

SPECIAL MEETING AGENDA

PLANNING COMMISSION

TUESDAY, MAY 12, 2020 - 6:00pm

Special Legal Requirements for this Meeting

To allow public access, anyone may access the meeting by either telephone, Zoom and/or the City of Norwalk Youtube Channel. Additional instructions for public access have been attached to the backup materials for this meeting (refer to attachment: "Participating and Attending Public Meetings Virtually). Please also see the information below concerning registration for this meeting.

Telephone Access (Listening Only)

- Dial: 646-558-8656 or 267-831-0333
- Enter Webinar ID: 815-0965-3573

Register in advance for this webinar:

- https://us02web.zoom.us/webinar/register/WN_BForg2jsQo2j0DK0zd6j-g
- After registering you will receive a confirmation email containing information about joining the webinar

For those that just wish to view the meeting but not participate, the live stream can be seen on the City of Norwalk Youtube Channel:

- <https://www.norwalkct.org/youtube>

This meeting will also be recorded and a copy of the audio recording will be posted on the city website within seven (7) days after this meeting.

Agenda

- I. CALL TO ORDER**
- II. ROLL CALL**
- III. DISCUSSION AND/OR DECISION**
 - A. 8-24 Referral - Temporary Right of Entry and Access Agreement over 30 Monroe Street - *Report and Recommended Action*

- B. Special Appropriation - Board of Education - Special capital appropriation of \$1,642,470 to provide e-tablet computers for students and teachers in grades K through 8 - *Report & Recommended Action*

IV. DISCUSSION OF OTHER ITEMS

- A. Update on Norwalk River Valley Trail from Mike Yeosock
- B. East Norwalk TOD plan update
- C. Industrial Zones Study update

V. APPROVAL OF MINUTES: April 21, 2020

VI. COMMENTS OF DIRECTOR

VII. COMMENTS OF COMMISSIONERS

VIII. ADJOURNMENT

FUTURE MEETINGS

Planning Commission - May 19, 2020 meeting has been **CANCELLED**

Planning Commission - June 16, 2020 - Time to be determined - Location to be determined



CITY OF NORWALK
Jessica Casey
Chief, Economic and Community Development
jcasey@norwalkct.org
P: 203-854-7907
Norwalk City Hall
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

May 11, 2020

Planning Commission
Norwalk City Hall
125 East Avenue
Norwalk, CT
06850

RE: Temporary Right of Access and Entry Agreement with SoNo TOD, LLC

Dear Planning Commission members:

The Economic and Community Development Office, Redevelopment Agency and Legal Department have worked with Spinnaker Real Estate Partners, more specifically, SoNo TOD, LLC to bring forward the following request:

Authorize the Mayor, Harry W. Rilling to enter into a Temporary Right of Access and Entry Agreement with SoNo TOD, LLC to enter over a certain portion of 30 Monroe Street for construction access purposes.

This Temporary Right of Access and Entry Agreement is required to advance into the next phase of the Transit Oriented Development mixed-use structure to be constructed at the corner of Chestnut Street and Monroe Street. SoNo TOD, LLC's project is a five/six-story building, with $\pm 110,720$ square feet of development including retail and tenant amenities. The project includes 106 apartments, including studio- one- and two-bedrooms. This project received Zoning Commission approval in November 2019.

