CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
September 18, 2024

PRESENT: Louis Schulman, Chair; Nick Kantor; Tammy Langalis; Diana Lenkowsky; Darius Williams; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron; Hector Pachas (arrived at 6:40 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Jessica Vonashek; Atty Jason Klein; Atty Dan Chapple; Atty Adam Blank; Jason Enters; Vincent Hynes; Ray Sullivan; Jason Milligan; Bob Grzywacz; Atty Liz Suchy; Pete Romano; Will Caple; Steve Cipolla; Diane Lauricella; Jeffrey Spahr;

I. CALL TO ORDER

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

II. ROLL CALL & SEATING OF MEMBERS

Mr. Kleppin called the roll. Mr. Schulman said that he would seat all the alternates.

III. REVIEW & ACTION ON APPLICATIONS

a. #2024-49 8-24 Referral – City of Norwalk – 3 Belden Avenue – Licensing agreement for the Fairfield County Makers Guild – Report & recommended action

Mr. Schulman said that the commission would have to decide whether this application was in accordance with the Plan of Conservation and Development (POCD).

Jessica Vonashek began the presentation about a license agreement with the applicant to move into 3 Belden Avenue. The applicant had been leasing space on Main Avenue but would have to move. She explained how they learned about this not-for-profit organization. The REdevelopment Agency was leasing the building but then purchased it. It was adjacent to the library and would provide more parking for it. She discussed her conversations with the Makers Guild and explained this organization for the commission. They have hosted free workshops for several months now. The license would be for 3 years and the Makers Guild would host free workshops every month. She also discussed the library expansion because it is indirectly related to this license.

**** MR. WILLIAMS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-49 8-24 Referral – City of Norwalk – 3 Belden Avenue – Licensing agreement for the Fairfield County Makers Guild be **APPROVED.**

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

1. To achieve the policy to “Enhance recreational programming to serve the changing needs of all types of households and individuals;” and

2. To help further the policy to “Support resource-efficiency and cost-effectiveness through coordinated planning and maintenance;” and

3. To utilize the strategy to “Support local centers of activity in neighborhoods;” and

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

Ms. Wells seconded.

There was then a discussion about a TV organization that had wanted to acquire space in the library for broadcasting. Ms. Vonashek explained how this was no longer part of the library’s plans and the long range plans for it. Through the use of the American Rescue Plan Act (ARPA), they were able to purchase a couple of buildings which changed the library’s plans. The city would maintain the buildings, not the tenants. There was also a discussion about the lease rates for the city’s buildings.

There was a discussion about leases to other tenants in the building. The term would be on a similar timeline to the library expansion which, at the moment, is set for 36 months. There are other tenants in the building which have leases as well.

Louis Schulman; Nick Kantor; Tammy Langalis; Diana Lenkowsky; Darius Williams; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron approved.
No one opposed.
No one abstained.

b. #2024-50 8-24 Referral – City of Norwalk – 6 Butler Street – Acquisition of property – Report & recommended action

Ms. Vonashek said that this referral was for a second connection point through to the Lockwood-Mathews Mansion, the Stepping Stones museum and the printmaking space with the acquisition of 6 Butler Street. The city would also like to purchase 30 more parking spaces from the structured parking garage of the Toll Brothers Lot to add parking to the city's parking lots. There is a small parking lot nearby which has been used for overflow parking for the mansion and the printmaking space. The third reason was for the expansion of Farrow Park. For these reasons, this request align with the POCD in that they support pedestrian and cyclist use, as well as increase green space

There was a discussion about Pacific House which was to be used for supportive housing for homeless people. Ms. Vonashek explained that they had spoken with the executive director of Pacific House who said they were now looking at sites on either Wall Street or the West Avenue area that were more suitable. They had also met with the Commissioner of Department of Housing in Connecticut to discuss increasing the subsidy for this project, if they were to find a site that supported more units. There was then a discussion about the timing of this project. When it initially had been brought to the commission, there had been an executive team that believed 6 Butler was a good location. However, the executive team changed and they had concerns about the location after the project had been approved. Ms. Vonashek then clarified the use of 6 Butler Street since there were concerns about the loss of green space. They would enhance the tree canopy and green space. She also noted that the owner of 6 Butler Street was the same owner as the 30 parking spaces. The city would not pay rent for those spaces since they would now be part of the city's parking assets.

