youCITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
November 15, 2023

PRESENT: Louis Schulman, Chair; Nick Kantor; Mike Mushak; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Chapin Bryce; Ana Tabachneck; Darius Williams; Richard Roina (arrived after roll call)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Robert, Betsy and Evan Turner; Andrew Deery; Beverly Wright; Andy Soumelidis; Tod Bryant; Peter Lane; Atty John Hall; Alan Lo; Matt Popp; Atty Jason Klein; Wilder Gleason; Simon Wilson-Taylor; Annie Walsh;

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 6:06 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL

Mr. Kleppin called the roll.

III. SEATING OF MEMBERS

Mr. Schulman seated both Mr. Bryce and Ms. Tabachneck for this meeting. Since she has not reviewed the recording of the last Planning & Zoning Commission meeting, Ms. Tabachneck would excuse herself and not vote on the first public hearing.

IV. PUBLIC HEARINGS

a. #2023-40 R/M – Peter and Lisa Lane – 3 River Road, 1) to amend the Building Zone Regulations: Article 50, Section 118-531. River Rd. 2) Expansion of the Silvermine Tavern Village District to include 3 River Road (District: 5 Block: 44 Lot: 2), 5 River Road (District: 5 Block: 44 Lot: 11), 6 River Road (District: 5 Block: 39 Lot: 29) and River Road (District: 5 Block: 39 Lot: 12A) and a portion of 1032 Silvervine Avenue (District 5: Block: 44 Lot: 7)

Mr. Schulman opened the public hearing which was being continued from the previous Planning and Zoning Commission meeting. He apologized for what happened at the last meeting, which was that the meeting could not be continued. When it abruptly ended, the public hearing had been opened up for public comment. He said that they would start where it was left off with the Turners available to speak.

Robert, Betsy and Evan Turner, 7 River Road, the abutting property to 5 River Road, continued their comments from the previous meeting. Evan Turner noted that they had purchased the property from Martin Brown, which had been built in 1850. He briefly explained the history of the property. He also explained that he had bought the property from Peter Lane but they did not know they would be moving next door to a condo association. He noted that there is a lot of traffic and requested a traffic study, especially for construction vehicles and new residences. He said they were concerned about the safety of people walking on the street. He also discussed how he felt they would be mostly impacted by the proposed condominium.

Mr. Schulman said that they would not hear from anyone who had spoken at the previous meeting.

Andrew Deery, 1022 Silvermine Road, New Canaan, an abutting neighbor, who explained that part of the rear of his property was in Norwalk. He asked that the applicant should go through a similar process, such as traffic and drainage, as others did. He had concerns about the density of this project. He would like to see it reduced.

Beverly Wright, 1 River Road, House C, said that her house was part of the Silvermine Tavern Village District. She said that one of the proposed houses would be behind her house. She said she supported the application and the Lanes had sought the approval of the community.

Mr. Schulman asked that the applicant respond to the letters that were received by the commission.

Andy Soumelidis, the engineer on the project, began by introducing the project team. He then discussed the comments that they had heard at this meeting. He noted that they were not filing a site plan application with this text amendment, therefore, they did not have to provide a drainage report. He said that they did not have a traffic study because these would be single family residences. He asked for it to be waived. He also discussed what the as of right use was. He noted that they were allowed six residences which they were asking for. He also noted that they were at the bottom of the watershed. He did not think their properties would affect the neighboring homes. He also discussed the Turners and Mr. Deery’s questions about density, but that it was less than the surrounding neighbors.

There was a request to see the existing homes on the property, the structures that would remain and the four that were proposed.

Tod Bryant continued the presentation with a discussion about infill projects. He said that what they were doing was similar to what Andy Glazer had done nearby. He noted that in terms of preservation, this is a good project. Mr. Soumelidis said that some questions he did not have answers to yet such as how many trees would be removed.

Peter Lane continued the presentation by noting that he had reached out to many neighbors, some of whom were in support of the project. He said the Silvermine Community Association liked the project. He said the project would be in scale with the Silvermine community. Mr. Soumelidis discussed some changes to the proposed resolution for this application.

There was also a discussion about language in the text amendment regarding the size of the house including the basement. There was also a discussion about the possibility that the applicant may not be able to build four houses on the property because of drainage issues, etc. Mr. Baker noted that this would be a special permit application when filed. There was also a discussion about whether the designs that were shown were drawn to scale. Mr. Soumelidis said they were not. There was a discussion about whether these homes would be larger when they applied for the special permit. There was also a discussion about screening and a landscaping plan. There was also a discussion about the village district guidelines as well as when the applicant would return with a special permit application. There was a discussion about whether this would be grandfathered since the proposed zoning regulations are not in place yet. There was a discussion about the property that abuts the Silvermine River which would be difficult to develop, but would be preserved as walking trails and kept natural.