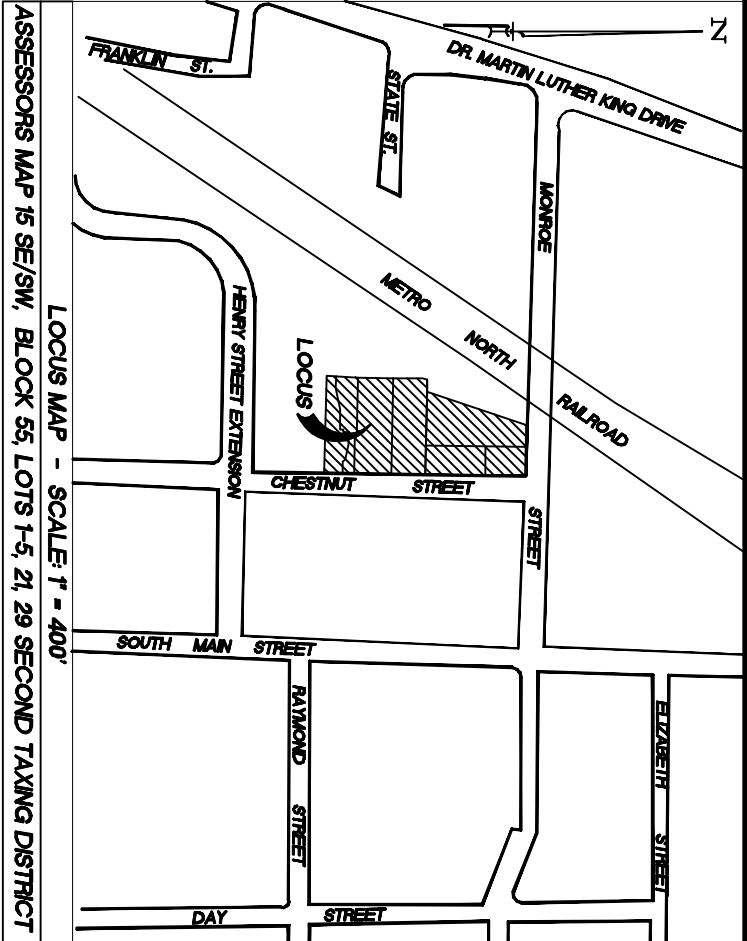
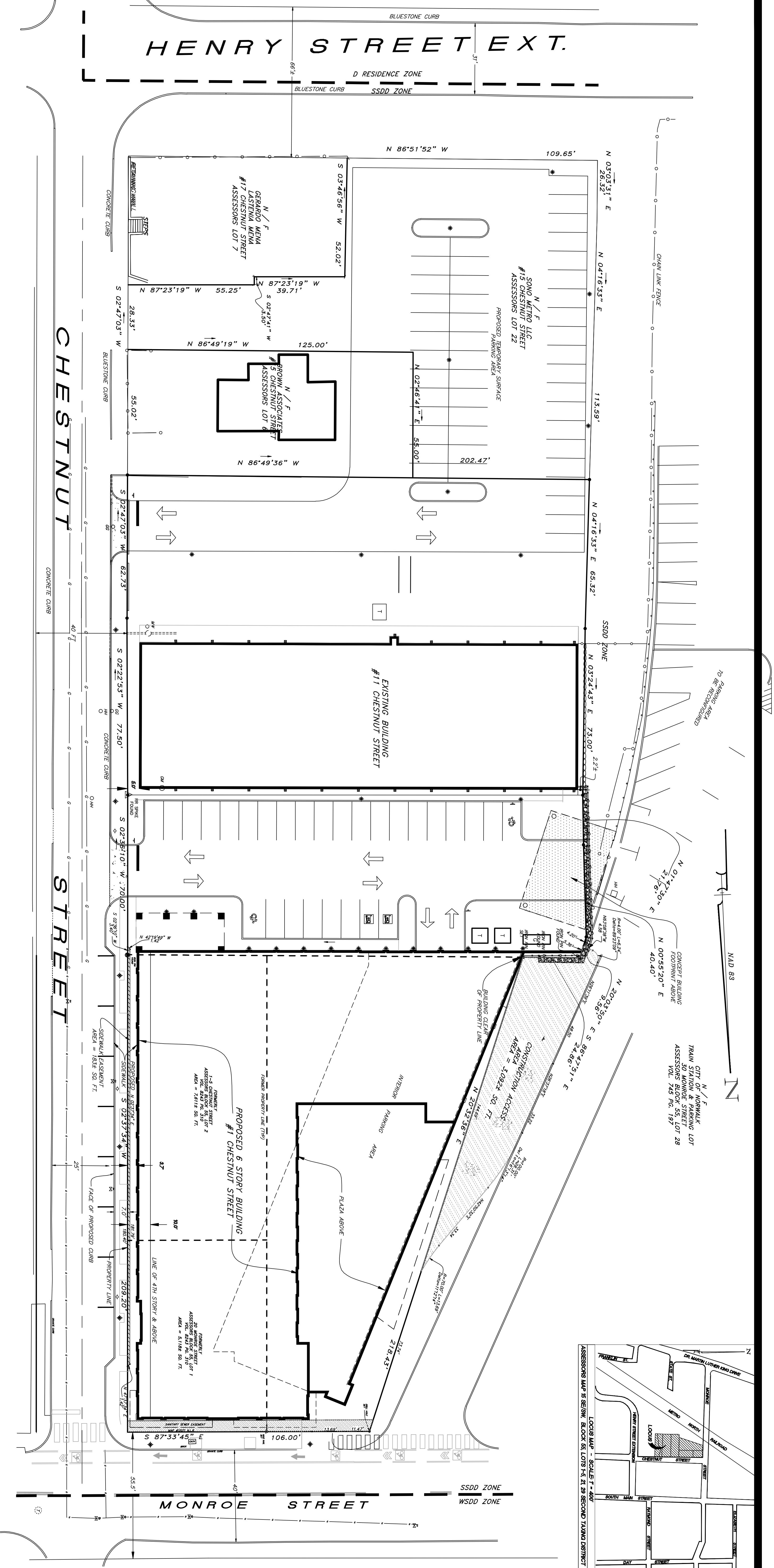
The proposed Temporary Right of Access and Entry Agreement, between the City of Norwalk and SoNo TOD, LLC is in reference to a small strip of land located on 30 Munroe Street, set forth in [Exhibit A: 1 Chestnut Construction Access Area] attached hereto. The purpose of the Temporary Right of Access and Entry Agreement is to allow for temporary encroachment over the affected land so that SoNo TOD, LLC can access 1 Chestnut Street for construction purposes. Indemnification, insurance, and restoration will be provided by SoNo TOD, LLC, as part of the Agreement. The term of the Agreement shall be for a period of six (6) months from the Effective Date (which is to be determined based on the construction schedule and required access), which is terminable effective upon sixty (60) days advance written notice for convenience, or effective upon ten (10) days advance written notice upon notice of breach of any of the terms or conditions of this Agreement and failure to cure said breach within that time.

