

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
JOINT MEETING WITH ECONOMIC AND COMMUNITY DEVELOPMENT COMMITTEE
November 3, 2022

PRESENT: Louis Schulman, Chair; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams; John Kydes, Tom Livingston, David Heuvelman, Barbara Smith, Darlene Young, Bryan Meek

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS:

I. CALL TO ORDER

The meeting was called to order at 6:03 p.m. It should be noted that this meeting was held on Zoom.com with all participants calling in, separately.

II. ROLL CALL

John Kydes called the roll for the Economic and Community Development Committee. Mr. Kleppin called the roll for the Planning and Zoning Commission.

III. PUBLIC PARTICIPATION

John Moeling, Seabreeze Place, had questions about how the new regulations would affect the neighbors. He thought parts of implementation were unclear. He thought that implementation could be done fairly and humanely.

There were no other speakers.

IV. REVIEW & DISCUSSION OF INDUSTRIAL ZONES WATERFRONT STUDY WITH ECONOMIC & COMMUNITY DEVELOPMENT COMMITTEE

Mr. Kleppin began the discussion with an introduction of Michelle Andrzejewski, the Senior Planner in the Planning and Zoning Department who would be sharing the presentation of the Industrial Zones Waterfront Land Use Study with him. He then gave a brief overview of the study with a summary of the engagement process and findings. They would then discuss the draft plan framework and the draft recommendations. He also noted that the study did not recommend regulations as this study would be incorporated into the zoning regulations re-write. He discussed the purpose of the study and how they had reviewed the waterfront area as

a whole. They had tried to do this study as part of the industrial zones study but since there were too many intricacies, they decided to break out this portion.

Ms. Andrzejewski then discussed the timeline and brief history of the study. She discussed the existing character areas and how they were identified. She also discussed the topographic character as well as the local zoning in the areas. They also identified the existing water dependent uses. She discussed the public access network, as well as planned capital projects.

Mr. Kleppin then discussed the waterfront land use vision. He also discussed the CBD-Industrial Buffer. The study showed the city could do two things: mixed use light industrial/commercial or mixed use heavy industrial/commercial. He then discussed the East Bank and the acceptable alternative uses. He also discussed a mini industrial-marina district. He then discussed the Walk Bridge Staging area which would revert back to the city once the bridge was completed. The study recommended three acceptable alternative uses. He then discussed the recommendations that the consultants had drafted. He noted that there should be a policy linking development to public benefits. He then discussed the existing zoning in this area. He then described the marine commercial mixed-use concept. He showed them what the area currently looks like. Buildings constructed at the water would not be as high as the buildings across the street so they would not block off view. He discussed Wall Street recommendations including increased residential density as well as residential or mixed use development. He showed them a rendering of what Water Street could look like under the marine commercial mixed use concept. They would also like to flood resilience, water quality, etc. in the area.

At this point, the meeting was opened up to discussion by the Common Council members.

There was a discussion about the process and next steps. Mr. Kleppin said that there would be an amendment to the Plan of Conservation and Development (POCD). After this there would be amendments to the Zoning regulations.

There was a discussion and concerns about the uses on the same parcel on Water Street. There was also a discussion about whether there would be an easement or subdivision on this street. Mr. Kleppin noted that water dependent uses don't necessarily mean industrial uses.

There was a discussion about the number of boat slips in Norwalk. Mr. Meeks noted that at one of the local marinas, there is a long wait list for slips so that this is a good opportunity for the city to grow that number.

There was then a discussion about the areas near Commerce and Smith Street and why it was being left as heavy industrial. Mr. Kleppin explained that he and the staff had spoken with the businesses in this area and what those discussions entailed. He noted that the final zoning map would have a zoning designation for every parcel in the city.

There was a discussion about trails and walkways on the river and the Harbor Loop Trail. There was a discussion about Commerce Street and safety measurements for this area. There was a discussion about when a property is sold. If the new owner does not comply with the regulations and does not file for a permit, they would be in violation. Mr. Kleppin said then it would go through the enforcement process. Mr. Kantor asked Mr. Kleppin what was exciting about the study and what he had concerns with. Mr. Schulman asked how this study fit with a Redevelopment study which included the waterfront.

V. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Ms. Langalis seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 6:55 p.m.

