transformers below grade; and
12. Should the installation of transformers below grade be determined to be infeasible, the applicant shall work with the City to ensure that the transformer is screened to the greatest extent possible and located as to be the least intrusive into the public way; and
13. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
14. That a Connecticut licensed engineer certify that all of the required improvements, including any required off-site improvements, were installed to City standards; and
15. That the "DRAFT Affordability Plan" dated October 23, 2020, be submitted to the Corporation Counsel's office for review and approval, and filed on the Norwalk Land Records prior to the issuance of a final Certificate of Zoning Compliance; and
16. That a follow-up traffic study be submitted twelve (12) months after receipt of the certificate of occupancy; and
17. That all signage comply with the zoning regulations and should any graffiti be placed on the Commerce Street retaining wall it be removed within thirty (30) days' notice from the City; and
18. That any murals installed on the building facades comply with any applicable City policies; and
19. Should any building façade material become damage or deteriorate, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
20. That all signage comply with the zoning regulations; and
21. That any murals installed on the building facades comply with any applicable City policies; and
22. The building and site will be developed in accordance with the following plans:
 - a. Per Zoning Site Plan (ZSP-1), Site Grading Plan (SE-1), Site Utility Plan (SE-2), Site Paving Plan (SE-3), Sediment & Erosion Control Plan (SE-4), Notes &

Details (SE-5), Details (SE-6 & SE-7), prepared by Redniss & Mead, dated 8/13/20, as revised 12/22/20.

- b. Per Architectural Floor Plans, Landscape Plan and Elevations prepared by Crosskey Architects dated 8/13/2020 revised through 12/22/2020.

BE IT FURTHER RESOLVED that this application complies with applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this action be January 15, 2021.

Mr. Goldstein seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Richard Roina; Josh Goldstein; Galen Wells approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

d. #11-20SP/#9-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building

WHEREAS the application was received by the Planning and Zoning Department on November 20th, 2020;

WHEREAS the applicant presented to the Commission on December 9th, 2020 for preliminary review;

WHEREAS the application was reviewed by the Village District Review Consultant, who provided a favorable recommendation for the development with minor advised revisions;

WHEREAS the Commission conducted a public hearing on this application on January 7, 2021; and

WHEREAS the Commission deliberated on the application on January 7, 2021; now, therefore, be it

**** MR. ROINA MOVED: BE IT RESOLVED** that special permit and coastal area management application #11-20SP/#09-20CAM – BPC Capital Mgmt II, LLC – 96 East Avenue – Eight (8) residential units in historic building be **APPROVED**, subject to the following conditions:

1. That all CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit; and
2. That a certificate of special permit and the mylar of the approved survey (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 all soil and erosion controls be installed and maintained prior to the start of any construction or site work; and
4. Applicant should consider rooftop solar and explore LID techniques to handle site drainage; and
5. The building and site will be built and developed in accordance with the following plans:
 - a. Per Zoning Location Survey prepared by Arcamone Land Surveyors, LLC dated 03/12/2020 revised through 12/03/20.
 - b. Per Architectural Plans prepared by Balance Architecture dated 11/19/2020 revised through 12/29/2020.
 - c. Per Drainage Plan prepared by Fairfield County Engineering, LLC dated 11/05/2020/
 - d. Per Detail Sheet prepared by Fairfield County Engineering, LLC dated 11/05/2020.
 - e. Per Lighting plan prepared by Balance Architecture dated 11/19/2020 revised through 12/29/2020.

Ms. Thomas seconded.

Louis Schulman; Rod Johnson; Michael Witherspoon; Stephanie Thomas; Richard Roina; Josh Goldstein; Galen Wells; approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

V. REVIEW AND ACTION ON NEW APPLICATIONS

a. #2021-02 CAM – Hillcrest Partners LLC – 143 Rowayton Avenue – Four (4) unit residential building – Preliminary Review

Mr. Schulman began the presentation. Atty Hennessey began the presentation with an introduction of the project team. He then oriented the commissioners as to the location of the property on an aerial map. He then gave a thorough overview of the project. He showed them the renderings of the proposed building.

Colin Grotheer, the architect on the project, continued the presentation by noting that his firm had been involved in a number of projects in Rowayton. He then described what they were seeing on the elevations with materials, foundations, etc. He also described the floor plans which included bonus space. He then discussed the landscape plan.

Atty Hennessey noted that they had received comments from the Zoning Department staff which they were working on. He also noted that the development did not require a CEAC meeting. They would also present to the 5 Mile River Commission later in the month. Mr.

Schulman noted that the public hearing would be in early February, after the approval from the 5 Mile River Commission was received. There was also a discussion about the elevation of the project.

VI. APPROVAL OF MINUTES: December 15, 2020; December 22, 2020

**** MR. WITHERSPOON MOVED to approve the December 15, 2020 meeting minutes.**

Mr. Johnson seconded.

Louis Schulman, Chair; Rod Johnson; Richard Roina; Galen Wells; Stephanie Thomas; Michael Witherspoon and Josh Goldstein approved.

No one opposed.

Nick Kantor and Frank Mancini abstained.

**** MR. WITHERSPOON MOVED to approve the December 15, 2020 meeting minutes.**

Mr. Goldstein seconded.

Louis Schulman, Chair; Rod Johnson; Richard Roina; Galen Wells; Michael Witherspoon; Josh Goldstein; Nick Kantor and Frank Mancini approved.

No one opposed.

Stephanie Thomas abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin noted that he had left the Zoning Commission meeting to attend the Planning Committee of the Common Council to discuss the Zoning regulations contract details. He hoped to have the work start in February or March.

There would be a committee to assist in the hiring of a consultant for the Zoning Commission architectural review which Mr. Johnson was asked to be on. Ms. Wells was asked to be on the committee to hire the traffic consultant for the Zoning Commission. The current contracts for these consultants were about to expire.

Mr. Kleppin informed the commissioners that he believed the Norden hearing would continue on January 27. He would confirm that and let them know.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman wished everyone a Happy New Year.

IX. ADJOURNMENT

Ms. Thomas made a Motion to Adjourn.

Mr. Goldstein seconded.

Louis Schulman; Rod Johnson; Richard Roina; Galen Wells; Nick Kantor; Stephanie Thomas; Frank Mancini; Michael Witherspoon and Josh Goldstein approved.

No one opposed.

No one abstained.

The meeting was adjourned at 8:22 p.m.

Respectfully submitted,

Diana Palmentiero