We are available to answer any questions about this project and/or the Temporary Right of Access and Entry Agreement.

Thank you,
Jessica Casey

Chief of Economic and Community Development
City of Norwalk

cc: Mayor Harry Rilling, Laoise King, Darin Callahan, Mario Coppola, Anthony Carr, Vanessa Valadares, and Steven Kleppin



THIS SURVEY AND MAP HAVE BEEN PREPARED IN ACCORDANCE WITH SECTIONS 20-300B-1 THROUGH 20-300B-20 OF THE REGULATIONS OF CONNECTICUT STATE AGENCIES - MINIMUM STANDARDS FOR SURVEYS AND MAPS IN THE STATE OF CONNECTICUT AS AMENDED ON 10/20/2019. THIS SURVEY AND MAP IS BASED ON A RESURVEY OF THE PERMETER BOUNDARY AND AN ORIGINAL SURVEY OF HEREBY CREATED EASEMENT LINES EACH CONFORMING TO HORIZONTAL ACCURACY CLASS 1 - 2.

THIS SURVEY WAS PREPARED FOR A SPECIFIC PURPOSE. ANY USE OTHER THAN THAT WHICH WAS INTENDED IS A MISUSE OF THIS INFORMATION AND REQUIRES THE PREPARER'S DECLARATION WILL AND VOID.

UNAUTHORIZED ALTERATIONS OR ADDITIONS TO THIS MAP REQUIRES THE PREPARER'S DECLARATION WILL AND VOID.

DISTANCES NOTED +/- FROM BUILDINGS TO PROPERTY LINES ARE FOR REFERENCE PURPOSES ONLY AND ARE NOT TO BE USED TO ESTABLISH PROPERTY BOUNDARIES.

