

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
September 17, 2025

PRESENT: Galen Wells, Chair; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Ana Tabachneck and Tammy Langalis (arrived after roll call)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Andy Soumelidis; Eric Rains; Colin Grotheer; Brian Carey; Atty Eric Bernheim; Atty Jay Klein; Elena Zika; Bill and Marianne DiMarzo; Sulafrida Vilasis (sp?); Marwan Saidi (sp?); Vincent Hynes; Adam Palmer; Steve Cipolla; Lisa Endo; Andre Baker; Connie Cooper

I. CALL TO ORDER

Ms. Wells called the meeting to order at 6:02 p.m. It should be noted that this meeting was held on Zoom.com with participants calling in, separately.

II. ROLL CALL & SEATING OF ALTERNATES

Mr. Kleppin called the roll. Ms. Wells seated Ms. Lenkowsky for all the applications during this meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2025-70 8-24 Referral — City of Norwalk — 779 and 789 Connecticut Avenue — Temporary construction easement for the City of Norwalk - Report & recommended action

Mr. Baker began the presentation by explaining that Costco would be constructing a sidewalk along a bridge over a certain part of Connecticut Avenue. The city would apply for grants for the work but needed an easement to apply for them.

**** MR. SCHULMAN MOVED to APPROVE** for a temporary construction easement for the City of Norwalk at 779 and 789 Connecticut Avenue for application #2025-70 8-24 Referral.

Mr. Roina seconded.

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

No one opposed.

Ana Tabachneck abstained.

Ms. Wells seated Ms. Tabachneck for the remainder of the meeting.

B. #2025-61 SPR - 38 Lois, LLC and One Bishop, LLC - 38 Lois Street & 1 Bishop Street (District 5, Block 17, Lots 226 and 17) - Site plan review application for the construction of two townhouse buildings for a total of 12 dwelling units - Report & recommended action

Atty Liz Suchy began the presentation with an introduction of the project team and then gave a brief overview of the application. She then oriented the commissioners as to the location of the property on an aerial map. She discussed the two lots and what was currently on them. She also noted there was an upland review area. They had received an approval from the Conservation and Inland Wetlands Agency. She described the current conditions and improvements. She also discussed the sign-offs that had been received by various departments.

Andy Soumelidis, the engineer on the project, discussed the approval received from the wetlands agency. He also discussed the driveways and the current conditions of the properties. He described the access to the property. He also described the pre-treatment for the drainage onsite on the property. He noted that there would be brand new utilities and erosion sediment controls.

Eric Rains, the landscape architect, described the driveway and the porous pavers. He said that the plantings and lighting fixtures were described in the plans.

There was a discussion about the location of the new driveway as well as the height of the new trees.

Colin Grotheer, the architect on the project, continued the presentation with a description of one of the two buildings which included 12 units, many of which would be 2 or 3 bedrooms. One of them would be an affordable housing unit and he shared the location of it. These are rental units. He showed them the exteriors and noted the townhouse elements. He then showed them the interior plans which included garages. He also discussed the solar panels integrated into this building. He also discussed the materials being used.

There was a discussion as to whether the development was luxury or missing middle housing. Mr. Grotheer said that it was slightly above market rate.

There was a discussion about the two projects becoming one entity. There was a discussion as to whether there could be solar on both buildings.

At this point, Mr. Grotheer described the second building including the materials to be used.

There was a discussion about the use of fiber cement. There was also a discussion about the view from one of the nearby houses. Mr. Grotheer showed them a depiction of something that would be close to that view. There was a discussion about the parking on the street and how it would affect the other parking on it. Atty Suchy said that TMP had worked with the applicant on this.

Atty Suchy said that they believed that the application met the zoning requirements and had been referred to the proper agencies for review. She said that no traffic report was necessary since there would be less than 500 trips per day generated from the site.

Mr. Kleppin said that they had met with the applicant and some different departments to review the application.