There was a letter sent from the owners of the Silvermine Market. Mr. Mushak read the following from the letter into the record: “We believe that this project falls in line with the intent of the Silvermine Tavern Village District which is to protect the continuity of existing historic structures and uses. Supporting this application helps us to continue operating as part of the Silvermine community.”

Mr. Lane discussed the Silvermine Market and how what has been done in the village district to help it continue. He also discussed the history of the other barns in the area including an ice house. There was a discussion about the possibility of an archaeological dig which could be a condition of the special permit.

Mr. Schulman closed the public hearing.

i. Action on #2023-40 R/M

Mr. Roina said that he had been against the application at first, but did think it was a thoughtful presentation to preserve buildings. He said he would vote in favor of the application, but would not be happy if the special permit application was not similar to what was presented at this meeting.

Mr. Schulman did not have issues with the application but realized that the Silvermine Market would benefit from this application.

There was a discussion about wording in the resolution as to the address being 1032 Silvermine Avenue or Road. Mr. Schulman said it could be voted on and staff would make the necessary change afterwards. There was also a discussion about the total number of houses on the property which include ones previously built. There was also a discussion about a driveway turnaround on their property instead of the neighbors. It could be addressed as part of the special permit application. There was a concern about the homes becoming rentals.

**** MS. LANGALIS MOVED: THEREFORE, BE IT RESOLVED**, by the Norwalk Planning & Zoning Commission, that #2023-40 R/M – River Rd. – Expansion of the STVD be **APPROVED**, based on consistency with the following Citywide Plan actions:

· Ch. 4, Goal 1.C.iv: Identify potential markets for downsizing by empty-nesters and aging seniors who want to stay in Norwalk and encourage housing for that market.

· Ch. 12, Goal 1.A.i: Promote land use configurations that increase connectivity and walkability in the urban core, village districts, and corridors.

· Ch. 12, Goal 2.A.iii: Improve the public realm within village districts and activity centers with design standards for sidewalks, street trees, pedestrian lighting, bicycle racks, seating, signage and public art.

BE IT FURTHER RESOLVED that the effective date of this action shall be November 15th, 2023.

Mr. Bryce seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Chapin Bryce; Ana Tabachneck; Richard Roina; Galen Wells approved.
No one opposed.
Darius Williams abstained.

b. #2023-64 M – Alex Etemadfar – 4 France Street – Zoning map amendment to change from a B Residence zone to Neighborhood Business zone (District –1, Block – 79, Lot – 2)

Before he opened the public hearing, Mr. Schulman explained the procedure for the public hearing including how the members of the public could comment.

Atty John Hall continued the presentation by explaining that there was a long list of violations on the property. He then oriented the commissioners as to the location of the property on an aerial map. He then showed them drawings of the residence unit over the garage which violated setbacks. He addressed issues in the Planning & Zoning Department staff report. He said he had concerns about Mr. Etemadfar and thought these violations were out of character for him. He thought the application was straight forward.

Mr. Schulman said that this building had been put up without permits and on another person's property. He said it was illegal and a gross violation of the regulations. The process was ignored and people should be held accountable. He said the building should come down. He would move the resolution to deny the application.

Mr. Hall said that Mr. Etemadfar had already been fined by the city and that it was not the Planning and Zoning Commission's purview to punish anyone who violates zoning regulations. He also noted that anyone could see it from the street or Route 1. He asked that the punishment be left to Zoning enforcement. Mr. Schulman noted that the current system is not working as efficiently as it should. He wanted to discourage illegal activity such as this.

Ms. Tabachneck asked about what could be built on the property if the property was in a neighborhood business zone and under the proposed regulations. She also asked about the fines and whether it would be negotiated down or remain in place. Mr. Hall said that it had been levied. There was a discussion about how it could end up.

Mr. Mushak said that he agreed with Mr. Schulman. He did not think the zone change made sense. There was a discussion about communicating with the neighbor, 8 France Street. Mr. Hall said that they had sent the required notice to them. There was a discussion about not grandfathering the property since the property is in violation. There was also a discussion about the lot frontage on France Street.

