

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
February 5, 2025

PRESENT: Nick Kantor (acting as Chair); Galen Wells, Chair (arrived after the roll call); Diana Lenkowsky; Louis Schulman; Ana Tabachneck; Tammy Langalis; Chapin Bryce; Darius Williams; Richard Roina; Jacquen Jordan-Byron (arrived at 6:43 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Adam Blank; Tanner Thompson; Marc Allen; Diane Lauricella; Anthony Pavia; Jason Milligan; Paul Fox; Ben Hanpeter; Jack Meyers; Ben Yeung

I. CALL TO ORDER

Since Ms. Wells was having technical difficulties, Mr. Kantor 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.

II. ROLL CALL & SEATING OF MEMBERS

Mr. Kleppin called the roll.

III. PUBLIC HEARINGS

A. #2025-02 SUB - IJ Group, LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Proposed two (2) lot subdivision

Mr. Kantor opened the public hearing.

Atty Adam Blank began the presentation for the applicant noted that there are two applications for this property. The commissioners decided to handle each separately. HE then oriented the commission to the location of the property on an aerial mpa. He also introduced the project team. He explained why the two structures on the property should be subdivided and have a different address.

There was a discussion as to why this wasn't done earlier in the process. There was also a discussion as to the bus terminal.

At this point, the meeting was opened to public comments.

Tanner Thompson, Chair of the Bike Walk Commission, said that the bus hub would remain at Burnell Boulevard. He said there was a need for a public restroom at the terminal.

Marc Allen, 128 Gilles Lane, spoke in support of the plan. He said that Jason Milligan was a member of the board of directors for the Wall Street area. He said the property has been empty for a long time. This project would be beneficial to the area.

Diane Lauricella, 21 Little Fox Lane, said she agreed with the previous speakers. She thought this project would bring in foot traffic as well as economic traffic. She was in support of their inclusion of solar panels.

Atty Blank addressed comments about the right of way because there is an easement at the bus terminal.

Mr. Kantor closed the public hearing.

B. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use HEARING CONTINUED TO FEBRUARY 19, 2025, AT 6:00PM - NO ACTION

C. 2025-2026 Capital Budget

Nick Kantor opened the public hearing. Mr. Kleppin explained the procedure for the public's interest. Mr. Kantor noted that there was an item for East Avenue that was removed in the Capital Budget. Mr. Kleppin said they could also make comments at the next meeting. Mr. Kantor explained the role of the Planning & Zoning Commission in the Capital Budget process.

Diane Lauricella, 21 Little Fox Lane, said she was not pleased that the role of the Planning & Zoning Commission had diminished. She discussed the role of the commission in the past. She spoke on items in the Public Works budget concerning green infrastructure, as well as the Transit, Mobility and Parking (TMP) project on East Avenue. She also had comments about the South Main Community Center, and Broad River baseball complex.

Anthony Pavia, 34 Buckingham Place, spoke in support of the East Avenue Design study.

Tanner Thompson spoke in support of the East Avenue Design study especially since it had been zeroed out by the CFO.

Mr. Kantor closed the public hearing and suggested that they collect comments for the next meeting.

D. #2025-04 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4 and 6 of the Norwalk Zoning Regulations relating to minimum

Mr. Kantor opened the public hearing. Mr. Kleppin began the presentation by noting that there was an amendment request to eliminate parking in and around train stations. He discussed the proposed changes which included a fee in lieu of parking. There was a request to review the fee every 5-10 years. There was a discussion about parking garages, especially for the larger, TOD developments with lower parking ratios. Mr. Kleppin said that it seemed to be working. There was also a discussion about the parking for single family houses and about off street parking. Mr. Kleppin said that the fee was only within certain zones. There was also a discussion about the parking regulations for historical structures.

Mr. Kantor opened the meeting to the public for comments. Mr. Baker announced how residents could comment.

Jason Milligan, 48 Wall St., said that developers will include parking, in a reasonable amount, into their proposals. He then discussed the parking in the Wall Street area which he believed there was an abundance. He felt that these proposed regulations were onerous. He also had comments on the affordability plan. He thought a wait and see approach would work for parking.

Marc Allen, 128 Gillies Lane, and President of the Wall Street Neighborhood Association, had concerns about the revisions to the parking requirements, especially since students would be moving to the Wall Street area. He thought that larger developments would come into the area but that was not the type of housing they wanted to encourage.