There was a discussion about how they had reached the purchase price which included a review of the comparable sales prices in the area. Ms. Vonachek said that there were no designs yet for the parcel. There was also a discussion about where vehicles would enter and exit on Butler Street to take them off West Avenue. There was a discussion about pedestrian safety. There was a concern that this parcel would be turned into more parking and not into affordable housing, as originally planned.

Ms. Vonachek said that the ARPA funds had to be encumbered by December 31, 2024 and the work had to be completed by December 31 2026. Mr. Schulman noted that Mr. Pachas had arrived at the meeting and would be seated as a member of the commission.

**** MR. KANTOR MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-50 8-24 Referral – City of Norwalk – 6 Butler Street – Acquisition of property be **APPROVED.**

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

1. To achieve the goal that "Norwalk aims to have the best city park and recreation system in Connecticut;" and

2. To help further the policy to "Avoid development, encroachments or other activities that would affect opportunities for beneficial use and enjoyment of existing city parks and open space;" and

3. To utilize the strategy to "Support local centers of activity in neighborhoods;" and

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

Ms. Jordan-Byron seconded.
Louis Schulman; Nick Kantor; Tammy Langalis; Diana Lenkowsky; Darius Williams; Galen Wells; Jacquen Jordan-Byron approved.
No one opposed.
Ana Tabachneck; Hector Pachas abstained.

Mr. Schulman then thanked Ms. Vonachek for her service to the city since she would be leaving her position.

c. #2023-41 SP – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – Extension of time request for signage for Wegmans – Report & recommended action

Atty Jason Klein, the attorney for Wegmans, said that his associate would handle this matter and answer any questions.

Dan Chapple, attorney for Wegmans, asked for a request for an extension of time for one year for the signage. He explained the application. Since they had not pulled the building permit at this time, they were requesting it.

**** MR. PACHAS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2023-41 SP – Wegmans Food Markets, Inc. – 47 Richards Avenue and 677, 667 and 651 Connecticut Avenue – one year extension of time request for signage for Wegmans be APPROVED.

Ms. Langalis seconded.

Atty Klein said that there would not be any changes to the language for the signs.

Louis Schulman; Nick Kantor; Tammy Langalis; Diana Lenkowsky; Darius Williams; Galen Wells; Jacquen Jordan-Byron; Ana Tabachneck; Hector Pachas approved.
No one opposed.
No one abstained.

d. #2024-37 CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Construction of six story, 210-room, extended stay hotel building – Report & recommended action

Atty Adam Blank introduced the project team and said that they would be able to answer the commission's questions. He then oriented the commissioners as to the location of the property on an aerial map. He explained that it is a parking lot with a retail plaza. He said it was Phase One of the Wall Street Poko project and described the project which would be an extended stay hotel, with parking spaces. He noted that they had received comments from the city's peer review but there were 6 items that they could not agree on and that the Redevelopment Agency would defer to the Planning & Zoning Commission on those items. Otherwise they would approve the application. Atty Blank also noted that they had spent a lot of time on this application, more than they would have under the previous regulations. He was certain this would change as they all get more familiar with the updated regulations. He believed that his client worked to accommodate the staff's feedback. He noted some highlights of the project, including the amenities of a rooftop area, business center, lounge area, etc. He explained that it would not be a full service hotel so that guests at the hotel would go into the community for dinner, etc. He discussed the impervious surface which would become 20% pervious, as well as the drainage. He asked that Jason Enters and Jason Milligan be added to the meeting so they could answer the commissioners' questions. He reminded them that this is a site plan and coastal area management review. He showed them different renderings of the exterior.

Atty Blank then explained that there were discussions with hotel operators about how many rooms there would be. If it was less than the 210 rooms they were proposing, the applicant would come back to the commission with these changes. The other portion of the building could be apartments. The applicant could also build another hotel in this neighborhood.

There was also a discussion about the EV charging stations in the parking garage and the cost of adding it to the project. Jason Enters said it would be cost prohibitive. Mr. Schulman said that this is not the place for this discussion and that it could be discussed at the October 2 public hearing.

Vincent Hynes, the engineer on the project, continued the presentation by showing the commissioners the site plan which included the public realm spaces, the runoff from the site, the reduction of impervious surfaces, and drainage system. He also discussed the utility system.