Atty Hall did not think that it had been a smart move for Mr. Etemadfar and that he should not be punished in order to send a message to other developers. The fees were greater than what he would have paid in permit fees, etc. Mr. Kleppin gave his opinion about the application.

Mr. Hall said that he had no further comments and that the violations had been addressed.

Mr. Roina asked about the renovations on the existing building. He did not think they had done but that he had only begun handling this matter a few months. Mr. Kleppin explained the staff's position and that they had also tried to go through the court systems.

Mr. Mushak believed it was greed that led the applicant to do what he did. Mr. Kleppin addressed concerns of the staff.

Mr. Kleppin said that there were concerns by the Planning and Zoning Department staff about the use of the building which to staff seemed that it might be for business, rather than residential.

Mr. Roina said he respected Mr. Hall but would vote against this application.

Mr. Schulman seated Ms. Tabachneck and Mr. Williams.

There were no members of the public that spoke for or against the application.

i. Action on #2023-64 M

**** MS. JORDAN-BYRON MOVED: THEREFORE, BE IT RESOLVED t**hat application #2023-64 M – Alex Etemadfar – 4 France Street – Zoning map amendment to change from a B Residence zone to Neighborhood Business zone (District –1, Block – 79, Lot – 2 be **DENIED** subject to the following reasons:

1. Chapter 4, Goal 1.C.iv: "Preserve and maintain the overall character of traditional single-family neighborhoods."

2. Recent analysis of where the City determined that upzoning was appropriate, did not include this area, as it best left as single-family zoning.

BE IT FURTHER RESOLVED that the effective date of this denial shall be November 27th, 2023.

Mr. Williams seconded.

Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Ana Tabachneck; Richard Roina approved.
No one opposed.
Galen Wells abstained.

Mr. Popp was asked if his application was ready to go on. He said that the presenter, Wilder Gleason, is at another meeting in Darien. He asked if their application could be later in the agenda.

IV. REVIEW & ACTION ON APPLICATIONS

a. #2023-67 SA – Building and Facilities Department – Special Appropriation request for $14,360,306 relating to the Connecticut State HVAC School Grant Application – Report & recommended action

Alan Lo, on behalf of the city, said that the special appropriation request was unusual since it was large. It would be used to repair a school building. He said that there are 6 projects that they are seeking state funds for. He explained the state funding process and reimbursement. The state does not reimburse for repairs. It is only for new building construction and major renovations. He said that the grant is complicated. He then explained the six projects which included Silvermine and Naramake.

There was a discussion about the Brien McMahon reconstruction which had been completed almost 20 years ago. Mr. Lo said that the boilers do not last as long because technology has changed quickly. They would replace a chiller unit as well as adding a spare unit for backup. The gym and areas around it do not have air conditioning. Since Brien McMahon is an emergency shelter they are taking this opportunity to add it to the building. The systems are not being replaced but parts for it are being replaced. There was a discussion about moving away from natural gas and what these projects entailed.

Mr. Bryce was seated to vote on this application.

**** MR. MUSHAK MOVED: BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-67 SA – Building and Facilities Department – Special Appropriation request for $14,360,306 relating to the Connecticut State HVAC School Grant Application be **APPROVED**.

BE IT FURTHER RESOLVED that the Commission recommends that requested funds be allocated in the following amounts:

1. $3,320,918.00 in Special Capital Appropriation funds for the City's 40% share in compliance with State HVAC grant application requirements for Brien McMahon High School HVAC Improvement project; and

2. $1,330,900.00 in Special Capital Appropriation funds for the City's 40% share in compliance

with State HVAC grant application requirements for Brookside Elementary School HVAC Improvement project; and

3. $1,650,085.00 in Special Capital Appropriation funds for the City's 40% share in compliance with State HVAC grant application requirements for Marvin Elementary School HVAC Improvement project; and

4. $1,210,206.00 in Special Capital Appropriation funds for the City's 40% share in compliance with State HVAC grant application requirements for Silvermine Elementary School HVAC Improvement project; and

5. $4,263,447.00 in Special Capital Appropriation funds for the City's 40% share in compliance with State HVAC grant application requirements for Rowayton Elementary School HVAC Improvement project; and

6. $2,584,750.00 in Special Capital Appropriation funds for the City's 40% share in compliance with State HVAC grant application requirements for Naramake Elementary School HVAC Improvement project

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. To achieve Plan of Conservation and Development Goal #1 listed in Chapter 5: A Community Committed to Life-Long Education: "The Norwalk public school system is the most successful city school system in Connecticut, with students exceeding state average achievement and high-need students having the smallest achievement gap;" and

2. To achieve Plan of Conservation and Development Goal #2 listed in Chapter 5: A Community Committed to Life-Long Education: "The Modern Schools for a Growing City plan provides new and renovated schools to alleviate overcrowding and better serve students," utilizing the strategy to "Implement the facilities improvement plan over time," with the action to "Support sustained maintenance and renovation of all schools."