Respectfully submitted,

Diana Palmentiero

**CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
SPECIAL MEETING
November 3, 2022**

PRESENT: Louis Schulman, Chair; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams

STAFF: Steve Kleppin; Bryan Baker; Michelle Andrzejewski

OTHERS: Atty Liz Suchy; Andy Soumelidis; Craig Flaherty; Diane CeCe; Charlie Taney;

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 7:04 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. Shulman said that since two commissioners were absent from the meeting, Mr. Williams would be able to vote on all resolutions.

III. REVIEW & ACTION ON APPLICATIONS

a. #8-20SP – The Housing Authority of the City of Norwalk – 164 West Cedar Street and Suncrest Road (District 5, Block 64, Lot 419) – Extension of time request for multifamily development with sixty-nine (69) dwelling units in eighteen (18) new buildings and a new 5,400 square foot Community Center building with associated parking and landscaping – Report & recommended action

Atty Suchy began the presentation by explaining why the applicant was requesting an extension. She noted that 65% units have been renovated. She also noted that this was the second extension requested. She gave a brief history of the application.

Ms. Wells said that she had driven past the development and it had been vastly improved. She was looking forward to its completion. Mr. Ferguson said he had also seen the development and was looking forward to more.

**** MS. JORDAN-BYRON MOVED: THEREFORE, BE IT RESOLVED** that application #8-20SP – The Housing Authority of the City of Norwalk – 164 West Cedar Street and Suncrest Road (District 5, Block 64, Lot 419) – the request for an extension of time for 1 year for multifamily development with sixty-nine (69) dwelling units in eighteen (18) new buildings and a new 5,400

square foot Community Center building with associated parking and landscaping be **APPROVED**.

Ms. Wells seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

b. #2022-34 CAM – 121 Old Saugatuck Road – Proposed new single-family residence – Report & recommended action

Andy Soumelidis, the civil engineer, began the presentation by showing the commissioners the site plan for the property. He showed them the drainage proposal and noted there is no drainage on the property. There was a discussion about the breakaway walls, although it is not in the high velocity zone. He then discussed the conditions from the staff which the applicant was amenable to.

**** MR. ROINA MOVED: THEREFORE, BE IT RESOLVED** that application #2022-34 CAM – Andy Soumelidis / LANDTECH – 121 Old Saugatuck Road – Demolish existing and reconstruct new single-family residence be **APPROVED** subject to the following conditions:

1. That the building and site will be developed in accordance with the following plans:
 - a. Per architectural plans dated 6/13/2022 and revised to 10/13/2022 entitled “McLaughlin Residence Norwalk, CT” prepared by Neil Hauck Architects
 - b. Per engineering plans dated 6/29/2022 revised to 10/13/22 prepared by Landtech
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That any and all conditions required by Norwalk DPW shall be applicable to this approval; and
4. That any and all conditions required by Norwalk WPCA shall be applicable to this approval; and
5. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and

6. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

7. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and

8. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks and have flood certifications; and

9. That any proposed on-grade flood and erosion controls, including seawalls, be subjected to City review and DEEP approval; and

10. That flood certifications be submitted prior to issuance of a zoning permit by a Connecticut licensed engineer or architect for the main dwelling structure, any accessory structures, and all electrical and mechanical installations; and

11. That the applicant mitigates non-native plant species and restores a vegetated buffer with native plant species creating a larger and more robust (8'-10' deep) buffer along the wetland in the rear in the area with no wall and along the adjacent existing wall, plan to be submitted to Planning and Zoning staff for approval prior to zoning permit; and

12. A certified letter by a Connecticut licensed landscape architect is required prior to the issuance of a Certificate of Zoning Compliance to confirm that all plantings have been installed based on the staff approved landscape plan; and

13. Any dead plantings must be replaced in accordance with the staff approved landscape plan; and

14. That the applicant install a paved sidewalk that meets the City code; and

BE IT FURTHER RESOLVED that this proposal complies with Section 118-1110 and all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 14th, 2022.

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You must obtain a zoning approval and a building permit prior to any work on the site. A building permit must be obtained within one year of the effective date or this CAM approval automatically becomes null and void.

Mr. Ferguson seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

IV. PUBLIC HEARINGS

a. #2022-28 CAM/SPR – 32 Knight Street Property LLC – 32 Knight Street (District 1, Block 68, Lot 8) – Exterior and interior renovation of existing building with medical office tenants including the demolition of the rear half of the building and other associated site improvements

Mr. Schulman opened the public hearing and explained how it would be conducted.

