

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
October 4, 2023

PRESENT: Louis Schulman, Chair; Nick Kantor; Mike Mushak; Richard Roina; Ana Tabachneck; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Darius Williams (left the meeting early)

STAFF: Steve Kleppin; Amelia Williams

OTHERS: Lynelle Jones; Rich Bonenfant; Diane Keep; Garrett Friedrichsent; Diane Lauricella; Katherine _____, Moria Ratchford; Diane Cece; Andrea Pecoriello; John Conte; John Conte Sr., Steven Silvestri; Craig Flaherty; Paul Selnau

I. CALL TO ORDER

Mr. Schulman called the meeting to order at 6:09 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately, as well as the Common Council Chambers at 125 East Avenue, Norwalk, CT.

II. ROLL CALL

Mr. Kleppin called the roll.

III. SEATING OF MEMBERS

There was no discussion about seating members.

IV. PUBLIC HEARINGS

a. #2023-01 POCD – Planning & Zoning Commission – Amendment to the 2019 Plan of Conservation and Development (POCD) to adopt the Norwalk Industrial Waterfront Land Use Plan, dated September 2022, as an addendum to the POCD

Mr. Schulman opened the public hearing which had been continued to this meeting. He said that the public could comment on new information that had been received.

Lynelle Jones, 10 Point Road, said that she had lived there for many years. She said that the POCD was required as well as resiliency planning. It is the obligation of the city to consider the safety of existing residential communities. She has questioned storm water management and the lack of enforcement. She discussed the Norwalk Yacht Club and the fact that they received a notice of violation which was not enforced by Norwalk. She discussed the MS4 permit as well as the stormwater management plan of Norwalk. Flood zones in Norwalk have increased, she noted. She discussed financial planning for Norwalk residents.

Rich Bonenfant, 17 Park Hill Avenue, said that if the amendment was to build residential units on Water Street, he urged the commissioners to vote no. He also noted that recreational boating was a tradition in Norwalk and again asked the commissioners to vote no.

Diane Keep, 249 Chestnut Hill Road, said she agreed with the previous speakers. She said she is looking for climate solutions in her investing. She noted that the area by the water is becoming gentrified. She said that Norwalk should be encouraging green development.

Mr. Schulman said he would seat Ms. Tabachneck to vote on this item.

Garrett Friedrichsent said he was against the amendment. He also asked about the properties on Water Street remaining industrial.

Mr. Schulman said that Mr. Kleppin would address the public commenters after everyone had spoken. He reminded Diane Lauricella that since she had spoken at the previous meeting, she could only speak on new materials.

Diane Lauricella said she was speaking as a private citizen and thanked the commissioners for the hybrid meeting. She said she was on the Mayor's Water Quality Committee. She noted that she was one of the first members of the Harbor Commission. She asked the commissioners not to believe what they would hear in rebuttal about contaminated properties since this was a planning document. She discussed the Connecticut and EPA BrownFields list. She then discussed the proposed resolution and said that she had told the Common Council to put this study on hold. She also discussed the CT Department of Energy and Environmental Protection (DEEP) letter which she said did not recommend high density development in the study area. She discussed contaminated sites in the area and said that it was important for them to know. The city could help these property owners to access funding for cleanup. She handed copies of the list of contaminated sites to staff.

Katherine _____, 14 Haviland, spoke about her father becoming Superintendent of Schools in 1980. She explained that he moved her family to Norwalk because of the waterfront and she raised her children to sail. She has paid for boat storage at Rex Marine. She has her own business, Norwalk harbor tours. She also said she had been studying some of Norwalk's recent history. She discussed some of the consultant's work especially with regard to the resilient study. She said she did not think they should increase the density in a flood zone.

Moria Ratchford, 12 Adams Lane, said she was opposed to the amendment, due to the rising sea levels. She thought that Norwalk residents would be on the hook for the cost of these storms.

Diane Cece, Olmstead Place, said she agreed with prior speakers. She also said that she had read the DEEP letter and wished it was more definitive. She asked the commissioners to reconsider this amendment to the POCD. She also read the letter from Dr. John Pinto, a private resident. She did not think that anyone was in favor of the amendment. She noted that once it was a part of the POCD it could not be changed and could become a part of the new zoning regulations.