There was a discussion about a canopy that was put on an entrance. They reviewed the renderings, including the ones with the materials, to confirm that they were all the same.

**** MR. BRYCE MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the Site Plan application #2025-61 SPR, 38 Lois St & 1 Bishop St., 38 Lois LLC and One Bishop LLC be **APPROVED**, subject to the following conditions:

1. A consolidation map must be filed on the Norwalk Land Records prior to obtaining a Zoning Permit.
2. 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 entitled "One Bishop LLC & 38 Lois LLC", prepared by Landtech, dated 4/15/25, revised to 9/12/25; and

- b. Per the architectural drawings entitled "Bishop and Lois Street," prepared by Beinfield Architecture, dated 6/10/25, revised to 9/12/25; and
- c. Per the landscape plans entitled "Bishop and Lois Street," prepared by Eric Rains Landscape Architecture, LLC, dated 4/15/25; and
- 3. That the applicant shall submit a Workforce Housing Affordability Plan, subject to Staff approval, prior to the issuance of a zoning permit; and
- 4. 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
- 5. All site lighting installed shall be in compliance Article 4.3.17, Private Lighting Standards; and
- 6. That all utilities servicing the site shall be installed underground; and
- 7. 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
- 8. Proposed street trees on Fullin Road shall be a minimum of 3" caliper.
- 9. 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
- 10. That prior to obtaining a Zoning Permit, conditions 1-9 as indicated in the memorandum from DPW, dated 8.27.25 be satisfied; and
- 11. That prior to obtaining a Zoning Permit, conditions 1-7 as indicated in the memorandum from TMP, dated 8.27.25 be satisfied; and
- 12. That prior to obtaining a Zoning Permit, condition 1 as indicated in the memorandum from TMP, dated 9.16.25 be satisfied; and
- 13. 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
- 14. 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

15. 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

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 be September 26, 2025.

Ms. Tabachneck seconded.

At this point, the commissioners reviewed the resolution and made changes. Before the vote, Mr. Bryce and Ms. Tabachneck said that they were fine with them. During the vote, Ms. Jordan-Byron had some questions about the resolution so Mr. Kleppin discussed it and let her read through it again.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Ana Tabachneck approved.
No one opposed.
No one abstained.

IV. PUBLIC HEARINGS

A. #2025-48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings - Public hearing, report & recommended action

Ms. Wells opened the public hearing. Brian Carey, the soil scientist on the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He then explained that the applicant had received a notice of violation in 2024 from both the Inland/Wetland Agency and Planning & Zoning Department because the property owner had cleared trees. The commission had to approve their proposed mitigation plan which had been approved by the Conservation Commission. It would restore the trees and add more. He showed them a site plan of the proposed plantings. He said that the area would be monitored under the Conservation permit and explained why they were before the Planning & Zoning Commission. The applicant was correcting their mistake. They had reviewed the draft resolution and agreed with the conditions. He said that they are on a timeline with the Conservation Commission for the replantings because the fall would be a good time to plant.

There was a discussion about when the trees would reach full maturity. There was a concern that there would not be a sound barrier for the neighbors for another 10-

15 years. Mr. Carey said that the trees would be replanted closer together. He also said that they would discuss a sound barrier during the presentation for the next application.

Atty Eric Bernheim explained that his former law partner, Mr. Costantini, had submitted the applications but was no longer with the firm. He said that the neighbors asked for a landscape berm. He also explained why there were two separate applications when they had initially filed one. He explained what they had seen from their site visit the previous week.

Mr. Carey said that they would be planting the trees for sound mitigation that the neighbors requested. There was a discussion about the steps for the berm, as well as the size of the trees. Mr. Carey said that they are under a deadline from the Conservation Commission, as well as a timeline for getting the plantings into the ground.

At this point, the meeting was opened to the public for anyone that would like to speak on this application.