Ray Sullivan, the architect on the project, showed them a site plan which included a partial turnaround on Isaac Street. He then showed them the exterior of the building with the turnaround and drop off area. He showed the front of the building which is the main entrance and the focal point of it. He also explained that the elevators would look out onto Wall Street. He showed them more detailed plans for the public realm areas. The building could have gone to the property line but instead, they have created a park-like setting. Attorney Blank noted that the neighboring building, Factory Underground, sent a letter which supported the project.

Mr. Sullivan explained that there is a secondary lobby in the rear. He showed them the Leonard Street elevation plans and noted where the live/work units would be. He discussed the architecture of the building. He also showed them the interior plans for the project, including a small basement area under the lobby, access points to the garage, etc.

There was a discussion about the residents in the neighborhood being displaced. Mr. Sullivan said that the building would be constructed on a parking lot. Mr. Enters said that it was meant to reinvigorate the area. There was also a discussion about whether the Fire Department would be able to access the building. There was also a discussion about whether vehicles would cut through the parking garage. There was a discussion about turning some rooms into residential units. Mr. Enters said it would never be dormitories. There was also a discussion about the size of these possible units. Jason Milligan said that since they were negotiating with three different hotel operators, it would be difficult to know at this time. Mr. Sullivan noted that some of the extended stay spaces range from 680 - 960 sq. ft. There was a discussion about the height of the building as well as the loading space for the hotel.

Bob Grzywacz, the city's peer review consultant, continued the presentation by explaining that the application is a beta test of the zoning regulations. He noted that there was a difference between a passage and public realm spaces and there are things that could be improved. He discussed the zoning regulations themselves which integrated illustrations to show what zoning required. He then began to discuss the issues that the city had with the project, the first being the arcade and what it should look like, including columns. He explained that the current project's arcade does not meet the requirement as set forth in the regulations. The next item was that the cornices should be developed a bit more. He also discussed a bay on the Isaac Street side which he suggested should be distinct. He said that the applicant adds a submission that shows how the window area is calculated. He also noted that the window trim does not meet zoning requirements. He also spoke about foundation walls. He noted that the zoning regulations required that parking structures should be hidden behind the building.

There was a discussion about the foundation walls and the materials being used for it. Mr. Schulman noted that this was the first application for a large building under the new zoning regulations which was non-compliant in different ways. There was also a discussion about the arcade. Mr. Sullivan said that they could make the necessary changes to be compliant; however, there was one section that they were not in agreement with Mr. Grzywacz. The disagreement was whether their rendering had to exactly match what was in the illustration in the zoning regulations. Mr. Grzywacz said that there needed to be more clarity to the rendering.

Atty Blank briefly spoke about the items that they were in disagreement with Mr. Grzywacz. There was a discussion about the removal of the condition about the facade. He also discussed the colors of the end block and sill spandrel panels and the corner block cornices, foundation walls and parking structure openings. The applicant did not want the parking garage to feel closed at night. There was also a discussion about the window trim depth.

Mr. Sullivan discussed what the applicant would change and what they would prefer not to change in the design. He also showed them pictures of windows that would meet the intent of the regulations. He also discussed how the tile would be put onto the building. He showed them pictures of tiles used in other buildings in another part of the city. He clarified their use of "public realm." He also discussed the mesh to be used in the parking garage.

The commissioners decided not to hear from the traffic engineers but they did listen to the landscape architect, Earl Goven. He showed them the landscape plan which was in the public realm. He discussed the fixtures that would be out there. He also discussed the plantings.

Atty Blank read a letter of support into the record.

Jason Milligan noted that they had started discussions about this one year ago. He noted that the design review should be about protecting against a bad design but in this case, he believed that they had worked with the design consultant to create a building that worked for everyone. He also had concerns about the closed parking garage. He noted that the Underground Factory would be using it as well.