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Common Council.

Ms. Wells seconded.
Louis Schulman; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Chapin Bryce; Galen Wells; Richard Roina; Darius Williams approved.
Nick Kantor opposed.
No one abstained.

b. #5-20 SPR/#07-20 CAM and #6-20 SPR/#08-20 CAM – Wall Street Recap Associates, LLC; Municipal Holdings, LLC; Second Garden Development Limited Partnership – 61 Wall Street and 17 Isaacs Street (Wall Street Place Phase I) – Request for one-year extension of time for previously approved coastal site plan review applications – Report & recommended action(s)

Mr. Schulman said that Ms. Tabachneck would be seated for this application.

Atty Jason Klein said that the applicant was asking for a one year extension and explained that they were hoping to secure financing in order to obtain the building permit. The zoning permit expires in early 2024 so they need an extension.

Mr. Baker said they needed two resolutions for each of the applications.

**Whereas a one-year extension of time request was granted by the Zoning Commission on 12/8/2021; and*

**Whereas a one-year extension of time request was granted by the Planning & Zoning Commission on 12/8/2022.*

**** MS. LANGALIS MOVED:** T**HEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that the one-year extension of time request for application #05-20 SPR/#07-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 61 Wall Street – Extension of time request for approved coastal site plan review application 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, including the modifications approved by the Commission at their June 7, 2023, meeting per the following plans:

a. Site engineering plans entitled “Zoning Site Plan depicting Wall Street Place,” prepared by Redniss & Mead, dated 6/7/2023; and

b. Architectural drawings entitled “Wall Street Place,” prepared by Crosskey Architects, dated 6/7/2023; and

3. That the new approval deadline for obtaining permits will be January 15, 2025; and

BE IT FURTHER RESOLVED that the effective date of this action is November 24, 2023.

> **Mr. Roina seconded.**
> **Louis Schulman; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Galen Wells; Richard Roina; Ana Tabachneck; Chapin Bryce; Nick Kantor approved.**
> **No one opposed.**
> **No one abstained.**

**Whereas a one-year extension of time request was granted by the Zoning Commission on 12/8/2021; and*

**Whereas a one-year extension of time request was granted by the Planning & Zoning Commission on 12/8/2022.*

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that the one-year extension of time request for application #06-20 SPR/#08-20 CAM – Wall Street Recap Associates LLC and Municipal Holdings LLC – 17 Isaacs Street – Extension of time request for approved coastal site plan review application 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, including the modifications approved by the Commission at their June 7, 2023, meeting per the following plans:

a. Site engineering plans entitled “Zoning Site Plan depicting Wall Street Place,” prepared by Redniss & Mead, dated 6/7/2023; and

b. Architectural drawings entitled “Wall Street Place,” prepared by Crosskey Architects, dated 6/7/2023; and

3. That the new approval deadline for obtaining permits will be January 15, 2025; and

BE IT FURTHER RESOLVED that the effective date of this action is November 24, 2023.

Mr. Mushak seconded.
Louis Schulman; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Galen Wells; Richard Roina; Chapin Bryce; Ana Tabachneck; Nick Kantor approved.
No one opposed.
No one abstained.

c. #2023- 62 CAM – Gleason & Associates, LLC – 1 Cudlipp Street – Construct a new two-story addition, approximately 1,300 square feet in size, to the side of an existing single-family residence – Report & recommended action

Wilder Gleason, the attorney for the applicant, began the presentation by showing the survey which showed the existing property. He then noted that the owners would like to add an extension onto the house for more office space. Both owners work from home. He explained that they had been before the ZBA to obtain variances. There are wetlands on the property. He also showed them pictures of the property. He said that there had been a dock in 1988 which he showed them on a survey from then. He also showed them on the pictures where the extension would be constructed. He also discussed what could be built on the lot. He then discussed the construction process. They will improve the water quality.