Tanner Thompson, 16 Hillside Place, reminded the commissioners that when the POCD was being written his group, Sustainable Streets in Norwalk, made the argument for the reduction in parking. He agreed with Mr. Milligan that there was an abundance of parking in the Wall Street area. He also agreed with comments from Mr. Allen. He then made comments about the proposed parking regulations. He recommended that the fee in lieu of parking should be tied to inflation.

Paul Fox, 11 Hanford Place, said that he agreed with many of Mr. Thompson's comments. He thought that many people living near the train station did not need to have vehicles. He also made several recommendations about the proposed parking regulations. He also discussed the special permit regulations for these regulations.

Ben Hanpeter, 14 Haviland Street, discussed the proposed parking regulations which he characterized as a "rollback" which would add more needless red tape. He noted that there were many cities that had no parking requirements. If these cities could do it, then he believed that Norwalk could do it in the urban core and that it should be done at this time.

Atty Blank, 49 Bartlett Avenue, speaking as a private citizen but also acknowledged that he did work for Mr. Milligan, asked that the commission pause the proposed parking regulation. He also explained how some of his client's proposed developments would be affected if the proposed regulations passed. He asked that the commission carve out the Wall Street area before amending this regulation.

Jack Meyers spoke in favor of keeping the parking requirements the same and not bringing back the old parking requirements.

There was a discussion about the Mayor's letter which, in part, discussed having no parking requirements for developments with affordable housing. It was explained that this was already in the regulations and not counteracted by this proposal.

IV. REVIEW AND ACTION ON APPLICATIONS

A. #2025-02 SUB - IJ Group, LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Proposed two (2) lot subdivision - Report & recommended action

Ms. Tabachneck was seated for this application.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-02 SUB – IJ Group, LLC -24 Belden Avenue (District 1, Block 38, Lot 8) – Proposed two (2) lot subdivision be **APPROVED**.

BE IT FURTHER RESOLVED that a subdivision map shall be filed on the Norwalk Land Records in accordance with Section 4.16 of the Norwalk Subdivision Regulations.

BE IT FURTHER RESOLVED that the effective date of this action shall be February 14, 2025.

Mr. Roina seconded.

Nick Kantor; Galen Wells; Louis Schulman; Ana Tabachneck; Tammy Langalis; Chapin Bryce; Darius Williams; Richard Roina approved.

No one opposed.

Jacquen Jordan-Byron abstained.

A. #2024-64 CAM/SPR - IJ Group, LLC - 24 Belden Avenue (District 1, Block 38, Lot 8) - Coastal site plan review application for the construction of two five-story additions to an existing structure to add hotel and multifamily use(s) to the existing office/retail use(s) - Report & recommended action

Atty Blank said they had submitted responses to TMP and asked that Ben Yeung of TMP begin the remarks.

Ben Yeung, Sr. Traffic Engineer for TMP, realized that TMP authority was limited. He discussed the traffic impact study and that there were concerns about the traffic counts being used. He said they would like to update some volumes. The other comment was about loading delivered and passenger pickups/dropoffs. He also discussed architectural plans recently submitted. He also discussed wayfinding signage for dropoffs that were below ground in the garage of the development. They did not want to encourage double parking on the street. There was a discussion about the landscaping plans which should be revised to include the city's easement. Mr. Yeung discussed the potential shortage of parking with this development, especially since the commission is working on parking requirement revisions. There are concerns due to the Wall Street redevelopment project which could bring in visitors from other parts of the city as well as neighboring towns. He also addressed some of the earlier comments from the discussion about the proposed parking regulations.

There was a discussion about the capacity and uses of the Yankee Doodle garage. Mr. Yeung said it was leased to the Police Department as well as to McMahon Ford.

Atty Blank noted that TMP would accept the proposed conditions in the resolution. He also noted that there would be no funding for the project if there wasn't sufficient parking.

Mr. Milligan discussed the underground parking at the Avalon which he said was underutilized. He said that he would like to see things play out.

Ms. Lenkowsky was seated for this application.