At this point, Mr. Schulman closed the public portion of the public hearing. Mr. Kleppin said that he would address some public comments. He reminded the commissioners that they were not voting on zoning regulations and that the waterfront had not been studied since the 1980s. He gave a brief history of the study including how it was submitted to the Common Council. He noted that residential use has been allowed in the zone for 25 years. Most of the issues seemed to be on the northern part of Water Street where land is being used to park cars. He also discussed the improvement of water quality in the area. He noted that the proposed regulations had not been updated online but that the water dependent uses would remain. He then discussed the DEEP letter which he said addressed increasing density in the floodzone and the other was related to water dependent uses. He noted that public access was currently missing from Water Street. However, the city has been aware of the flooding issues on that street which need to be addressed. He also addressed Ms. Lauricella's comments about contaminated sites.

There was a discussion about the cost of preserving the harbor and coastline versus the new development. It was suggested to fix the problems before they get worse. Mr. Kleppin suggested passing the plan but not doing anything to the zone until the city fixed the problems on Water Street.

There was a discussion about the contaminated site list that had been sent to the commissioners. It was noted that on some of these sites one would not know how

contaminated it was until redevelopment began. At this point, Ms. Lauricella began to speak but was reminded that the public portion of the hearing was over.

Mr. Mushak noted that there was a lot of misinformation, some of which came from the Planning and Zoning staff not including the traditional Marine commercial uses. The staff apologized for this oversight. It seemed that the city was planning to replace these uses with high density residential, which Mr. Mushak said was not true. He also noted that the garage of one of Westport's projects, Bedford Village, was underneath the water table. Much of the area is in the 100 year flood plain. He said that it was built to be resilient. He then used the example of Soundview Landing. He also discussed the proposed BJ's site on Main Avenue which had not been approved. He said a building is best for a contaminated site. He also noted that the city's stormwater management is state mandated thus development improves water quality. He questioned why there was opposition to high density projects but not when a large house is built in Rowayton. Water Street. He also explained a recent law passed by New York City about coastal flood resiliency. He also discussed the diversity at Soundview Landing as well as gentrification of Norwalk, if the building of residential units is slowed. He believed that Planning and Zoning staff as well as city leaders did not want to see residents leave Norwalk because they couldn't afford to live there. He noted that many of the residents of Washington Village remained in the newly built Soundview Landing which replaced it. He noted that the Harbor Commission and the Water Quality Commission suddenly were opposed to high density development and should apply those same standards to single family homes built on the water. He pointed out that the Coastal Management Act did not have the word "resiliency" in it since it was old. He also noted that Water Street would be excluded from zoning changes. He said that the city cannot stop building in the flood plain since it was a coastal city and that it should build to resilient standards.

Ms. Tabachneck said she thought that infrastructure issues should be done first and would support that exclusion from the zoning regulations. There was a discussion about the number for higher density in multi-family residential projects which Mr. Kleppin said is typical. Mr. Kleppin said that there are other communities that are receiving letters from DEEP about adding density near the water. He also said that they could not prevent the water from coming in but rather, tried to mitigate it and make sure that residents could get out safely in response to a disaster. There was a discussion about what could be in the area if there was no residential. Mr. Mushak suggested a park south of the Strollo Bridge which would include food trucks.

Mr. Kleppin further discussed the south side of Water Street which has always been a water dependent use. There was then a discussion about the proposed POCD amendment. There was also a discussion about the stormwater management regulations and FEMA insurance. There was also a discussion about properties that

are no longer water dependent use. There was a discussion about the boardwalks in other areas that have outdoor dining, which Norwalk does not have. Ms. Jordan-Byron felt that more research should be done about the foundation and infrastructure for these buildings and that there would be no negative costs to residents. Mr. Williams believed that climate change was a real threat and did support more residential units. Mr. Schulman suggested leaving out the zoning and just adding the amendment to the POCD. He also noted that developers would have to follow current zoning regulations.

i. Action on #2023-01 POCD

At this point, they discussed the resolution. There was a discussion about the rezoning of the Water Street area. There was also a discussion about incentivizing businesses to maintain their water dependent use. There was also a discussion about asking the Redevelopment Agency to encourage those businesses to retain and expand their water dependent uses.