Matt Popp, the landscape architect, explained that they had revised the planting plan based on staff comments. He discussed the phragmites and what they were. He said that the owners had removed it. He also discussed the trees that are being removed and what will be planted. He noted that there would be tree protection and underground galleries to treat the water quality. Any plantings that died would be replaced.

There was a discussion about the DEEP letter that the Planning & Zoning Department had received. Mr. Popp said he had not reviewed it yet.

Atty Gleason said that they had not received the DEEP letter. Mr. Schulman said that they would be given an opportunity to review it before the commission would take action on this application. Atty Gleason and Mr. Popp were given time to review the letter with their client while the commission went on to review other applications. Once they were ready, they would return to the meeting.

At 8:56 pm, the commission took a break and returned at 9:08 pm.

d. 2023-65 SPR – Simon Wilson-Taylor – 23 Covewood Avenue – Conversion of existing detached structure to an accessory dwelling unit – Report & recommended action

Simon Wilson-Taylor began the presentation about his accessory dwelling unit (ADU) by showing a plot plan for his property. The house had been built in 1929. The shed would be converted into the ADU. The foundation would be used but not extended. He also showed them pictures of the property with the house and the shed, as well as other neighboring houses. He noted that they were all protected from his property by trees. He then showed them the plans which include raising the roof.

There was a discussion about parking. Mr. Wilson-Taylor said they met the requirements for 3 parking spaces. There was a discussion about the requirements and that the ADU complies with all of the setbacks. The neighbors had been notified of the application.

**** MR. ROINA MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-65 SPR – Simon Wilson-Taylor – 23 Covewood Avenue – Conversion of existing detached structure to an accessory dwelling unit be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:

a. Per architectural drawings prepared by Palomeo Architectural Design, dated 10/30/2023; and

2. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; 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 Staff; and

4. That prior to the issuance of a zoning permit, the Applicant shall submit a certificate in the form of an affidavit which verifies that the owner resides on the premises and that the minimum rental duration of the accessory dwelling unit is a minimum of six (6) continuous months; and

5. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

6. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

7. That any and all conditions required by Norwalk DPW are applicable to this approval; and

8. That a Connecticut licensed engineer shall certify that all the required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be November 24, 2023.

Ms. Wells seconded.
Louis Schulman; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Galen Wells; Richard Roina; Chapin Bryce; Ana Tabachneck; Nick Kantor approved.
No one opposed.
No one abstained.

e. #2023-66 SPR – Wave Hill Breads – 18 & 25 Lois Street – Change of use of existing buildings to boutique manufacturing – Report & recommended action

Annie Walsh began the presentation by explaining that Wave Hill would like to expand its line by moving into larger buildings for the increased demand.

Mr. Baker said that the staff had no issues with the application and were happy they were remaining in Norwalk. There were discussions about the construction schedule. Ms. Walsh said they would like to get this done in the winter when it is a bit slower. There was a discussion about the parking.

**** MR. BRYCE MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-66 SPR – Wave Hill Breads – 18 & 25 Lois Street – Change of use of existing buildings to boutique manufacturing be APPROVED subject to the following conditions:

1. That any changes to the approved plans shall be submitted to the Commission's Staff (Staff) for review and approval prior to implementation. If any proposed changes

are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and

2. That any and all conditions required by Norwalk Health Department are applicable to this approval; and

3. That any and all conditions required by Norwalk WPCA are applicable to this approval; and

4. That any and all conditions required by Norwalk DPW are applicable to this approval; and

5. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and

BE IT FURTHER RESOLVED that this application complies with all applicable sections of the Norwalk Building Zone Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action shall be November 24, 2023.

Mr. Williams seconded.
Louis Schulman; Mike Mushak; Tammy Langalis; Jacquen Jordan-Byron; Galen Wells; Richard Roina; Chapin Bryce; Darius Williams; Nick Kantor approved.
No one opposed.
No one abstained.

At this point, they returned to application #2023- 62 CAM – Gleason & Associates, LLC – 1 Cudlipp Street – Construct a new two-story addition, approximately 1,300 square feet in size, to the side of an existing single-family residence – Report & recommended action

Mr. Gleason discussed each of the points in Ms. Balint's letter from earlier that day. He noted that the house had been renovated in 2017 and gone through the coastal management. He also discussed the basement and the flood vents. He said the extension would have flood vents. He said they were compliant. He also said they exceed AE 13 because they are 3 feet above. He discussed the addition of living space. He noted that they had agreed that the home offices would not become bedrooms.

Mr. Popp said that they could agree to comments #4 & #5. He discussed the tidal wetlands. He said the owner had removed all of the phragmites successfully.