**** MS. WELLS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-64 CAM/SPR – IJ Group, LLC – 24 Belden Avenue (District 1/Block 38/Lot 8) – Coastal site plan review application for the construction of two five-story additions to an existing structure to add a 99-room hotel and 102-unit multifamily use to the existing office/retail use(s) 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 24 Belden Avenue prepared by Redniss & Mead, dated 11/15/2024; and

b. Per the architectural drawings entitled “24 Belden Avenue,” prepared by the Sullivan Architectural Group, as presented to the Commission on 1/22/25 and

a. Per the architectural renderings entitled “24 Belden Option ‘1’ Perspectives,” prepared by the Sullivan Architectural Group, dated 11/15/24, provided that the ground floor building materials shall be of durable and damage resistant materials to the satisfaction of Staff; and

c. Per the landscaping site plans entitled “Norwalk Mall Redevelopment,” prepared by Blades & Goven, dated _____, provided that additional landscaping shall be installed along the property’s frontage on Burnell Street in coordination with Norwalk’s Transportation, Mobility and Parking Department; and

2. That the applicant shall provide documentation to the Planning & Zoning Commission’s Staff (Staff), that the building construction complies with Section 8.4.5.N.g of the Norwalk Zoning Regulations, 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 BFJ Planning dated January 9, 2025, the following revisions shall be submitted to Staff for review and approval prior to the issuance of a zoning permit:

a. That the entries to the building for the office and retail uses shall be enhanced with signage, awnings, or other features that are integral to the architecture; and

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- b. That the overlap of the bus facility and hotel frontage is shown on the Landscape Plan; and
 - c. That a lighting plan is provided as part of the Landscape Plan; and
 - d. That an operations plan and/or narrative is provided to clarify how various retail shoppers access the retail space from different parking areas, including handicap accessibility; and
 - e. That an operations plan and/or narrative and wayfinding signage plan is provided detailing pickup and drop off for the various buildings; and
 - f. That an operations plan and/or narrative is provided detailing delivery operations to the site; and
 - g. That an operations plan and/or narrative is provided detailing loading operations to the site; and
 - h. That an operations plan and/or narrative is provided detailing garbage pickup operations on the site, provided that garbage shall be picked up within the loading bay area(s); and
 - i. That privacy screens and/or landscaping is shown on the architectural drawings for sleeping rooms that face communal spaces like rooftop terraces; and
 - j. That the plant selection for the green roof and shadow patterns are clarified within the Landscape Plan; and
 - k. That dimensions of the windows are labeled to verify compliance with façade glazing requirements; and
 - l. That the food prep area is labeled on the architectural drawings; and
 - m. That transformers are screened and that the cell equipment shall be screened if the applicant has the ability to screen such equipment; and
6. That the applicant shall provide details on how the application will comply with Section 6.11.2 Solar Energy and Natural Drainage prior to the issuance of a zoning permit; and
7. That any and all revisions to the plans per the Norwalk Redevelopment Agency shall be applicable to this approval; and

8. That sheltered bicycle racks shall be provided in accordance with the applicable section(s) of the Zoning Regulations; 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 an approved Workforce Housing Affordability Plan shall be filed on the Norwalk Land Records prior to the issuance of a Certificate of Zoning Compliance for the residential portion of the building(s); and
11. 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
12. That any pruning of trees within the city right-of-way shall be done in coordination with the City of Norwalk's Tree Warden; and
13. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
14. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
15. That any and all conditions required by Norwalk DPW are applicable to this approval except that any condition related to easement or other legal agreements concerning the applicant are limited to a condition that the applicant shall abide by all legal and easement agreements and/or requirements that pertain to the applicant; and
16. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and
17. 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
18. 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
19. 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

20. 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 February 14, 2025.

Ms. Langalis asked for clarification of what they were voting on. Mr. Kleppin said it was the site plan application.

Mr. Williams seconded.

At this point, there was a discussion as to whether this application would be subject to the proposed parking regulations, if they were approved. However, this application would not. The commissioners reviewed the conditions of the resolution and made a change as to the wayfinding signage. Mr. Kantor said that it was a good project due to the affordable housing.

Nick Kantor; Galen Wells; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Chapin Bryce; Darius Williams; Richard Roina; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

C. #2024-32 SP - Angela Valenton - 5 Blackberry Lane (District 5, Block 45, Lot 134) - Special permit for a Rest Home use HEARING CONTINUED TO FEBRUARY 19, 2025, AT 6:00PM

D. #2024-55 SP - RVCV LLC and Mary Grace Vona - 127, 131 and 135 Richards Avenue (District 5, Block 70, Lots 28, 3A and 20) - Special permit application for the construction of 16 elderly housing units - Report & recommended action

There was a review of the drafted language in the resolution about the cost of the installation of the crosswalk and ramps. There was also a discussion about the cost of the beacon which the applicant had not agreed to construct. There was a discussion about holding money from the applicant as a bond so that the city could install the

crosswalk, ramps and beacon when it was ready to do so. There was also a discussion about the larger developments nearby.

