

**CITY OF NORWALK
ZONING COMMISSION
May 6, 2021**

PRESENT: Louis Schulman, Chair; Rod Johnson; Frank Mancini; Galen Wells; Nick Kantor; Michael Witherspoon and Josh Goldstein

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty Adam Blank; Diane Cece; Atty Liz Suchy; Chris DeAngelis; Mark Hopper; Kevny Moses; Tess Schwartz; Judy _____; Collene Byrne; Dean Martin; Bill Andriopoulos; Greg DelRio

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 noted that the item III.b., #2021-10 SP - Norwalk Housing Ventures II, LP, would be moved to later in the agenda. He then discussed the rules for the public hearings.

III. PUBLIC HEARINGS

a. #2021-12 R – Zoning Commission – Proposed text amendment to Article 101 – Workforce Housing Regulations of the Building Zone Regulations

Mr. Schulman opened the public hearing. Mr. Kleppin began the presentation with the history of the workforce housing program. He discussed some workforce housing statistics. He then discussed the purpose of the amendments which included making the regulations consistent. An Affordable Housing Plan is due in the Fall of 2022 which a member of Planning and Zoning staff is working on. He also discussed the impacts of the amendment. He said that the Planning Commission had approved the referral for these amendments but thought the fee should be higher. He answered the question as to why the city is amending the regulations now. He also discussed the proposed text. He noted that he had received some comments from an attorney, David Waters, about the administration of the workforce units. He thought the city should be the administrator of the units. When someone is looking for these types of units, they would know which properties had units.

There was a discussion about the fees being collected from all developers to be used for workforce housing, since these types of units benefit the entire city. Mr. Kleppin noted that

this was a discussion that could be had with these developers since many companies would like their back office staff to live closer or in Norwalk. There was a discussion about whether these fees would discourage smaller development. There was also a discussion about what other states are doing about workforce housing but Mr. Kleppin said they only researched surrounding communities. There was a discussion about the fee percentage. Mr. Kleppin said that certain items could be reviewed again during the zoning regulations re-write. There was a discussion as to whether these fees were nominal. It was noted that fees are usually included in the cost of doing business.

Adam Blank, spoke on behalf of himself and a developer, GreyRock Homes. He discussed what the impacts could be to developers especially as it pertained to fees. He agreed that increasing affordable housing was a good goal. He thought this would be a tax on residential development. He also made suggestions as to other ways to create affordable housing to the city, including accessory units. He also discussed creating a system of bonuses which could work. He also asked them to pause the process. He also discussed the costs to developers and some of the bonuses which had not been used in the past by them. He also made some suggestions to the wording of the regulations.

Diane CeCe, as the East Norwalk Neighborhood Association, said that she agreed with all that Atty Blank had said. She had concerns how the amendment would be reviewed for congregate and senior housing. She also said that they wanted to encourage incremental housing. She apologized for not submitting her questions prior to the meeting. She thanked them for wanting the regulations to be consistent. She had questions about the fees and how much money was in the fund now.

There were no further speakers so Mr. Kleppin addressed the questions raised by these two speakers. He noted that there is some legislation at the state level. He then answered questions from the Zoning commissioners.

There was a discussion about base rentals for the elderly. There was also a discussion as to whether they could vote on the resolution this evening.

The Planning Commission and D.E.E.P.s referrals were read into the record. The Harbor Commission had approved the application.

Mr. Schulman closed the public hearing.

b. #2021-10 SP – Norwalk Housing Ventures II, LLC – 1 Elmcrest Terrace – Proposed historic preservation development to rehabilitate existing historic buildings and construct a six-unit residential addition

Mr. Schulman opened the public hearing. Atty Suchy began the presentation with an introduction of the project team. She noted that all abutting neighbors had been notified of the

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public hearing and the envelope with the certified, return receipt cards had been turned over to the Zoning Department staff. She asked that 3 letters of support be read into the record. She continued the presentation with a description of the current property. She noted which buildings would be renovated and described a new addition to the cottage. She also noted which sign-offs the applicant had received. They were still waiting for a sign off from the Department of Public Works.

Chris DeAngelis, the engineer on the project, continued the presentation by showing the commissioners the survey of the property. He discussed the proposed parking spaces as well as the proposed drainage. He also showed them the tree island. He also discussed the signoffs.