Atty Gleason discussed #6 and #7. He also discussed reasons to limit the landscape buffer. He did not think it was a good idea to take away 10 feet of buffer. He then discussed the modifications to the conditions in the proposed resolution.

Mr. Schulman said that he didn't feel comfortable voting on this application with the brief presentation on the DEEP letter. Mr. Kleppin agreed that Ms. Williams would be the best person to review it.

At this point, the commissioners discussed the DEEP letter. Mr. Mushak said that he had been upset when the owners had built a wall which blocked a public view a few years prior. He said he would vote against it unless they agreed to remove the wall. Atty Gleason explained that the wall was built for safety reasons.

Mr. Schulman asked whether they would like to continue to vote on this item or wait until staff could review the DEEP letter. There was a discussion about the possible scheduling of this item.

Ms. Langalis said she agreed with Mr. Mushak about the wall. She did not know what Ms. Williams' review would add and suggested that they vote on resolution at this meeting. Ms. Wells and Mr. Roina agreed with Ms. Langalis. He did not think that a further presentation would help since the applicant had addressed the points of the DEEP letter at this meeting. Mr. Schulman said that the resolution should be updated to include changes during the presentation.

**** MR. ROINA MOVED: BE IT RESOLVED** that application #2023 - 62 CAM – Gleason & Associates, LLC – 1 Cudlipp Street – Construct a new two-story addition, approximately 1,300 square feet in size, to the side of an existing single family residence be **APPROVED** subject to the following conditions:

[INSERT REVISED RESOLUTION]

Ms. Wells seconded.

Mr. Kantor asked if the three items in the staff memo were adequately addressed. Mr. Kleppin said that the commission could decide whether the proposal would reduce impacts on coastal resources. There was also a discussion about the height of the wall. Mr. Mushak suggested a condition to reduce the height of the wall. Mr. Baker said the property owner would like to speak but Mr. SChulman said they would vote.

Louis Schulman; Tammy Langalis; Galen Wells; Richard Roina; Darius Williams approved.
Nick Kantor; Mike Mushak; opposed.
Ana Tabachneck; Jacquen Jordan-Byron abstained.

V. APPROVAL OF MINUTES: November 1, 2023; October 25, 2023; October 18, 2023; October 11, 2023

**** MR. BRYCE MOVED to approve the October 11, 2023 minutes.**
Ms. Jordan-Byron seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Chapin Bryce; Ana Tabachneck; Darius Williams; Richard Roina approved.
No one opposed.
No one abstained.

**** MR. ROINA MOVED to approve the October 18, 2023 minutes.**
Mr. Kantor seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Chapin Bryce; Ana Tabachneck; Darius Williams; Richard Roina approved.
No one opposed.
No one abstained.

**** MS. TABACHNECK MOVED to approve the October 25, 2023 minutes.**
Ms. Langalis seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Ana Tabachneck; Darius Williams; Richard Roina approved.
No one opposed.
Chapin Bryce abstained.

**** MR. BRYCE MOVED to approve the November 1, 2023 minutes.**
Ms. Langalis seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Tammy Langalis; Galen Wells; Chapin Bryce; Richard Roina approved.
No one opposed.
Jacquen Jordan-Byron; Ana Tabachneck; Darius Williams; abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin said that there are still a few lingering items for the proposed regulations and asked what the best way was to disseminate the information.

He then discussed the first meeting for the affordable housing study which would be the following evening in the Community Room. Public comments online have remained open and would remain open until the end of the public hearing. There was a discussion about the ad but some changes could be made to it.

VII. COMMENTS OF COMMISSIONERS

There was a discussion about how further changes could be made to the proposed zoning regulations since they had been sent to all the statutory bodies that are required.

Mr. Roina said he had been reading about affordable housing in the newspaper. He thought that it seemed to solve one problem, having a place to live, but not another, which was to help them out of poverty. He does not have a solution. Mr. Kleppin said that there is a misunderstanding about how 8-30g relates to affordable housing. The affordable housing study would determine what the city's housing needs are and the strategies to address it.

VIII. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.
Ms. Langalis seconded.
Louis Schulman; Nick Kantor; Mike Mushak; Richard Roina; Ana Tabachneck; Tammy Langalis; Jacquen Jordan-Byron; Galen Wells approved.
No one opposed.
No one abstained.

The meeting was adjourned at 10:30 p.m.

Respectfully submitted,

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Diana Palmentiero