Ms. Lenkowsky was seated for this application.

**** MR. BRYCE MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2024-55 SP – RVCV LLC and Mary Grace Vona – 127, 131 and 135 Richards Avenue (District 5, Block 70, Lots 28, 3A and 20) – Zone map amendment to change the zone of 131 Richards Avenue from the CD-1M zone to the CD-1S zone and special permit application for the construction of 16 elderly housing units be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per site plans entitled “Senior Housing,” prepared by D’Andrea Surveying & Engineering, PC, dated 8/20/24; and
 - b. Per architectural drawings entitled “127 & 135 Richards Avenue,” prepared by JA Jamieson Architects, as presented on 1/22/25; and
 - c. Per landscape plans entitled “Landscape Plan,” prepared by Environmental Land Solutions, LLC, dated 8/21/24; and
2. That a certificate of special permit and mylar map of the approved site plan shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That a surety be submitted, in an amount to be determined by Planning & Zoning Staff (Staff), to guarantee the installation of the required sedimentation and erosion controls prior to the issuance of a zoning permit; and
4. That all required sedimentation and erosions be installed prior to the start of any construction or site work and shall be maintained throughout the duration of such construction and site work, including silt sacks installed in all existing and proposed catch basins, and that any additional controls be installed at the direction of Staff as needed; and
5. That a surety be submitted, in an amount to be determined by Staff, to guarantee the completion and maintenance of the site plan(s), and any and all modifications to the plan, and all work required as a condition of approval under this special permit prior to the issuance of a Certificate of Zoning Compliance; and
6. That the conservation area be managed in a natural state, allowing passive recreation and enjoyment by the residents of the property; and

7. That all utilities shall be installed underground; and
8. That the applicant shall explore the feasibility to install permeable pavement/asphalt to further reduce stormwater runoff and shall submit such findings to Staff prior to the issuance of a zoning permit; and
9. That the applicant shall install rooftop solar panels, to the greatest extent possible, on Buildings 14, 15 and 16; and
10. That for the proposed driveway curb cut, the details page at the end of the site plans should be updated to include the detail of a concrete driveway apron with concrete curb. The applicant will need to coordinate curb cuts and other Public Right of Way encroachment with the Department of Public Works; and
11. That the applicant shall install ADA concrete ramps with tactile pads and crosswalk for a midblock crossing at Juhasz Road per item 3 on the memorandum provided by the Norwalk Transportation, Mobility and Parking Department dated _____. However, the applicant shall not be responsible for installing a Rectangular Rapid-Flashing Beacon(s); and
 - a. Should the city determine that the installation of the concrete ramps with tactile pads and crosswalk be done at a later date, the city shall have the right to require a bond, in an amount agreed upon by the applicant and the city for the installation of said improvements; and
 - b. That should the city decide that the above improvements listed within condition 11.a and b. are not to be done, that the bond shall be returned to the applicant; and
12. That any and all conditions required by Norwalk Health Department are applicable to this approval; and
13. That any and all conditions required by Norwalk WPCA are applicable to this approval; and
14. That any and all conditions required by Norwalk DPW are applicable to this approval; and
15. That any and all conditions required by the Norwalk Fire Marshal are applicable to this approval; and
16. That a Connecticut licensed landscape architect shall certify that all landscaping has been planted in accordance with the approved landscape plan prior to the issuance of a Certificate of Zoning Compliance; and

17. That a Connecticut licensed engineer shall certify that all of the required improvements were installed to City standards prior to the issuance of a Certificate of Zoning Compliance; and

18. That this approval is subject to Section 8.5, Enforcement, of the Norwalk Zoning Regulations; 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 February 14, 2025.

Mr. Roina seconded.

Nick Kantor; Galen Wells; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Chapin Bryce; Darius Williams; Richard Roina; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

E. #2025-04 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Article(s) 4 and 6 of the Norwalk Zoning Regulations relating to minimum parking requirements

There was a discussion about the parking for smaller, middle housing developments so that these projects would not be stifled. Mr. Kleppin discussed the CD4 zone which was where the city would like the most dense development to be. It was less likely for the smaller, middle housing to be developed in this area. There was also a discussion about the fee in lieu of parking and whether it could be tied to the size of the development. Mr. Kleppin said that this could be reviewed again. He also discussed a possible joint parking study between TMP and the Planning & Zoning Department. Mr. Kleppin noted that there had not been an application for a development with no parking. There was also a discussion about whether developers want the proposed regulations and not just the Mayor. There was also a discussion as to whether they should do a study before making changes to the parking regulations. There was a discussion about developers not doing a project because the regulations are restrictive.