Craig Flaherty, the engineer on the project, introduced the project members. He noted that the public hearing had been opened at the prior hearing. He then explained that this public hearing was to discuss the comments from the TMP. He then oriented the commissioners as to the location of the property on an aerial map. He then discussed Knight Street and the flow of traffic. He discussed the North Avenue driveway and the use of the rear of the site. There was concern about the island preventing vehicles from making a left turn out of the property on the North Avenue side. He showed them modifications they had made based on the comments.

There was a discussion about a bus shelter. Mr. Flaherty said that one of the conditions would be to have a conversation with the Bus District to add a shelter.

No members of the public spoke at this time. Mr. Schulman closed the public hearing.

i. Action on #2022-28 CAM/SPR

**Whereas the Planning & Zoning Commission (the Commission) has received an architectural peer review from BFJ Planning, dated 9/8/22;*

**** MR. ROINA MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2022-28 CAM/SPR – 32 Knight Street Property LLC – 32 Knight Street (District 1, Block 68, Lot 8) – Exterior and interior renovation of existing building with medical office tenants including the demolition of the rear half of the building and other associated site improvements be **APPROVED** subject to the following conditions:

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1. That the buildings and site will be developed in accordance with the following plans:
 - a. Per the site plan entitled “Zoning Site Plan Depicting 32 Knight Street, Norwalk, CT” prepared for 32 Knight Street Property LLC by Redniss & Mead, originally dated 7/25/22 and revised to 10/28/22; and
 - b. Per architectural drawings entitled “Planning & Zoning Review Set – Medical Office Renovation” for prepared for 32 Knight Street by MBH Architecture, dated 7/25/22; and
 - c. Per the landscaping plan entitled “Site Planting and Lighting Plans” prepared by Eric Rains Landscape Architects, LLC, originally dated 7/25/22 and revised to 10/18/22; and
2. That the overhead service wires and all other utilities shall be installed underground; and
3. That the applicant shall investigate the feasibility of installing solar panels on the roof of the structure and submit the results of that study to Staff; and
4. That the bench with associated landscaping nearest to the bus stop located at the Park Street and North Avenue intersection, is placed in a location coordinated with the local transit authority; and
5. That the trees located along North Avenue shall remain and be preserved; and
6. That all signage shall comply with Article 121, Sign Regulations, of the Norwalk Building Zone Regulations; and
7. That per the Norwalk Historical Commission, the preservation and relocation of the entryway at 32 Knight Street along Knight Street, shall be moved to a publicly accessible location on the site which was approved at their 9/28/22 meeting; and
8. That any changes to the approved plans shall be submitted to Planning & Zoning Staff for their determination on whether Commission review shall be required prior to implementation; and
9. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
10. 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 Staff, as needed; and

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11. That a Connecticut licensed engineer shall certify that all 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
12. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this coastal site plan review prior to the issuance of a COZC; and
13. That any and all conditions as required by Norwalk Inland Wetlands Agency Permit #S22-606 shall apply to this approval; and
14. That any and all conditions as required by Norwalk TMP, in their Preliminary Review memo dated 11/2/22, shall apply to this approval, including the following:
 - a. That should any medical office tenant at the building intend to materially operate on weekends, that a subsequent Saturday traffic analysis shall be conducted by the Applicant and submitted to TMP and Planning & Zoning for their review; and
 - b. That final design review of the proposed Knight Street improvements shall be subject to approval by TMP and DPW; and
 - c. That the Applicant shall confirm with DPW the required relocation of all drainage infrastructure related to the removal of the existing curb extension on Knight Street; and
 - d. That the Applicant shall submit an alternative roadway striping plan which accommodates on-street parking within the shoulder along the northerly curb of North Avenue and review such plan with the CTDOT as part of the encroachment permit process to determine if existing on-street parking operations need to be maintained; and
 - e. Provided that up to 18,700sf of medical office space can be issued a Certificate of Occupancy prior to the installation of all proposed off-site traffic improvements; and
15. That any and all conditions as required by Norwalk DPW shall apply to this approval; and
16. That any and all conditions as required by the Norwalk Water Pollution Control Authority shall apply to this approval; and
17. That all applicable Code Enforcement Agency Committee (CEAC) signoffs shall be submitted prior to the issuance of a zoning permit; and

18. That this approval is subject to Section 118-1460 C. of the Norwalk Building Zone Regulations, as amended; 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 this application complies with all applicable sections of the Connecticut Coastal Management Act; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be November 11, 2022.