UNDERGROUND IMPROVEMENTS OR ENCROACHMENTS, IF ANY, ARE NOT DEPICTED HEREON. REFERENCE IS MADE TO RECORD INSTRUMENTS AS FOLLOWS:

A) GUT CLAIM DEED RECORDED IN BK. 5159 AT PG. 209 NORWALK LAND RECORDS

B) WARRANTY DEED RECORDED IN BK. 1820 AT PG. 129 NORWALK LAND RECORDS

REFER TO VOL. 3999 PG. 224 NORWALK LAND RECORDS REGARDING EASEMENT FOR SANITARY SEWER AND SLOPE AREA.

REFER TO UNIMPROVED LOT/LAND SURVEY AND PROGRESS SURVEY PREPARED FOR 24 MONROE STREET, LLC DATED JANUARY 24, 2012 BY CIBERZAS DAMIANIELS ENGINEERS & SURVEYORS.

REFERENCE IS MADE TO MAPS OF RECORD AS FOLLOWS: 1901, 4737 5379, 5402, 6445, 8039, 11455, 12026, 12071 & 13782 NORWALK LAND RECORDS.

PROPERTY IS LOCATED IN SSD (SOUND STATION DESIGN DISTRICT) ZONE. ELEVATIONS NOTED HEREON ARE BASED ON MAND 88 VERTICAL DATUM AND CONFORM TO VERTICAL ACCURACY CLASS V - 3'.

THE INLAND WETLAND AND WATERCOURSE MAP - NORWALK, CT EFFECTIVE FEBRUARY 1, 2010 DEPICTS NO WETLANDS OR REGULATED AREAS LOCATED ON THESE PROPERTIES.

PROPERTIES APPEAR ON THE FEDERAL EMERGENCY MANAGEMENT AGENCY - FLOOD INSURANCE RATE MAP - COMMUNITY NO. 090012, PANEL NO. 531, SURVEY G - EFFECTIVE DATE JULY 8, 2013 AND ARE DEPICTED AS LIVING OUTSIDE ANY 100 YEAR FLOOD BOUNDARY.

PROPERTIES LIE OUTSIDE THE COASTAL AREA MANAGEMENT BOUNDARY AND ANY LEVEL A MAPPING ACQUIFER PROTECTION AREA.

THE UNDERGROUND UTILITIES DEPICTED HEREON HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE LOCATION AND DEPTHS OF UTILITIES SHOWN ARE CORRECT. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UTILITIES DEPICTED HEREON THAT ARE NOT SHOWN. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UTILITIES DEPICTED HEREON THAT ARE NOT SHOWN. THE SURVEYOR HAS NO KNOWLEDGE OF ANY UTILITIES DEPICTED HEREON THAT ARE NOT SHOWN.

REFER TO ELEVATION, THE EXACT LOCATION OF THE UTILITIES SHOULD BE COMPARED WITH CALL BEFORE 100 DIG @ 1-800-922-4465 AND/OR THE RESPECTIVE UTILITY COMPANIES.

THIS PLAN IS NEITHER A SUBDIVISION NOR A RESUBDIVISION UNDER THE TERMS OF CHAPTER 8-18 OF THE CONNECTICUT GENERAL STATUTES AS AMENDED.

REFER TO ARCHITECTURAL PLANS TITLED SONO METRO - BUILDING 1 PREPARED BY [REDACTED] AND DATED 07-24-2018.

REFER TO SITE PLAN PREPARED BY CIBERZAS DAMIANIELS ASSOCIATES, LLC, 28 BROADWAY, NORTH HAVEN, CT, DATED 07-25-2018 REVISED TO 10-12-2018.

APPROVED FOR FILING PURPOSES ONLY

DIRECTOR OF PLANNING DATE

GRAPHIC SCALE (IN FEET) 1 inch = 20 ft.

REVISOR MAY 11, 2020

PREPARED FOR

20 & 24 MONROE STREET AND 1-5 & 11 CHESTNUT STREET

WILLIAM W. SEYMOUR & ASSOCIATES, P.C.