Atty Jay Klein, the attorney for Peter and Karen Wilson who lived at 178 Pocconock Trail, asked that he be allowed to speak during the other application as well. He asked that the commission make decisions on both contemporaneously since they are related. He enumerated a number of items that he thought should be made a part of the public record.

Elena Zika, 46 Carter Street, did not think the decision to put this business in a Triple A residence neighborhood was not a good one. She said that she had called the property owner to mitigate the sounds and lights from it. They had put up a fence. The storage containers did not work as a berm. The trees that had been removed were to increase the work space for this business. They also idle their trucks in the parking lot. She believed that they had put this off and would continue to do so.

Bill and Marianne DiMarzo, 1 Klim Lane, discussed the noise from the property.

Sulafrida Vilasis, 824 Carter Street, said that she supported what the other speakers had said. She said that her office and bedroom faced a construction site and could hear it overnight as well.

Marwan Saidi, the husband of Ms. Zika, 46 Carter Street, thanked the commission for hearing their concerns. He explained the loud noises that they would hear at night, at least once a week.

Mr. Carey clarified his comments about the tree cutting which was done in error. He noted that the application before the Wetland Agency had taken a while for them to receive a permit. Atty Bernheim said that they would lose the planting season if the commission did not issue an approval.

Mr. Schulman said he would like to make a motion to hold this public hearing open until the end of the 2nd public hearing later in the evening and vote on it then. There would be two separate votes on the different applications. There was some discussion amongst the commissioners and Mr. Kleppin as to how they should handle these two applications.

**** MR. WILLIAMS MOVED: BE IT RESOLVED** that application #2025 - 48 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – After-the-fact clearing of 15,000 square feet to be restored with plantings be **APPROVED** subject to the following conditions:

1. That the site be developed in accordance with the following plan:
 - a. Per the site plan set titled “Restoration Plan” dated 10/31/2024 and revised 4/2/2025 prepared by LANDTECH, Westport, CT
2. That a certificate of special permit and mylar map 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 site plan be revised to include a silt fence between the proposed planting area and the watercourse; 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 any changes to the plans be reviewed by Staff prior to implementation; and
7. That all plantings be installed by December 1st 2025; and
8. That all plantings be maintained, and any dead plantings must be replaced in accordance with the approved planting plan; and

9. That a Landscape Maintenance Agreement, consistent with the Conservation Commission approval, be submitted and reviewed by Staff and filed on the Norwalk Land Records; and

10. 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 sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that these preceding conditions and modifications of this application are integral to the Commission's approval because, if not for those conditions and modifications, the Commission would have denied this application.

BE IT FURTHER RESOLVED that the effective date of this approval shall be August 29th, 2025.

You must obtain a zoning approval prior to any work on the site.

Mr. Roina seconded.

There was a discussion about when the plantings should be completed, which Mr. Williams and Mr. Roina agreed. There was a discussion of the violations on the property from the original special permit. Mr. Kleppin suggested that this be addressed during the second public hearing.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Ana Tabachneck approved.

No one opposed.

No one abstained.

B. #2025-49 SP – Enrico R. Costantini, Esq. – 284 New Canaan Avenue – Request to modify Special Permit #12-16 to expand the area of the previously approved contractor's yard and change the stormwater management - Public hearing, report & recommended action

Before the public hearing was opened, there was a discussion about the second public hearing. Mr. Kleppin said that they should close the public hearing but not vote on

it. He also reminded them that the third public hearing had a time frame to get paperwork to the state. Atty Bernheim said that they could give them an extension to the next meeting in October. Mr. Kleppin suggested that Atty Klein speak on this matter. Atty Klein said that his clients were not happy with having to wait until October since this matter had been postponed from August. At this point, the commissioners made comments before proceeding. Mr. Schulman thought it was in the best interest of everyone to open the public hearing in October.