Mr. Kantor seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

b. #2022-09 POCD – Planning & Zoning Commission – Amendment to the 2019 Plan of Conservation and Development (POCD) to adopt the Norwalk Industrial Zones Study, dated September 2021, as an addendum to the Plan

Mr. Schulman opened the public hearing. Mr. Kleppin began the presentation regarding the citywide plan amendment. It incorporates the amendment to the POCD. He gave a brief history of the Industrial Zones Study. He also discussed a timeline and key findings and recommendations. He discussed the proposed use classifications in different areas of the city, including South Norwalk. He also discussed the nonconformities with contractors yards and commercial vehicles. The application had been referred to abutting towns.

At this time, Mr. Baker asked if any members of the public would like to speak on this application. Mr. Schulman reminded the public that their comments should be directed to adding this to the POCD.

Diane Cece, a member of the East Norwalk Neighborhood Association, asked why resolutions could not be posted on the website and not available to the public. She asked if they could be seen prior so that they could make comments. She also said that they could not get Mr. Kleppin's presentation until the day that it was presented. She asked that this not be included in the POCD, including the height of buildings to a 5th story. Mr. Schulman reminded her that she was not sticking to the amendment to the POCD. She then asked them to bring this back to the table.

Charlie Taney said he had lived in Village Creek for many years. He then noted that he had worked on a study for the Manresa property. He said that the Lajoies' had been good neighbors during that study and they would continue to be good neighbors.

Mr. Baker added the DEEP letter of recommendation into the record.

Mr. Kleppin then showed the resolution to the commissioners and the members of the public.

i. Action on #2022-09 POCD

WHEREAS, the 2019 Citywide Plan contained recommendations pertaining to the retention of industrial land, as well as analyzing and revising the City's industrial zones and the uses allowed therein;

WHEREAS, the City prepared the Norwalk Industrial Zones Study, "the Study" in response to that recommendation;

WHEREAS, a Committee to oversee the Study was comprised of members of the Zoning Commission, Planning Commission, Common Council and City Staff;

WHEREAS, the Study provided recommendations on land use, including classifications of industrial uses, the location and defining of uses deemed objectionable and incompatible with residential uses, such as contractor yards and uses that generate significant truck traffic as well as recommendations pertaining to parking, building design and building size;

WHEREAS, the Commission began the process of revising the Citywide Plan as well as the Building Zone Map and Building Zone Regulations on February 16, 2022;

WHEREAS, the proposed amendments to the Citywide Plan as well as the Building Zone Regulations, and Building Zone Map, were formally referred to WESTCOG, the Harbor Management Commission, CT DEEP and the Towns of Wilton, Darien and Westport on April 11, 2022:

WHEREAS, no comments received from these entities, raised objections regarding the proposed changes;

WHEREAS, the amendment to the Citywide Plan was referred to the Common Council on April 21, 2002;

WHEREAS, changes to the Building Zone Map were made in response to concerns raised by the Common Council related to the proposed location of the South Norwalk School;

WHEREAS, the Economic and Community Development Committee of Common Council unanimously approved the amendment to the Citywide Plan, with the changes discussed, on July 7, 2022;

WHEREAS, the Common Council unanimously approved the amendment to the Citywide Plan, with the changes discussed, on August 9, 2022;

WHEREAS, the Commission has determined that the proposed modifications, with the exception to the changes on Bouton Street, are appropriate and are in keeping with the recommendations within the Citywide Plan;

WHEREAS, the Commission has determined that the proposed modifications are consistent with the recommendations within the Study: Now, therefore,

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that the amendment to page 250 of the Citywide Plan be approved; and

BE IT RESOLVED that the reasons for these actions are to implement the Citywide Plan:

- 1) Chapter 3, Goal 1AVi. Improve and maintain Norwalk's attractiveness as a business location and as a place to live for employees: the public realm, parks, infrastructure, schools, and enhanced amenities.
- 2) 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.
- 3) Chapter 6, Goal 2Bii. As part of the zoning rewrite, amend zoning to allow for incubator and fabrication space, as well as live/ work space. Current zoning restricts what is called "boutique industrial" operations to 3,000 sf. This is too small and inflexible.
- 4) Chapter 12, Goal 3Ai. Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD:
 - Eliminate referential language in which uses in one zone refer to uses in another zone, e.g., in the existing code uses and structures permitted in the Industrial 1 Zone include "All uses, including special permit uses, permitted in the C Residence Zone" (70.118-700.B.1(I)).
- 5) Chapter 12, Goal 3Aii. Review existing zoning districts to eliminate or replace zoning districts that do not contribute to achieve the plan vision. Potential revisions include:

- 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.). Consider eliminating the LI-2 district.