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, the City determined that the industrial waterfront should be viewed independently of the industrial zones and conducted a compendium study of the industrial waterfront areas;

WHEREAS, a committee to oversee the Study was comprised of members of the Planning and Zoning Commissions, Harbor Management Commission, Shellfish Commission, Common Council, Norwalk Redevelopment Agency and City Staff;

WHEREAS, the Plan provided recommendations on land use, and future zoning for the waterfront areas;

WHEREAS, the proposed amendments to the Citywide were formally referred to Common Council on November 29, 2022;

WHEREAS, the proposed amendments to the Citywide Plan were also formally referred to WESTCOG, the Harbor Management Commission and CT DEEP on November 30, 2022;

WHEREAS, based on recommendations and comments received from Common Council, revisions to the Plan were drafted for consideration by the Commission;

WHEREAS, the revised Plan was re-referred to WESTCOG, the Harbor Management Commission and CT DEEP on July 24, 2023;

WHEREAS, the Economic and Community Development Committee of Common Council approved the amendment to the Citywide Plan, with the changes discussed, on July 6, 2023;

WHEREAS, the Common Council unanimously approved the amendment to the Citywide Plan, with the changes discussed, on July 11, 2023;

WHEREAS, WESTCOG concluded in an August 3, 2023 email the Citywide Plan amendment was a local issue of no regional significance;

WHEREAS, the Commission considered the Comments raised by the Harbor Management Commission in their letter dated August 8, 2023;

WHEREAS, the Commission conducted a public hearing on the proposed amendment on September 20, 2023 and considered all testimony presented;

WHEREAS, the Commission continued the public hearing on the proposed amendment on October 4, 2023 and considered all testimony presented;

WHEREAS, the Commission considered the Comments raised by CT DEEP in their letter dated September 21, 2023;

WHEREAS, the Commission has determined that the proposed modifications, as recommended by the Common Council are appropriate and consistent with the recommendations within the Plan, except that : rezoning of the Water Street MC Zone should be reconsidered only after the City has determined the appropriate solution for the ongoing flooding on Water Street: Now, therefore,

**** MR. ROINA 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 9 Goal 2 A.iii. *Promote the reduction of impervious surfaces and the use of green infrastructure and Low Impact Development practices within the Coastal Management Area to the maximum degree feasible along with maintaining a water dependent use.*
4. Chapter 3, Goal 2Avi. *Develop a cohesive tourism strategy by optimizing Norwalk's historic, cultural and historic resources, coastal location, unique waterfront areas, Norwalk River and other natural assets for an enhanced set of recreation, tourism, economic, and transportation uses. This should*

include exploring locations for waterfront restaurants, water taxi services, and boats to the islands.

5. Chapter 9, Goal 3Ai. *As part of the zoning rewrite, establish zoning and urban design standards for areas with water dependent uses that enhance compatibility with adjacent uses. Review zoning, adjacent uses, screening and site practices, and transportation.*
6. Chapter 9, Goal 3Aii. *Preserve the locations for water dependent uses on the waterfront. SoNo and East Norwalk near the Walk Bridge, and the Water Street marine businesses cluster are particularly important locations for preservation of water dependent uses.*

BE IT FURTHER RESOLVED that the effective date of this action shall be October 23, 2023.

Mr. Williams seconded.

Louis Schulman; Nick Kantor; Mike Mushak; Richard Roina; Galen Wells; Jacquen Jordan-Byron approved.

Tammy Langalis opposed.

Ana Tabachneck and Darius Williams abstained.

At this point, the commissioners took a 10 minute break to return at 8:36 pm. Mr. Williams and Ms. Jordan-Byron left the Common Council chambers to sign on at home.

V. REVIEW & ACTION ON APPLICATIONS

a. #2023-57 SPR – Bill & Andrea Pecoriello – 430 Main Avenue (District 5, Block 22B, Lot 11) – Proposed boutique manufacturing use within existing building for “Sweet P Bakery” – Report & recommended action

Mr. Kleppin noted that boutique manufacturing did have to come before the commission. Andrea Pecoriello described the project and said that they were running a non-profit bakery, a training program for disabled adults. They need a larger space. The bakery supplied desserts for their restaurant in Westport. There was a description of the location of the business. Mr. Kleppin said it was a use question.