** **MR. KANTOR MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-37 – CAM/SPR – Wall St Opportunity Fund LLC c/o Jason Milligan – 21 and 23 Isaacs Street (District 1, Block 29, Lots 25 & 28) – Construction of six-story, 210-room, extended stay hotel building be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans, and as further revised per these conditions of approval:

a. Per the site plans depicting 21 & 23 Isaacs Street prepared by Redniss & Mead, dated 5/10/2024 and revised to 8/5/2024; and

b. Per the architectural drawings entitled “C.F.L. Suites – Isaacs Street,” prepared by the Sullivan Architectural Group, dated 5/10/2024 and revised to 8/5/2024

c. Per the landscaping site plans entitled “23 Isaacs Street,” prepared by Blades & Goven Landscape Architects, dated

2. That the applicant shall provide documentation to the Planning & Zoning Commission’s Staff (Staff), that the building construction is certifiable as LEED Silver, Enterprise Green Communities, or National Standard Silver prior to the issuance of a zoning permit; and

3. That all utilities servicing the site shall be installed underground; and

4. That any changes to the approved plans, including change of use, 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

5. That in accordance with the Architectural Peer Review Report (the Report) by DeCarlo & Doll Inc., dated August 30, 2024, the following modifications shall be required prior to the issuance of a zoning permit:

a. That the building façade along Isaacs Street shall be redesigned to locate the entry building piers inboard of the inside curb edge; and

b. That the design of the windows shall be submitted to Staff for review; and

c. That the plans shall be revised to include building wall sections and knee walls clad with four-inch minimum brick or natural stone; and

d. That details of the parking structure wall openings shall be provided to Staff prior to the issuance of a zoning permit; and

6. That bicycle racks shall be provided, near the Isaacs Street entrance and Leonard Street entrance, in accordance with the applicable section(s) of the Zoning Regulations; and

7. That the bench on Isaacs Street shall be relocated with its back to the building; and

8. That the public realm space be constructed with resilient and durable materials, in coordination with the Department of Public Works (DPW), the Fire Marshal, and Staff, to support emergency vehicles usage; and

9. That the applicant shall submit a Workforce Housing Affordability Plan, subject to Staff approval, prior to the issuance of a zoning permit; and

10. That should any building façade material become damaged and/or deteriorated, the applicant and any future owner(s) shall repair the damaged and/or deteriorated façade within thirty (30) days upon receiving notice from the City; and

11. That in accordance with the memorandum provide by Norwalk Transportation, Mobility and Parking (TMP), dated September 5, 2024, the following items shall be addressed prior to the issuance of a zoning permit:

a. That a brick paver strip along Isaacs Street shall be provided; and

b. That the sidewalk width at the half loop and at the frontages next to the north and south garage access points shall be confirmed by the applicant; and

c. That should the proposed pick-up/drop-off roadway loop be approved, in addition to the conveyance that Norwalk DPW has requested, please coordinate with the City of Norwalk in providing a sidewalk easement around the perimeter of the loop; and

d. Site plan modifications to improve truck mobility/access and provide greater maneuverability for trucks of similar sizes to ambulances and freightliner trucks shall be provided in coordination with the Norwalk Fire Department/Emergency Management, TMP, and Staff; and

e. That for all three site driveways, type “B” driveway aprons shall be provided instead of type “A”; and

f. That the plans shall be revised to show STOP sign(s) and stop bar(s) for both garage exits; and

g. That if a door/gate arm is planned to control entry/exit access to the garage, the applicant shall first obtain approval from Staff; and

h. That the applicant shall provide documentation on how public parking spaces will be delineated and reserved, if the applicant provides public parking; and

i. That the applicant shall consider adding speed bumps/humps in the garage; and

j. That minimum aisle widths shall be a minimum of 24 feet; and

k. That the applicant shall provide a narrative on how and where deliveries and trash pick-up operations will function on the site; and

l. That a traffic signage plan shall be provided by the applicant; and

12. That since a unit qualifies under the Zoning Regulations as a “dwelling unit” if it is occupied for a “monthly or longer basis, the duration of any occupant in an Extended Stay Hotel room shall not exceed 30 consecutive days; and

13. That this approval shall not in any way alter, modify or nullify the applicant’s obligations as set forth in the Parking Easement Agreement, dated April 2023 and recorded on the Norwalk Land Records; and

14. That a parking management plan shall be provided prior to the issuance of a zoning permit, demonstrating compliance with the Parking Easement Agreement, dated April 2023 and recorded on the Norwalk Land Records; and

15. That the applicant shall not block or otherwise prevent any legal access to any abutting property; and

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

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

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

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

20. That a surety shall be submitted, in an amount determined by Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and

21. That all erosion and sediment controls shall be installed and maintained prior to the start of any construction or site work, shall be maintained throughout all construction and site work, and that additional controls be installed at the direction of Staff; and

22. 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; and

23. That a surety shall be submitted, in an amount determined by the applicant and verified by Staff, to guarantee the completion and maintenance of the site plan and any and all modifications to the plan and all work as required as a condition of approval prior to the issuance of a Certificate of Zoning Compliance; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be September 27, 2024.