Atty Suchy said that the Norwalk Historical Society had approved the application

Mark Hopper, the architect on the project, showed the interior of the building and discussed the removal of the fire escapes to restore the aesthetics of the buildings. He then discussed the height of the buildings. The color of the buildings would remain the same. He showed them four photos of the existing building as well as an exterior rendering which showed the landscapes. He showed the interior renderings for all the buildings as well as the materials for them. He also discussed the lighting plan for the property.

There was a discussion about repairing a concrete wall that surrounds the barracks. The applicant has determined it is sound. Atty Suchy noted that they would be open to suggestions and said they could have some cascading landscaping over the wall. She also asked that the applicant work with the Zoning Department staff which could be a condition of approval. Kevny Moses said that painting might be a better way to fix the wall, rather than stucco. There was a discussion about the color of the paint.

Tess Schwartz, the traffic engineer, discussed the traffic study and noted that there would not be a significant increase in traffic. She said that they had also conducted a parking analysis because of the location of the property near the hospital.

No one from the public spoke in support or against the application.

Atty Suchy noted the three letters that were received in support of the application. She then discussed that the application met all applicable regulations and should be approved.

Mr. Schulman closed the public hearing.

c. #1-20 R – Zoning Commission – Extension of a 12 month moratorium on certain uses in the I#1 Zone including building material and storage yards, contractor’s storage yards and single and two family dwellings

Mr. Schulman opened the public hearing. Mr. Kleppin began the presentation which was brief. He noted that the moratorium was enacted last year and noted that it had the ability to extend the moratorium since the industrial zones study had not been completed. He said that the Zoning Department had received several emails in support and some against the moratorium. There was a discussion about how long the extension should be. Mr. Kleppin said they would have to amend the POCD and zoning regulations which could be 1 year.

Judy _____, 7 Pequot Drive, spoke about the Norden property and why was it being excluded from the moratorium.

Diane Cece, East Norwalk Neighborhood Association, noted that the moratorium should have been expanded. She had several suggestions as to how they could move this application forward. She also read a letter into the record from ENNA.

Atty Suchy spoke on behalf of many of her clients who own contractor's yards, etc. She spoke against the moratorium and asked them to reconsider extending the moratorium.

There were no other members of the public that spoke for or against the extension of the moratorium.

Mr. Kleppin then discussed the allowed uses and how it had affected the prior Norden application. He also was not in favor of having residential on that site. He explained what other uses could be located at that site. He then discussed the proposed Zoning language. There was also a discussion about any applications waiting for this moratorium to expire. There was a discussion about a second extension.

Mr. Schulman closed the public hearing.

IV. REVIEW AND ACTION ON PENDING APPLICATIONS

a. Action on items III. a., b. and c.

i. #2021-10 SP – Norwalk Housing Ventures II, LLC – 1 Elmcrest Terrace – Proposed historic preservation development to rehabilitate existing historic buildings and construct a six-unit residential addition

**Whereas the Norwalk Zoning Commission held a public hearing on this application on May 6, 2021; and*

**Whereas the Norwalk Zoning Commission has received and reviewed an approval letter from the Norwalk Historical Commission; and*

**Whereas the Norwalk Zoning Commission has determined that the structures contribute to community character and possess a degree of historic significance; and*

**Whereas the Norwalk Zoning Commission has determined that the method and degree of preservation maintains the character, aesthetic and architecture of the historic buildings;*

**** MR. MANCINI MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Zoning Commission that application #2021-10 SP – Norwalk Housing Ventures II, LLC – 1 Elmcrest Terrace – Proposed historic preservation development to rehabilitate existing historic buildings and construct a six-unit residential addition 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 Location Survey entitled “Proposed Addition” prepared by Land Surveying Services, LLC for Norwalk Housing Ventures II LLC, 1 Elmcrest Terrace, Norwalk, Connecticut, dated 3/18/2021; and
 - b. Per Site Plan (C-1); Grading, Drainage & Utility Plan (C-2) prepared by Cabezas & DeAngelis, dated 3/18/2021, revised to 3/31/2021 and 4/20/2021; and
 - c. Per architectural plans entitled “1 Elmcrest Avenue (50 Connecticut Avenue)” prepared by Crosskey Architects, dated 3/30/2021; and
 - d. Per landscaping plans entitled “Overall Landscape Planting Plan” for 1 Elmcrest Terrace, page LP-1 and LP-2, prepared by Environmental Land Solutions, LLC, dated 3/18/2021
2. That a certificate of special permit and mylar map 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 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
4. 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
5. That a final Workforce Housing Plan showing a total of one (1) workforce housing unit(s) 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