**** MS. TABACHNECK MOVED to continue the public hearing to the Planning & Zoning Commission agenda on October 8, 2025.**

Mr. Bryce seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Richard Roina; Jacquen Jordan-Byron; Darius Williams; Ana Tabachneck approved.

No one opposed.

Louis Schulman abstained.

Mr. Roina said that he was turning off his video at this point of the meeting, but would still be on the call. Ms. Langalis said that she did not vote on this motion since she had not been on the site visit.

C. #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage Types and Site Plan Review Application to construct a seven-story, 68-dwelling unit, mixed-use development - Public hearing, report & recommended action

Ms. Wells opened the public hearing. Atty Suchy began the presentation by introducing the project team as well as giving a brief overview of the application. She then oriented the commission as to the location of the property on an aerial map. The lot is through from what lot to another. She described the proposed development of the site. She also described the signoffs that the applicant had already received.

Vincent Hynes, the engineer on the project, continued the presentation by orienting the commissioners as to the location of the property on an aerial map. He discussed the existing drainage system. He then discussed the impervious coverage on the site. He explained the proposed drainage system. He also discussed EV charging stations.

Adam Palmer, the architect on the project, continued the presentation by introducing Eric Rains, the landscape architect. Mr. Rains explained the proposed

exteriors of the property. He also discussed the walkway on the south property line. He discussed the pocket park.

Mr. Palmer continued the presentation with a discussion about the main entrance and the covered parking. He then discussed the residential units which would be 68 units in total. He also discussed the amenity spaces. He described the mechanicals on the roof which would include solar panels. He also described the exterior elevations and showed them the view through the proposed pocket park.

There was a discussion about the ramifications of the proposed text amendment. Mr. Baker said that there would be restrictions on developers that could use it. Atty Suchy discussed the density in the area as well and how they arrived at the number of affordable housing units.

Steve Cipolla, the traffic engineer, continued the presentation with a discussion about how the traffic study was done and what the results were. He also discussed the onsite parking.

Lisa Endo explained how many units were at a certain AMI as opposed to others. There was also a discussion about the laundry facilities in the building. There would be one washer/dryer on each floor. At the current property, laundry is in the basement. There was also a discussion about an on site property manager and a coordinator to provide activities and support to the residents.

At this point, the hearing was opened to the public for comments.

Andre Baker, 82 South Main Street, was concerned about the parking and traffic in the area.

Connie Cooper said she had chosen this area since she could walk everywhere. She said that sometimes she doesn't take her car out for at least 2 weeks. She was in support of the project.

Atty Suchy said that she thought that Mr. Cipolla's analysis was in compliance with the city's regulations. She said that the applicant met the zoning regulations and there would not be any adverse effects.

Mr. Baker said that the text amendment was referred to other agencies. He also said that there had been modifications to the text amendment application. Atty Suchy said she was fine with the modifications.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage types be **APPROVED** with the following revisions:

1. That Section 4.3.3.E shall be amended to the following:

For Through Lots or Building Sites, the Frontage and Front Setback regulations shall apply to both Frontages. When Permitted by Table 4.3.7.A, a Pocket Park may be used as Private Frontage for one of the Lot or Building Site(s) Frontages and the Front Setback shall be measured from the Front Lot or Building Site Line to the front of the Pocket Park.

2. That the applicant's proposed amendment to the portion of Table 4.3.1-H shall not be included in this approval.

3. That Table 4.3.1-H shall be amended to the following:

Private Frontage Types			
Common Yard	NP	Gallery	P
Porch	NP	Arcade	P
Fence	NP	Commercialfront	P
Terrace/Lightwell	P	Dining Yard	P
Forecourt	P	Commercial Porch	NP
Stoop	P	Boardwalk	NP
Stepfront	P	Loading Dockfront	NP

Shopfront	P	Pocket Park	P
See Table 4.3.7.A (Private Frontage Types)			

4. That the applicant's proposed revision to Table 4.3.1-H Vehicular Parking Requirements shall be included in this approval.