Mr. Williams seconded.

Mr. Baker showed the commissioners the resolution, explained some of the conditions. The commissioners then began a lengthy discussion about the changes including the six points that the applicant and the staff could not agree on. There was also a discussion about the definition of extended stay hotel room. There was also discussion about a parking easement that the city had agreed to with Mr. Milligan. There was also a discussion about the window specifications that had been submitted to the staff. There was also a discussion about a part of the application that the Redevelopment Agency had deferred to the Planning & Zoning department. At this point, Mr. Kantor re-affirmed his motion and Mr. Williams accepted the changes in the resolution.

Louis Schulman; Nick Kantor; Tammy Langalis; Galen Wells; Jacquen Jordan-Byron; Hector Pachas approved.
No one opposed.

Ana Tabachneck; Diana Lenkowsky; Darius Williams; abstained.

At this point, the commissioners recessed the meeting until 8:51 pm.

IV. PUBLIC HEARINGS

a. #2024-43 SP/CAM – 50 Day Street LLC – 165 Water Street (District 2, Block 83, Lot 9) – Robot Competition Venue within existing two-story, 54,000sf building

Mr. Schulman opened the public hearing by explaining the public hearing process for the public.

Atty Liz Suchy began the presentation with an introduction of the applicant and the project team. She then gave a brief overview of the application and noted that the applicant had filed the return receipt cards that had been given to the Planning & Zoning Department which evidenced notice of the public hearing. She then described the competitions. She also described the parking spaces, both onsite and off site. She also discussed the sign offs that they had received as well that they were working on the comments from TMP.

Pete Romano, the civil engineer on the project, continued the presentation by showing the commissioners the site plan. He noted that there were not many improvements. He then described the drainage.

Will Caple, the architect on the project, continued the presentation by showing the commissioners the plans for the 1st and 2nd floors.

Steve Cipolla, the traffic engineer for the project, continued the presentation, with a discussion of the traffic evaluation. He discussed the traffic counts, as well. He made comparisons of event day and non-event days. He said that it was designed for peak event days. He explained how the events were run so that people did not leave all at the same time. It is a long day for the events. There were no adverse impacts. There was also a police officer who canvassed the area for security and to check parking. They had responded to comments.

There was a discussion about the parking fees. Atty Suchy said that there is not a separate parking fee. She also noted where parking is not allowed in the area. There was a discussion about the number of people attending these events.

The public was invited to speak at this point of the meeting.

Diane Lauricella, 21 Little Fox Lane, spoke in support of the application but had questions about adding solar panels to the roof. She said she didn't see any flood gates in their application.

Jeffrey Spahr said that he was in support of the application and gave a brief explanation of his background. He said that he was happy to find this event space that he can attend with his son who had ADHD and was on the autistic spectrum. He explained the space as well as how the parking worked. He was very enthusiastic about the space.

Mr. Romano spoke about flood panels which he did not think that Norwalk required. He believed that Westport had them.

Atty Suchy then summarized the application and said she believed it met the regulations.

i. Action on #2024-43 SP

**** MR. KANTOR MOVED: THEREFORE, BE IT RESOLVED THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024 – 43 SP/CAM – 50 Day Street, LLC – 165 Water Street – Robot Competition Venue within existing two story, 54,000 sqft building be **APPROVED** subject to the following conditions:

1. That all department sign-offs be submitted prior to the issuance of a zoning permit; and

2. That a special permit certificate and mylar of the approved Site Plan (as revised by any conditions of approval) be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and

3. That the applicant revises the flyer and map within the parking and traffic management plan that is to be provided to spectators per staff comments prior to the issuance of a zoning permit;

4. That the applicant revises the parking and traffic management plan to adequately mitigate the concern of event parking overflow on nearby residential streets. Revisions shall be subject to TMP & P&Z staff review and approval, prior to the issuance of a zoning permit; and