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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 prior to the issuance of a Certificate of Zoning Compliance; and
7. 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
8. That a plan detailing proposed façade improvements to the concrete wall along the frontage of the property be submitted to staff for review and approval prior to issuance of a zoning permit; and
9. That a follow-up parking analysis be submitted six (6) months after issuance of a Certificate of Zoning Compliance for morning, afternoon and evening parking availability on the site; and
10. That any and all conditions listed in a memo dated May 5, 2021 from Norwalk WPCA are applicable to this approval; and
11. That any and all conditions as required by Norwalk DPW are applicable to this approval; and
12. That any and all conditions as required by Norwalk TMP are applicable to this approval; and
13. That all CEAC sign-offs are submitted prior to the issuance of a zoning permit; and
14. That the stormwater maintenance plan be implemented to ensure the maintenance of the onsite drainage system; and
15. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
16. That any revisions to the approved plans be submitted to the Zoning Commission for their review and approval; and
17. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations; and
18. That this special permit shall only remain effective so long as the subject structures are preserved and maintained as principal structures on the property; and
19. That a building permit must be issued within one (1) year from the effective date or this special permit shall become null and void, unless an extension of time is applied for and granted by the Commission; and

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BE IT FURTHER RESOLVED that this application complies with Section 118-360 D Residence Zones, Section 118-1450 Special Permits and with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this action is May 14, 2021.

Mr. Goldstein seconded.

Before the resolution was voted on, Mr. Schulman noted that the applicant had met all the Special Permit requirements.

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

No one opposed.

No one abstained.

li. #2021-12 R – Zoning Commission – Proposed text amendment to Article 101 – Workforce Housing Regulations of the Building Zone Regulations

Ms. Wells said that they should move forward. Mr. Kantor agreed that this was a good way to handle these regulations. Mr. Johnson noted that there should be a change from “value” to “cost.” Mr. Schulman said that the charges should be toward all construction in the city. Mr. Kleppin noted that they would work on the process for these amendments.

**** MR. WITHERSPOON MOVED: BE IT RESOLVED** that #2021-12 R– Zoning Commission – Amendments to the Workforce Housing Regulations dated 3/25/21 be approved.

BE IT FURTHER RESOLVED that the reasons for this action are to implement the following Plan of Conservation and Development goals, policies and actions:

1. Expand workforce housing options, including conducting a citywide housing study and reviewing the existing workforce housing regulations, to allow more employees to live in Norwalk and avoid costly commutes from distant locations. (Chapter 3, Prosperity & Opportunity, Goal 2: A.vii, Pg. 56)
2. Development of policies that promote mixed income, diverse housing environments, reduce concentration of poverty, and support economic development (Chapter 4: Housing Choice & Healthy Lifestyle, Goal 1: A.ii., Pg. 74)
3. Continue to meet or exceed the state’s 10% goal for affordable housing. (Chapter 4, Housing Choice & Healthy Lifestyle, Goal 1: D.ii, Pg. 77)
4. Continue the inclusionary zoning program. (Chapter 4, Housing Choice & Healthy Lifestyle, Goal 1: D.iii, Pg. 78):

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BE IT FURTHER RESOLVED that the proposed amendment is consistent with Chapter 4, Housing Choice & Healthy Lifestyle, page 68, which states:

“While, from the state’s point of view, Norwalk has fulfilled its regional responsibility to provide affordable housing, there is a continuing need for affordable housing to serve the city’s very low- and low-income population, including seniors and disabled persons.

BE IT FURTHER RESOLVED that the effective date of this application is May 16, 2021.

Ms. Wells seconded.

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

No one opposed.

No one abstained.

iii. #1-20 R – Zoning Commission – Extension of a 12 month moratorium on certain uses in the I#1 Zone including building material and storage yards, contractor’s storage yards and single and two family dwellings

Several commissioners thought that it was a good idea to extend the moratorium at this time. Mr. Kleppin noted that the other moratorium items would be on the next Zoning Commission agenda.