**** MR. KANTOR MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-57 SPR – Bill & Andrea Pecoriello – 430 Main Avenue (District 5, Block 22B, Lot 11) – Proposed boutique manufacturing use within existing building for “Sweet P Bakery” 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 October 13, 2023.

Ms. Langalis seconded.

Mr. Mushak thanked the applicants for what they were doing.

Louis Schulman; Nick Kantor; Mike Mushak; Richard Roina; Galen Wells; Tammy Langalis; Ana Tabachneck approved.

No one opposed.

No one abstained.

Mr. Williams was not able to sign back on.

b. #2023-52 CAM – Mark & Pamela Hollis – 10 Harborview Avenue (District 5, Block 85C, Lot 29) – Demolition of existing and construction of new single family residence – Report & recommended action

John Conte, the engineer on the project, introduced the project team for the applicant. He then oriented the commissioners as to the project on the site plan. He described the new house and that it would be in compliance with elevations. He discussed storm water management.

John Conte Sr., the landscape architect, continued the presentation with a description of the plantings. He also described catching rain water as well as the plantings around the driveway.

Mr. Conte said that the existing house is in compliance with zoning regulations but that the proposed house would be.

Ms. Williams said that the applicant was responsive to the staff's comments. She also said that DEEP had suggested moving the proposed house out of the VE zone. The house would be raised to be flood compliant.

There was a discussion about the power lines being buried. There was also a discussion about the dock. Mark Hollis, the owner of the property, noted that it would be rebuilt.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2023-52 CAM – John R. Conte, P.E. – 10 Harbor View Avenue – Demolish an existing single family residence and construct a new, flood-compliant, single family residence to be built on piers 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 dated 3/14/2023 and revised 6/8/23 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT
 - b. Per architectural plans dated 8/25/23 prepared by William D. Earls, Wilton, CT
 - c. Per the engineering plans dated 8/16/2023 and revised 9/26/23 (sheet SE-1) prepared by Conte & Conte, LLC, Greenwich, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

6. That a landscaping plan depicting a buffer of native plantings along the seawall be submitted to and approved by Staff; and
7. That any and all utilities (HVAC units, LP tanks, generators, etc.) shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
8. That any changes to the plans be reviewed by staff prior to implementation; and
9. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure, utilities, and any accessory structures; and
10. That no changes to the seawall are permitted without City review and DEEP approval; and
11. That any tidal wetland restoration below the Coastal Jurisdiction Line be reviewed by DEEP prior to commencement of the restoration; and
12. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 13th, 2023.

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. Roina seconded.

Louis Schulman; Nick Kantor; Mike Mushak; Richard Roina; Galen Wells; Tammy Langalis approved.

No one opposed.

Jacquen Jordan-Byron and Ana Tabachneck abstained.

c. #2023-56 CAM – Steven Silvestri – 2 Channel Avenue (District 5, Block 85C, Lot 53) – Raise an existing single-family residence on piers and add second story addition – Report & recommended action

Steven Silvestri, the owner, introduced his project team. He said he was also very close to the property in the previous application. He gave a brief summary of the application. Ms. Williams noted that she did not have many comments and that it would be built to the VE standards even though it did not have to be. There was a discussion about the removal of a tree. Ms. Williams said that DEEP said it was a strong application and had no comments. Mr. Mushak did not think he had to recuse himself from this application due to a former business association with this applicant. Mr. Schulman did not think it would be necessary.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2023-56 CAM – Steven Silvestri – 2 Channel Avenue – Raise an existing single family residence on piers and construct a new second story addition, side porch, and rear deck to be flood compliant 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 dated 1/25/2022 and revised 9/5/23 prepared by Arcamone Land Surveyors, LLC, Norwalk, CT
 - b. Per architectural plans dated 8/31/23 and elevations revised 9/26/23 prepared by Shoreline Design Group LLC, Greenwich, CT
 - c. Per the site plan dated 8/24/2023 prepared by Fairfield County Engineering LLC, Norwalk, CT
2. That all department sign-offs are obtained prior to issuance of any Zoning Permit; and
3. That a permit is obtained from the Department of Public Works regarding City storm-water management requirements; and
4. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
5. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
6. Silt fence or construction fence shall be installed at the dripline of both preserved oak trees; and