LAND SURVEYORS & ZONING & LAND USE CONSULTANTS

170 NOROTON AVENUE ~ 203-655-3331 ~ DARIEN, CONN. ©

TO MY KNOWLEDGE AND BELIEF, THIS MAP IS SUBSTANTIALLY CORRECT AS NOTED HEREON.

Jeffrey W. McDougall CT PLS #70390

18-44721, PROPOSED CONSTRUCTION EASEMENT



CITY OF NORWALK
Office of the Mayor

P: 203-854-7701 / F: 203-854-7939

125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

MEMORANDUM

DATE: May 1, 2020

TO: The Members of the Board of Estimate & Taxation
Members of the Planning Commission
Members of the Finance and Claims Committee
Members of the Common Council

FROM: Harry Rilling, Mayor *Harry W. Rilling*

RE: Board of Education Special Capital Appropriation

I recommend the approval of a Special Capital Appropriation totaling \$1,642,470 to fund the purchase of e-tablet computers for students in grades K through 3. These computers will fully equip City students with distance learning tools.

In response to the Covid-19 Pandemic, the City funded the purchase of laptop computers for grades 4 and 5. The Special Capital Appropriation will ensure that all Norwalk students have the highest standard of education during this difficult time and in the future.

The Finance Department and the Board of Education have provided additional information regarding the funding and implementation of this appropriation.

ACTION REQUESTED:

1. RESOLUTION: Approve special capital appropriations totaling \$1,642,470 to increase the available funds in Board of Education Capital Project number 09-205010-C0112, Instructional Technology, for the purchase of e-tablet computers for students and teachers in grades K through 3.



CITY OF NORWALK
Henry M. Dachowitz
Chief Financial Officer
hdachowitz@norwalkct.org

Mobile: 516-728-4991
Office: 203-854-7870
125 East Avenue, PO BOX 5125
Norwalk, CT 06856-5125

MEMORANDUM

DATE: May 1, 2020

TO: Harry Rilling, Mayor
The Members of the Board of Estimate & Taxation
Members of the Planning Commission
Members of the Finance and Claims Committee
Members of the Common Council

FROM: Henry Dachowitz, Chief Financial Officer

RE: Board of Education Special Capital Appropriation

The Board of Education is requesting a special capital appropriation in the amount of \$1,642,470. These funds will provide e-tablet computers for students and teachers in grades K through 3.

The recent Covid-19 Pandemic required a sudden reliance on remote learning. Because the City does not have a 1:1 ratio of devices to students in the grades K through 3, the public schools continued instruction by copying and distributing weekly learning packets to students in these grades. This requires a significant cost to the public schools for copying and postage expenditures.

Through the support of the Mayor and City government, Norwalk Public Schools (NPS) was able to supply students in grades 4 through 5 with laptop computers and distance learning training for teachers.

Approval of this special capital appropriation will allow the NPS to equip all grades with distance learning tools for the remainder of this school year, summer school and into the fall term if necessary.

ACTION REQUESTED:

RESOLUTION: Approve special capital appropriations totaling \$1,642,470 to increase the available funds in Board of Education Capital Project number 09-205010-C0112, Instructional Technology, for the purchase of e-tablet computers for students and teachers in grades K through 3.



NORWALK PLANNING COMMISSION

125 East Avenue
Norwalk, Connecticut

MEMORANDUM

March 8, 2020

TO: Frances DiMeglio, Chair

FROM: Bryan Baker, Land Use Planner

SUBJECT: Special Appropriation - Board of Education - Special capital appropriation of \$1,642,470 to provide e-tablet computers for students and teachers in grades K through 8

The Board of Education is requesting a Special Capital Appropriation of \$1,642,470 to purchase e-tablet computers for students in grades K through 8 to assist in distance learning as a result of Covid-19. The funds will purchase a total of 2,000 HP chromebooks and 2,700 Dell tablets for students, 300 Dell 2-in-1 laptops for teachers, 120 Apple iPad's for Special Education students and for peripheral and wifi hotspot improvements. Mayor Harry Rilling and Chief Financial Officer Henry Dachowitz have included memo's in support of funding the requested appropriation. The Planning Commission should determine whether the requested Special Capital Appropriation supports the goals of the 2019-2029 Plan of Conservation and Development and make a recommendation to be forwarded to the Norwalk Common Council.