**** MR. GOLDSTEIN MOVED: BE IT RESOLVED** that the request to extend the existing 12-month moratorium on building material and storage yards, contractor’s storage yards and single and two family dwellings in the Industrial #1 zone, adopted by the Commission on May 20, 2020 be extended an additional twelve (12) months, be approved;

BE IT FURTHER RESOLVED that the reasons for this action are to implement the Plan of Conservation and Development:

1) Chapter 3, Goal 2Aiii. Study industrial zoning and update zoning and land use regulations to allow and encourage a wider set of uses in targeted industrial zones, focused on market opportunities in warehouse/logistics, brewing/distilling, artist/artisan uses and other light industrial uses that do not have detrimental externalities on nearby areas; and

2) Chapter 12, Goal 3Aii. Prepare a study to evaluate the industrial zoning districts against modern industrial requirements, market demand, future trends, and economic development goals. Create refined performance standards and update the use table (e.g. allow by-right warehouse and wholesale distribution facilities, boutique manufacturing, clean industry, etc.); and

3) Chapter 12, p. 239. No heavy industry or residential uses. Contractor yards for processing erodible materials should be limited and held to strict performance standards, if permitted.

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BE IT FURTHER RESOLVED that the effective date of this action be May 16, 2021.

Mr. Witherspoon seconded.

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

No one opposed.

No one abstained.

b. #2021-14 SPR – WDG Norwalk, LLC – 480 Westport Avenue – Intensification of existing restaurant use – Report & recommended action

Collene Byrne, said she was representing WDG Norwalk aka Popeye's, and began the presentation with a review of the site plan. She oriented the commissioners as to the location of the property on an aerial map. She spoke about the ingress and egress of the property. She showed them the architectural plans. She also discussed the traffic study and understood that there were concerns because of the queuing at Chick-Fil-A further down the road. There was a discussion about the seating capacity of Popeye's.

**Whereas the Norwalk Zoning Commission has reviewed a traffic impact study prepared by Solli Engineering dated 4/20/21 and revised to 4/28/21;*

**** MR. MANCINI MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Zoning Commission that application #2021-14 SPR – WDG Norwalk, LLC – 480 Westport Avenue – Intensification of existing restaurant use 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 Location Survey entitled "480 Westport Avenue (U.S. Rte. 1)" prepared by Ryan & Faulds for WDG Norwalk, LLC, dated 1/7/2021; and
 - b. Per Site Plan (2.11) prepared Solli Engineering, dated 4/8/2021 and revised to 4/20/21; and
 - c. Per architectural plans sheet (A1), (A5) and (A6) entitled "Popeye's, 480 Westport Avenue, Norwalk, Connecticut" prepared by Architrave Group PC, dated 3/19/2021; and
2. 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
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 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
5. 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
6. That should traffic queuing onto the site exceed the queuing capacity available, that a follow up traffic study be submitted to the Zoning Commission detailing solutions to the traffic problem for their review and approval; and
7. That any and all conditions listed in a memo dated 5/4/21 from Norwalk WPCA are applicable to this approval; and
8. That any and all conditions required by Norwalk DPW shall be applicable to this approval; and
9. That any and all conditions required by Norwalk TMP shall be applicable to this approval; and
10. That all CEAC sign-offs are submitted prior to the issuance of a zoning permit; and
11. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and
12. That any revisions to the approved plans be submitted to the Zoning Commission for their review and approval; and
13. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations; and
14. That a building permit must be issued within one (1) year from the effective date or this site plan review permit shall become null and void, unless an extension of time is applied for and granted by the Commission; and

BE IT FURTHER RESOLVED that this application complies with Section 118-522 Business No. 2 Zone, Section 118-1451 Site Plan Review and with all applicable sections of the Building Zone Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this action is May 14, 2021.

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Mr. Kantor seconded.

Louis Schulman; Rod Johnson; Frank Mancini; Galen Wells; Nick Kantor and Josh Goldstein approved.

No one opposed.

No one abstained.

V. REVIEW AND ACTION ON NEW APPLICATIONS

a. #2021-15 CAM/SPR – Van Zant Apartments, LLC – 12 Van Zant Street – Demo existing structure to construct 5-unit multifamily residence – Report & recommended action

Atty Suchy began the presentation by introducing the project team. She gave a description of the property which included a house that would be demolished. The Historical Society had not deemed it worthy of historical significance. There would be streets added to the landscape as well as a drainage system. She discussed the sign-offs which had been received.