7. That a landscaping plan depicting a buffer of native plantings along the seawall be submitted to and approved by Staff; and
8. That any and all utilities (HVAC units, LP tanks, generators, etc.) shall be located in conformance with the applicable zoning setbacks and have flood certifications; and
9. That any changes to the plans be reviewed by staff prior to implementation; and
10. That flood certifications be submitted prior to issuance of a zoning permit by a CT licensed engineer or architect for the main dwelling structure, utilities, and any accessory structures; and
11. That no changes to the seawall are permitted without City review and DEEP approval; and
12. That any tidal wetland restoration below the Coastal Jurisdiction Line be reviewed by DEEP prior to commencement of the restoration; and
13. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

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

BE IT FURTHER RESOLVED that the effective date of this approval shall be October 13th, 2023.

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. Roina seconded.

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

No one opposed.

No one abstained.

d. #2023-58 SPR – Greenwich Realty Development LLC – 6 Butler Street (District 1, Block 9, Lot 3) – Construction of new five-story, 20-unit, multifamily structure – Preliminary review and approval of architectural peer review

Mr. Kleppin said that they had not decided on an architect for the city's review of the plans.

Craig Flaherty, the engineer on the project, began the presentation by discussing the project which would be deeply affordable. He explained how the units would be so affordable. He oriented the commissioners as to the location of the property on an aerial map. He then showed them the proposed footprint and where the parking was. He noted that most residents would not have vehicles. He showed them a rendering of the proposed building and discussed the number of units.

There was a discussion about whether any would be designated for seniors. There was a discussion about the services to be provided to the residents. There was also a discussion about green space available. There was a discussion about solar units on the roof.

There was also a discussion about the look of the building. It was noted that there would be a review by a consultant for the Redevelopment Agency and Planning and Zoning. Paul Selnau, the architect, said he would work with the city's architectural reviewer. Mr. Flaherty noted that since funding for the project was coming from the state, that there would be certain requirements they must abide as to the tenants. There was a further discussion about the look of the building and what worked better on a similar project in another part of the city. There was also a discussion about the views from the building and having windows facing the park.

**** MR. ROINA MOVED to authorize the hiring of an architectural review consultant to be selected jointly by the Planning and Zoning Department staff and the Redevelopment Agency**

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

VI. APPROVAL OF MINUTES: September 20, 2023

**** MR. ROINA MOVED to approve the September 20, 2023 minutes.**

Ms. Wells seconded.

Louis Schulman; Nick Kantor; Ana Tabachneck; Mike Mushak; Richard Roina approved.

No one opposed.

Tammy Langalis; Galen Wells; Jacquen Jordan-Byron abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin reminded them that there is another meeting next week and that they would receive memos for it. He said that the consultant for the proposed zoning regulations would have edits by the end of the month. He estimated a public hearing for them by the beginning of December.

VIII. COMMENTS OF COMMISSIONERS

Ms. Jordan-Byron had a question about an event that had been sent to the commissioner. Mr. Kleppin said that it would have to be sent out again if the link did not work.

Mr. Schulman said that the next meeting would be on Zoom which would be at 6 pm on October 11.

Ms. Tabachneck asked if there was any movement on the residential parking permits for East Norwalk. Mr. Kleppin said it was higher up so he would have to reach out to those people. She also asked about the EVTZ bonus structure to review. Mr. Kleppin said they would review it in two weeks along with the flood zone changes.

Mr. Mushak asked about the Mill Hill view shed. Mr. Kleppin said that Mr. Baker would be sending them a memo. Mr. Mushak said that many people were concerned about not blocking the views of the river.

Ms. Langalis had questions about how emails could be sent so the commissioners did not miss anything.

IX. ADJOURNMENT

Mr. Roina made a Motion to Adjourn.

Mr. Wells 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 9:37 p.m.

Respectfully submitted,

Diana Palmentiero