The following resolution is offered:

BE IT RESOLVED by the Norwalk Planning Commission that the Special Capital Appropriation request made by the City's Board of Education for the funding of \$1,642,470 to provide e-tablet computers for students and teachers in grades K through 8 be **APPROVED** subject to the following reasons:

1. To implement the Plan of Conservation and Development goal to make "The Norwalk public school system is the most successful city school system in Connecticut, with students exceeding state average achievement and high-need students having the smallest achievement gap" (Chapter 5, pg. 270); and
2. To implement the Plan of Conservation and Development policy to "Continue to support the NPS Strategic Plan to improve system performance" (Chapter 5, pg. 271); and

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



CITY OF NORWALK
Transportation Mobility & Parking
P: 203-854-7260
Norwalk City Hall
125 East Avenue, PO Box 5125
Norwalk, CT 06856-5125

MEMORADUM

To: Members of Public Works Committee
Members of Planning Commission
Members of Common Council

From: Michael M. Yeosock – Assistant Director of TMP

CC: Darin Callahan – Corporation Counsel

Re: Norwalk River Valley Trail: City-State Lease Agreement

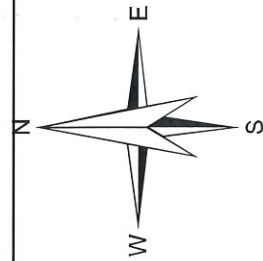
Date: 4/28/2020

Over the last few months, three different locations on the Norwalk River Valley Trail, which required a lease agreement with the State of Connecticut, were brought before this entity for approval. These locations are identified on the attached map.

At the suggestion of the corporation counsel, as a precaution a Phase 1 environmental analysis was undertaken at each of these locations. We have recently received the last of these Phase 1 reports. The report is for the section that is labeled as 3 on the attached map. This area is located at 36 Riverside Avenue, just north of Casatelli Marble and Tile, and will be used as a parking lot for the trail.

We would like to inform you that the report identified the property as low risk for any environmental concerns. In other words, although it can't be guaranteed that there are no environmental hazards, during construction it is highly unlikely that any remediation will be necessary. In addition, should any remediation become necessary, it is anticipated that 80% of the remediation cost would be paid for as part of the grant.

No action is necessary as this memorandum is being provided for your information. Should you have any questions, please don't hesitate to contact either Darin or myself.



Lease Location



**CITY OF NORWALK
PLANNING COMMISSION
April 21, 2020**

PRESENT: Nora King, acting as Chair; Mary Peniston; Steven Ferguson; Brian Baxendale;
Mike Mushak; Tammy Langalis

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Alan Lo

I. CALL TO ORDER

Ms. King called the meeting to order at 6:03 p.m.

II. ROLL CALL

Mr. Kleppin called the roll.

III. DISCUSSION AND/OR DECISION

a) 8-24 Referral — Building Management — Sale of two small surplus properties on Bouton Street — Report & recommended action

Mr. Kleppin introduced Mr. Lo, who began the presentation by orienting the commissioners as to the location of 3 properties on Bouton St. Mr. Lo noted how the city acquired two of them. The city had tried to sell them in the 1990s but they did not sell. The city would like to sell them now.

There was a discussion about what the sale price would be as well as why they were being sold and who would be purchasing them. There was also a discussion about why a purchaser would like them since they are about Brien McMahon High School. It seemed that the owner of the other property would like to put them together and build residential units on it. There was a discussion about open space and whether the city should keep them. There was also a discussion of the zoning on Bouton St. There were concerns about the current use of the properties which students were using to cut through to get to the high school. There was also a discussion about whether the price was too low. There was a discussion about whether the properties should be developed to give the city tax revenue. Mr. Lo said that the properties had been advertised for sale in the 1990s as well as last November. Now they have an interested buyer. There was also a further discussion about whether students are using the property as a path to the high school. Some commissioners thought it would help the city with tax revenue and others did not agree with that.