Dean Martin continued with a discussion of the site plan. He explained where the building would be located on the property. He discussed the storm water management system. He also discussed the recreation area. He noted that there had been comments from city departments. He also explained how the lighting plan would work.

There was a discussion about an abutting neighbor and the shared driveway. Atty Suchy said there were discussions between the two owners of the property and that the abutting neighbor has another driveway on the other side of the property.

Bill Andriopoulos showed them the renderings of the proposed units. He then showed them the elevations. He described the materials.

Greg DelRio, the traffic engineer, described the current parking situation as well as the amount of trips for the proposed development. He did not believe that it would increase traffic in the area.

Atty Suchy discussed some comments raised by neighbors and concluded the presentation.

**** MS. WELLS MOVED: THEREFORE BE IT RESOLVED that #2021-15 CAM SPR – Van Zant Apartments, LLC – 12 Van Zant Street – Demo existing structure to construct 5-unit multifamily residence be **APPROVED** subject to the following conditions:**

1. That the building and site be developed in accordance with the following plans

- a. Per Zoning Location Survey prepared by Arcamone Land Surveyors LLC dated 4/5/2021.
 - b. Per Site Plan Layout Plan dated 11/18/2020 (Sheet No. 1 of 3); Planting Plan dated 11/18/2020 (Sheet No. 2 of 3); Details and Notes dated 11/1/2020 (Sheet No. 3 of 3); prepared by Grumman Engineering, LLC.
 - c. Per Architectural Plans entitled “New 5 Residential Units” pages A1 – A4 prepared by ADA Architects, dated 7/2/2020 revised to 4/12/2021.
2. That all CEAC signoffs shall be submitted to staff prior to the issuance of a zoning permit and any and all conditions required by each respective department be applicable to this approval; and
 3. That all soil and erosion 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 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
 5. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
 6. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations; and
 7. That this approval is subject to Section 118-1451 B.(10) of the Building Zone Regulations; and
 8. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; and

BE IT FURTHER RESOLVED that this application complies with Section 118-510 Neighborhood Business Zone 118-1451 Site Plan Review 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 May 14th, 2021.

Mr. Goldstein seconded.

Louis Schulman; Rod Johnson; Galen Wells; Nick Kantor; and Josh Goldstein approved.

No one opposed.

Frank Mancini abstained.

VI. DISCUSSION OF OTHER ITEMS

a. Industrial zones study status report

Mr. Kleppin said that he would send the commissioners a link to a meeting for them to review.

b. South Norwalk TOD study status report

There had not been a meeting so Mr. Kleppin did not have anything to report.

c. Zoning Regulations rewrite status report

Mr. Kleppin said that the consultants are working on this so there is nothing new to report. There was a discussion as to when the Zoning Commission would meet with them. Mr. Kleppin said he would be arranging meetings for sometime in June.

d. Discussion of Housing Bills

Mr. Schulman had sent an email to State Representative Stephanie Thomas but has not heard back from her to start a discussion on the housing bills. He was asked to speak with State Senator Bob Duff as well.

e. Discussion of East Norwalk TOD

Mr. Kleppin said he had sent the commissioners the TPU Evaluation and appendix of the TOD plan. He then provided a brief overview and they would further discuss at the next Zoning Commission meeting on May 19. He noted that this plan had been approved last year. There were some draft Zoning regulations which had been a part of the plan and had gone to the Common Council. They wanted them to be reviewed more carefully. One item was green infrastructure and parking.

VII. APPROVAL OF MINUTES: April 21, 2021

**** MR. KANTOR MOVED to approve the April 21, 2021 meeting minutes.**

Mr. Johnson seconded.

Louis Schulman; Rod Johnson; Galen Wells; Nick Kantor; Frank Mancini and Josh Goldstein approved.

No one opposed.

No one abstained.

VIII. COMMENTS OF DIRECTOR

Mr. Kleppin asked if any of the commissioners had any thoughts about the public presentation of the Industrial Zones study held on the previous Thursday. Ms. Wells said she had not learned much. Mr. Schulman said he thought it went well and it wasn't too long.

IX. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

X. ADJOURNMENT

Mr. Goldstein made a Motion to Adjourn.

Mr. Kantor seconded.

Louis Schulman; Rod Johnson; Galen Wells; Nick Kantor; Frank Mancini and Josh Goldstein approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:33 p.m.

Respectfully submitted,

Diana Palmentiero