Ms. Lenkowsky was seated for this application.

**** MR. WILLIAMS MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2025-04 R – Norwalk Planning & Zoning Commission – Multiple Zoning Regulations text amendments to Articles 4 and 6 relating to the Norwalk Zoning Regulations regarding minimum parking requirements be **APPROVED:**

1. That the Zoning Regulations shall be amended in accordance with the Planning & Zoning Staff Memo dated January 17, 2025 “Changes to CD-4 Parking Standards”.

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

1) Chapter 10, Goal 2 that “The city has attractive and convenient parking facilities that fit the context and accommodate emerging technologies.”

- The policy to “Promote shared parking strategies, transportation demand management programs, right-sized parking requirements to optimize the amount of new parking needed.”
- The policy to “Promote design standards to ensure parking blends into the urban environment and minimizes negative visual and physical impacts.”

i. Strategy A., “Provide the right amount of motor vehicle and bicycle parking in commercial and employment centers and at railroad stations to support vibrant economic activity but more than necessary.”

1. Action i., “Right-size parking requirements and parking ratios for non-residential and multifamily land uses.”

2. Action ii., “Discourage provision of parking above the minimum required.”

3. Action iii., “Add attractive, secure bicycle parking, with signage, at both public and private facilities.”

4. Action iv., “Eliminate large expanses of parking as the principal feature of street frontage.”

5. Action vi., “Promote and organize shared parking agreements where there are adjacent underutilized private parking areas and complementary land uses.”

2) Chapter 12, Goal 3 that “The user-friendly zoning ordinance is consistent with the future land use map and achievement of the vision and goals of the POCD.”

- The policy to “Support revision of the zoning ordinance to promote desired development and design patterns.”
- The policy to “Support permit streamlining for projects with desired characteristics.”

i. Strategy A., “Modernize the Zoning Ordinance and the development approval process to achieve the goals of the POCD.”

1. Action i., “Rewrite the Zoning Ordinance to reflect contemporary best practices in administration and user-friendliness and to be consistent with the POCD.”

BE IT FURTHER RESOLVED that the effective date of this action shall be February 14, 2025.

Ms. Wells seconded.

Nick Kantor; Galen Wells; Diana Lenkowsky; Darius Williams; Jacquen Jordan-Byron approved.

Tammy Langalis; Richard Roina; Louis Schulman; Chapin Bryce opposed.

No one abstained.

V. ACCEPTANCE OF MINUTES

A. January 22, 2025

**** MS. LANGALIS MOVED to approve the January 22, 2025 minutes.**

Ms. Wells seconded.

Nick Kantor; Galen Wells; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Chapin Bryce; Darius Williams; Jacquen Jordan-Byron approved.

No one opposed.

Richard Roina abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin discussed additional changes to the affordable housing study, as well as discussions with developers about 2 family housing especially about street facing garages.

Mr. Kleppin said that he does not have a date for training with Corporation Counsel. He suggested pushing it into the fall but could make it sooner if the commissioners wanted that. The training on February 26 had to be cancelled. Mr.

Kantor asked for a training for ex parte communication from Mr. Kleppin as well as city emails for the commissioners.

Mr. Schulman asked about his outstanding items but Mr. Kleppin did not have answers yet for him. He also noted that by Harborside Sono, almost all the trees had been cut down. He asked that the staff check them.

VII. COMMENTS OF COMMISSIONERS

A. Election of Vice-Chair

Ms. Wells explained that Ms. Jordan-Byron did not want to move up to Vice Chair so she noted that this Vice Chair would only be in place until October 2025.

**** MS. WELLS MOVED to nominate Chapin Bryce as Vice Chair.**

Mr. Schulman seconded.

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

No one opposed.

No one abstained.

Mr. Bryce said he had attended the Urban Plan Institute training the previous weekend. He explained how they role played as a developer.

Ms. Wells thanked Mr. Kantor for chairing the meeting that evening.

Ms. Tabachneck asked about hours that construction sites are allowed to work. Mr. Kleppin said that the hours are a part of the noise ordinance.

VIII. ADJOURNMENT

Ms. Wells made a Motion to Adjourn.

Mr. Bryce seconded.

Nick Kantor; Galen Wells; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Chapin Bryce; Darius Williams; Richard Roina; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:05 p.m.

Respectfully submitted,

Diana Palmentiero