5. That Table 4.3.7.A shall be amended to include the following:

POCKET PARK	TABLE 4.3.7.A PRIVATE FRONTAGE TYPES
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Permitted Districts

A Private Frontage type wherein the Façade is set back from the Frontage Line with a small (no smaller than 500sf, no larger than 0.5 acres) predominantly green open area for unstructured passive recreation. A Pocket Park shall only be permitted as a Private Frontage type for Through Lot or Building Site(s) and may only be used as Private Frontage for one of the Lot or Building Site(s) Frontages.

1. That Table 4.3.8.B Mid-Rise Principal Building Types shall be amended to include the following:

Allowed Private Frontages			
Stoop	P	Terrace	P
Forecourt	P	Commercialfront	P
Terrace/Lightwell	P	Gallery ¹	P
Shopfront	P	Arcade ¹	P
Pocket Park	P²		
¹ May only be used in conjunction with a Shopfront or Commercialfront Frontage Type			
² May only be used in accordance with Table 4.3.7.A and Section 4.3.3.E			

BE IT FURTHER RESOLVED that the reasons for approving the zoning regulation text amendment is to achieve the following goals, policies, and objectives of the Plan of Conservation and Development:

1. *“Include place-making and functional design standards in the requirements for non-residential and mixed-use development.”*
2. *“As part of the zoning code rewrite, create zoning with design standards to achieve the desired outcomes for commercial and mixed-use projects as redevelopment occurs.”*
3. *“Neighborhood and corridor activity centers have urban design standards that promote walkability.”*
4. *“Continue implementation of transit-oriented development (TOD) and concentrate a range of mixed-use opportunities for sustainable live/work/play communities in the City.”*

BE IT FURTHER RESOLVED that the effective date of this action shall be September 26, 2025.

Mr. Bryce seconded.

They reviewed this resolution. Mr. Schulman and Mr. Bryce accepted the changes.

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

No one opposed.

No one abstained.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-60 R/SPR – Sound Communities, Inc. – 79 South Main Street (District 2, Block 57, Lot 7) – Zoning Regulation Text Amendment Application regarding Pocket Park Private Frontage types and a site plan review application for the construction of a seven-story, 68-dwelling unit, mixed-use development be **APPROVED** subject to the following:

1. That the buildings and site will be developed in accordance with the following plans:
 - a. Per site plan package entitled “Zoning Site Plan Depicting 79 South Main Street,” prepared by Redniss & Mead, dated 7/22/2025; and

- b. Per architectural drawings entitled “79 South Main St.,” prepared by Amenta Emma Architects, dated 7/22/2025; and
 - c. Per landscape site plans entitled “Site Planting Plan,” prepared by Eric Rains Landscape Architecture, LLC, dated 9/9/2025; and
- 2. That the overhead service wires and all other utilities shall be installed underground; and
- 3. That prior to the issuance of a zoning permit the applicant shall provide documentation that the application complies with Section 8.4.5.N.2.g of the zoning regulations; and
- 4. That prior to the issuance of a zoning permit and per the architectural peer review report provided by BFJ Planning Inc., dated September 10, 2025, the applicant shall revise the architectural drawings to include the following changes in coordination with Planning & Zoning and Redevelopment Agency Staff:
 - a. The color material palette of the lap siding and brick shall be reconsidered and made more compatible with the surround context of red brick; and
 - b. That the end columns, as highlighted in Figure 3 of the report, shall be revised to be rectangular and brick to match the entire row of columns; and
 - c. That the glass entrance, shown as Item 1 in Figure 4 of the report, shall be recessed at least one foot, and the applicant shall consider adding canopy over the main entrance; and
 - d. That a more identifiable and readable address be added to the Chestnut Street façade; and
 - e. That there should be two lights near the façade entrance and not three as shown on the plans; and
 - f. That, if possible, the fire exit door on the façade should be removed to simplify the façade; and
 - g. That signage shall be added to the South Main Street side of the property for wayfinding purposes; and