BE IT FURTHER RESOLVED that the effective date of this action shall be November 8, 2022.

Mr. Williams seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

V. DISCUSSION

a. #2022-30 R – Planning & Zoning Commission – Zoning regulation text amendment(s) to Article 10 and Article 42 and the Planning & Zoning Fee Schedule to revise Accessory Dwelling Unit (ADU) regulations per recommendations from the Economic & Community Development Committee – Preliminary discussion and action to make required referrals

Mr. Baker began the presentation by showing a letter that had been received from with concerns about the recent adoption of the ADU regulations. He said they had drafted some new language. The concerns were related to detached units and the setbacks. There was also a discussion about an ADU site plan review and the fees. Ms. Wells said she had strong objections to the site plan review. Mr. Williams asked whether setbacks would be reviewed during the zoning regulations process.

**** MR. WILLIAMS MOVED: THEREFORE BE IT RESOLVED** to adopt required setbacks that currently exist.

Ms. Langalis seconded.

Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

Nick Kantor opposed.

Galen Wells abstained.

Ms. Langalis commented that she had been to a community in Massachusetts where there were homes with ADUs which worked. Mr. Kantor said that there were many ways to

encourage them, and not discourage them. Ms. Wells said that there is a need for affordable housing in the city. She said that she did not think that ADUs would be rented at \$3,000 a month. Some of the commissioners thought that the site plan review would discourage them.

**** MR. WILLIAMS MOVED: THEREFORE BE IT RESOLVED** to require a site plan review .

Ms. Langalis seconded.

Louis Schulman; Richard Roina; Tammy Langalis; approved.

Nick Kantor; Steve Ferguson; Galen Wells; Jacquen Jordan-Byron; opposed.

Darius Williams abstained.

The motion was not approved.

b. #2022-52 R – Planning & Zoning Commission – Zoning regulation amendment(s) regarding cannabis uses and establishments – Preliminary discussion and action to make required referrals

Mr. Kleppin noted that recreational cannabis was now legal in the state of Connecticut and made changes to the medical marijuana establishments. Establishments could not be set up in Norwalk until the Planning and Zoning Commission had made regulations. HE explained the zoning for it. There could be retail and medical dispensaries. He said that they received 5 requests a week to open retail. Cultivators are similar to manufacturing uses. He discussed the public hearing for this application. He showed them the proposed map. There was a discussion about the zones and buffers. There was also a discussion about signage. There was a discussion about whether the city could add a cap on the number of retail shops. A percentage of sales tax could be given to community programs.

**** MR. KANTOR MOVED to move this to a public hearing by setting a date and referring it to the appropriate agencies.**

Ms. Wells seconded.

However, Mr. Schulman suggested that they needed more time to study the language and then discuss it before the public hearing.

Louis Schulman; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

Richard Roina abstained.

Mr. Schulman asked that this item be reviewed on November 16, 2022.

VI. APPROVAL OF MINUTES: October 19, 2022

**** MR. WILLIAMS MOVED to approve the October 19, 2022, Regular Meeting minutes.**

Mr. Ferguson seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that November 29 would be a public presentation of the new zoning regulations. He hoped there would be a schedule of public meetings, etc. The commissioners would review the regulations prior to the public presentation. He asked that they not share the link with anyone. He also said there would still be many months of meetings before adoption.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman said that the city would be conducting a study about resiliency for the South Norwalk area. He appointed Mr. Kantor to be on this committee. He also said there would be a study of the Norden site in the near future.

IX. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Ms. Langalis seconded.

Louis Schulman; Richard Roina; Galen Wells; Nick Kantor; Jacquen Jordan-Byron; Tammy Langalis; Steve Ferguson; Darius Williams approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:03 p.m.

Respectfully submitted,

Diana Palmentiero