5. That the applicant submits signed documentation from each property owners listed in the traffic and parking management plan agreeing that parking during event days is

permitted on their properties for the duration of this use prior to the issuance of a zoning permit; and

6. That if changes occur within the parking and traffic management plan the applicant shall notify staff of the changes

7. That the applicant is permitted a maximum of 12 events per calendar year; and

8. That rooftop solar shall be installed per testimony of the applicant; and

9. That any changes to the approved plans be submitted to the Planning & Zoning Commission for their review and approval; and

10. That the building and site be used in accordance with the following plans and as amended per staff comments:

a. Per survey dated 5/31/24, prepared by LandTech of Westport, CT.

b. Per floor plans dated 7/12/24, prepared by Philip Cerrone III of Fairfield, CT.

c. Per parking and traffic management plan dated 7/24/24, prepared by 50 Day Street, LLC

11. That the applicant maintains parking spaces on 88 Day Street (DBL 2-83-6, this property is automatically combined per Article 1. 21.3.A.2)

12. That the applicant submits a long-term parking lease agreement for twenty (20) years which the use of such off-site parking site shall be recorded on the Norwalk land records, At the termination of the initial long-term instrument, the parking lease shall be extended for another twenty (20) year period, if needed; and

13. That the designated parking lots off-site, including the following lots are maintained for the duration of this use:

a. 0, 50 & 51 Day Street (DBL 2-61-3, 2-62-14, 2-83-10)

b. 149 Water Street (DBL 2-83-8)

c. SNEW (DBL 2-55-28)

d. Calvary Baptist Church (DBL 2-82-11)

14. That if parking and traffic issues occur that the applicant work with staff to address the issues in a timely fashion; and

15. That all signage complies with the Norwalk Building Zone regulations; and

BE IT FURTHER RESOLVED that this application complies with Special Permit, Article 8.4.8 and Coastal Area Management Article 6.210 & 8.4.4.F, including all other applicable sections of the Norwalk Zoning Regulations; and

BE IT FURTHER RESOLVED that the effective date of this action is September 27th, 2024.

Mr. Pachas seconded.

At this point, the commissioners reviewed the resolution. The changes were acceptable to Mr. Kantor and Mr. Pachas.

Louis Schulman; Nick Kantor; Tammy Langalis; Diana Lenkowsky; Darius Williams; Galen Wells; Jacquen Jordan-Byron; Ana Tabachneck; Hector Pachas approved.
No one opposed.
No one abstained.

V. DISCUSSION

a. Zoning Regulations Revisions per Staff Recommendations

Mr. Kleppin said that they did not have anything in particular to discuss. He said that waterfront clubs had asked them to review the regulations which would be discussed at the public hearing on October 2, 2024. There was a discussion about whether they would be voting that evening but Mr. Kleppin said that they would not.

VI. APPROVAL OF MINUTES: September 4, 2024

**** MS. JORDAN-BYRON MOVED to approve the September 4, 2024 minutes.**
Mr. Pachas seconded.
Louis Schulman; Nick Kantor; Diana Lenkowsky; Darius Williams; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron; Hector Pachas approved.
No one opposed.
Tammy Langalis abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said the use of abstentions when voting on resolutions might not be appropriate in some situations. There was discussion about when it would be appropriate to abstain. Mr. Kleppin said that they could get information to the commissioners about that.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman said that the nominating committee would meet before the next meeting. At the end of the October 2 Planning & Zoning Commission meeting, they would present the slate of nominations. He asked the commissioners to let them know if they would like to be considered for a position.

There was also a discussion about attending a Freedom of Information event. Mr. Kleppin said these are free events that they could attend but they would need to register for it. There was a discussion of who would be attending.

There was also a discussion about some of the Zoning Regulation changes regarding impervious surfaces

IX. ADJOURNMENT

Mr. Pachas made a Motion to Adjourn.
Ms. Jordan-Byron seconded.
Louis Schulman; Nick Kantor; Diana Lenkowsky; Darius Williams; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron; Tammy Langalis; Hector Pachas approved.
No one opposed.
No one abstained.

The meeting was adjourned at 10 p.m.

Respectfully submitted,

Diana Palmentiero