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Mr. Kleppin reminded the commissioners that they were tasked with trying to determine if the sale was consistent with the Plan of Conservation and Development (“POCD”). There was also a discussion about revisiting the sale price for the property. Mr. Lo said that the application may have to go back to the Land Use Committee of the Common Council. There was a discussion about the land swap at Nathan Hale which could affect an application at the state level.

***** MS. KING MOVED: BE IT RESOLVED** by the Norwalk Planning Commission in accordance with Section 8-24 of the Connecticut General Statutes, the referral made by the City’s Building Management Department for the sale of two small properties on Bouton Street be **APPROVED** subject to the following reasons:

1. To implement the 2019-2029 Plan of Conservation and Development goal to “maintain the predominantly single-family character of established single-family neighborhoods” (Chapter 4: Housing Choice and Healthy Lifestyles); and

2. To implement the 2019-2029 Plan of Conservation and Development goal to “support housing policies that provide housing for Norwalk’s households across a range of preferences and household incomes” (Chapter 4: Housing Choice and Healthy Lifestyles)

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

Mr. Baxendale seconded.

Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak;

Tammy Langalis approved.

No one opposed.

No one abstained.

b) Zoning Commission referral - #1-20R — Proposed amendments to establish a 12 month moratorium on certain uses in I#1 zone including building material and storage yards, contractor’s storage yards and single and two family dwellings - Report & recommended action

Mr. Kleppin began the presentation by discussing the language that had been drafted and shown to the commissioners. There would be a moratorium for storage yards, contractor’s storage yards and single and two family dwellings. He noted that there would be an Industrial Zones Study Report, which he would discuss further, later in the meeting.

There was a discussion about any pending applications which could be affected. Mr. Baker noted that there were 2 pending applications for contractor’s storage yards. Mr. Kleppin said that one of them was for a special permit and had been in the pipeline for a while. They would be exempt since the applications had been submitted. There was a concern about any negative impacts the moratorium could have in the area.

There was a discussion about the Industrial Zones Study Report. Mr. Kleppin said that the money was already in the budget. There was a discussion as to whether the Planning Commission could be a part of the process. There was also a discussion about how different properties could be affected. There was a history of contractor's yards in Norwalk over the last 50 years.

***** MS. KING MOVED: BE IT RESOLVED** that #1-20R – Zoning Commission – Proposed amendments to the Building Zone Regulations to establish a 12 month moratorium on certain uses in Industrial #1 zone including building material and storage yards, contractor's storage yards and single and two family dwellings, dated February 6, 2020, be **APPROVED**.

BE IT FURTHER RESOLVED that the reasons for this action are to implement the Plan of Conservation and Development:

1. Chapter 3, Goal 2A.iii - *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; and*
2. Chapter 12, Goal 3A.ii - *Prepare a study to evaluate the industrial zoning districts against modern industrial requirements, market demand, future trends, and economic development goals. Create refined performance standards and update the use table (e.g., allow by-right warehouse and wholesale distribution facilities, boutique manufacturing, clean industry, etc.).*
3. Chapter 12, Page 239 - *No heavy industry or residential uses. Contractor yards for processing erodible material should be limited and held to strict performance standards if permitted.*

BE IT FURTHER RESOLVED that notice of this action be forwarded to the Norwalk Zoning Commission.

Ms. King read the resolution into the record.

Mr. Ferguson seconded.

Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

No one abstained.

IV. DISCUSSION OF OTHER ITEMS

a) Industrial Zones Study Report

There was a discussion about allowing contractors yards in Norwalk. Anything that is to be decided on a planning perspective should be to expand business opportunities, especially for contractors. Norwalk residents will always need these types of businesses. It

would be detrimental to send them to Bridgeport. Norwalk should expand these opportunities and allow contractor's yards and should be a part of the study. There should be accommodations for them in the city's plans.

There was a discussion about modifying the definitions in the zoning regulations especially since some have a greater impact on a neighborhood than others. There were concerns about debris from some of the contractor's yards while other yards are cleaner and look nicer.