- h. That additional landscaping shall be added to the Chestnut Street frontage between the building and the sidewalk; and
 - i. That fencing shall be added to the southern property line as well as the northern property line adjacent to the parking area for screening; and
 - j. That the applicant shall provide clarification on how pick up/drop off and deliveries shall function; and
 - k. That the plank pavers shall continue all the way through from South Main Street to Chestnut Street, as depicted in Figure 9 of the report; and
 - l. That the applicant shall provide lighting and specify the type of lighting for the area as shown as Item 2 in Figure 10 of the report; and
5. That prior to the issuance of a zoning permit and per the Transportation, Mobility and Parking (TMP) Department's August 26, 2025, memorandum, the applicant shall:
- a. Mark 15' x 8' triangles on each side of the driveway to prevent on-street parking from being too close to the driveway; and
6. That a final Workforce Housing Plan shall be submitted to Staff for review and approval and shall include deed restriction documents, architectural floor plans and a breakdown of the number of bedrooms for each workforce housing unit provided. All such workforce housing units shall be deed restricted in perpetuity and meet all requirements of the Workforce Housing Regulations; and
7. That a surety bond be submitted, in an amount to be determined by the Staff, to guarantee the installation of the required erosion and sediment controls prior to the issuance of a zoning permit; and
8. That all erosion and sediment controls be installed and maintained prior to the start of any construction or site work and that additional controls be installed at the direction of the Staff, as needed; and
9. That a Connecticut licensed engineer shall certify that all required improvements, including any required off-site improvements, were installed to City standards prior to the issuance of a Certificate of Zoning Compliance (COZC); and
10. That a surety bond be submitted to guarantee the completion and maintenance of the site plan and any modifications to the plan and all work required as a condition of approval under this special permit/coastal site plan review prior to the issuance of a COZC; 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 approval is September 27, 2025.

Mr. Bryce seconded.

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

No one opposed.

No one abstained.

V. DISCUSSION

A. Executive Roles Committee

Ms. Jordan-Byron said that she was leaving the meeting and explained why she could not approve the minutes. Mr. Baker said he could email the minutes separately to her. However, Ms. Jordan-Byron did not leave the meeting at this time.

Ms. Wells said that they would have to set up a committee to nominate a new chairperson, vice chair and secretary for the commission. They would take office on November 1. She suggested Nick Kantor, Louis Schulman and herself on this committee, since they had already been chairs of the Planning & Zoning Commission.

**** MS. TABACHNECK MOVED for Chairperson Wells, Commissioner Kantor and Commissioner Schulman to be members of the Executive Roles Committee.**

Mr. Williams seconded.

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

No one opposed.

No one abstained.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: September 3, 2025

**** MR. SCHULMAN MOVED to approve the September 3, 2025 minutes.**

Mr. Williams seconded.

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

No one opposed.

Jacquen Jordan-Byron abstained.

B. Special Meeting: September 10, 2025

**** MR. SCHULMAN MOVED to approve the September 10, 2025 minutes, as amended.**

Mr. Bryce seconded.

Diana Lenkowsky; Louis Schulman; Chapin Bryce; Darius Williams; Richard Roina; Ana Tabachneck; Jacquen Jordan-Byron approved.

No one opposed.

Galen Wells; Tammy Langalis abstained.

VII. COMMENTS OF DIRECTOR

There were no comments from the director.

VIII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

IX. ADJOURNMENT

Mr. Williams made a Motion to Adjourn.

Mr. Bryce seconded.

Galen Wells; Chapin Bryce; Diana Lenkowsky; Louis Schulman; Richard Roina; Darius Williams; Ana Tabachneck and Tammy Langalis approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:06 p.m.

Respectfully submitted,

Diana Palmentiero