The commissioners asked for updates as this study continued. Ms. Langalis would be on the committee and keep the Planning Commission apprised. Mr. Kleppin said that they had picked a consultant and would probably start work at the end of May.

b) East Norwalk TOD plan presentation

Mr. Kleppin began the presentation by showing a Power Point presentation to the commissioners which he had sent to them. He noted that this was a bigger picture update. The committee had received a draft and would review it for comments. It would be referenced in the POCD for changes in East Norwalk. He explained what was the main core of the plan. He also discussed the village district design standards and public realm requirements. The study would recommend residential units over commercial properties. There was also a discussion about commercial growth in the next few years, which could include bringing manufacturing back to the United States. Mr. Kleppin discussed road improvements around Gregory Street and re-zoning parcels around the cemetery. There was also a discussion about having 2 way traffic in this area which was thought to slow down the high speed that happens.

Mr. Kleppin then discussed the housing stock in the area and suggested having a façade improvement program there. It would help to keep the area affordable. Another point in the study was to move the DPW garage but they were not sure where it could move to. There was a discussion about changing some Neighborhood Business properties to C zone properties. It would make some of them non-conforming. He also discussed the Liberty Square area and the Cove area which could be changed to village districts to help protect them. He also noted that there could be a promenade area to connect South Norwalk and East Norwalk. They could work with the Parks and Recreation Department for that change.

There was a further discussion about the village districts and the Gregory Boulevard area which should be included in the study. It is dangerous near the gas stations because the driveways are so wide. The sidewalks are not wide enough. It was suggested that some of the gas stations should be transplanted to Martin Luther King Boulevard.

Mr. Kleppin noted the requirements for the village districts, including zoning. He noted what incentives had been suggested. He also noted the land use recommendations. He then discussed design guidelines from other towns in the Northeast which the group had liked. He said that there had been analysis about having the height on East Avenue at 3.5 stories.

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There was a concern about the lack of street activation at Waypointe. The commissioners did not want that to happen in East Norwalk. There was a discussion about street parking in the area.

V. APPROVAL OF MINUTES: December 10, 2019; December 11, 2019; January 28, 2020; January 29, 2020; February 5, 2020; February 18, 2020 (Special & Regular Meeting)

***** MS. KING MOVED** to accept the **December 10, 2019** Planning Commission minutes.

Mr. Baxendale seconded.

Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

No one abstained.

***** MS. KING MOVED** to accept the **December 11, 2019** Joint Planning and Zoning Commission minutes.

Ms. Langalis seconded.

Nora King; Mary Peniston; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

Steven Ferguson abstained.

***** MS. KING MOVED** to accept the **January 29, 2020** Planning Commission minutes.

Ms. Langalis seconded.

Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

No one abstained.

***** MS. KING MOVED** to accept the **January 28, 2020** Special Meeting of the Planning Commission minutes.

Ms. Langalis seconded.

Nora King; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

Mary Peniston abstained.

***** MS. KING MOVED** to accept the **January 28, 2020** Planning Commission minutes.

Mr. Ferguson seconded.

Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.

No one opposed.

No one abstained.

***** MS. KING MOVED** to accept the **February 5, 2020** Planning Commission minutes.
Mr. Mushak seconded.
Nora King; Mary Peniston; Mike Mushak; approved.
No one opposed.
Tammy Langalis, Steven Ferguson, Brian Baxendale abstained.

***** MS. KING MOVED** to accept the **February 18, 2020** Planning Commission minutes.
Mr. Baxendale seconded.
Nora King; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.
No one opposed.
Mary Peniston abstained.

VI. COMMENTS OF DIRECTOR

There were no comments from the Director.

VII. COMMENTS OF COMMISSIONERS

There were no comments from the commissioners.

VIII. ADJOURNMENT

Mr. Ferguson made a Motion to Adjourn.
Ms. Langalis seconded.
Nora King; Mary Peniston; Steven Ferguson; Brian Baxendale; Mike Mushak; Tammy Langalis approved.
No one opposed.
No one abstained.

The meeting was adjourned at 7:52 p.m.

Respectfully submitted,

Diana Palmentiero