

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
January 7, 2026

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Ana Tabachneck (left the meeting at 7:40 pm); Nick Kantor; Galen Wells; Jacquen Jordan-Byron (after the roll call)

STAFF: Steve Kleppin; Bryan Baker; Amelia Williams

OTHERS: Atty Liz Suchy; Rob Metzgar; Tom Ryder; Lyle Fischell; Aleksandra Moch; Stuart Lane;

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6:01 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. Baker called the roll. Mr. Kleppin noted that there is a scam going around Connecticut towns where applicants are being asked to send money, via email, after an application has been approved. He advised applicants not to pay any money because the city is not sending them.

Mr. Bryce seated both Ms. Lenkowsky and Ms. Tabachneck at this meeting.

III. REVIEW AND ACTION ON APPLICATIONS

A. #2023-68 SP/MV/CAM – 24 Van Zant, LLC & P1 Motorcars – 24 Van Zant Street – Extension of time request for motor vehicle repair use within existing one-story building – Report & recommended action

Atty Liz Suchy said that an extension of time had been requested in 2025. The applicant was having an issue with applying for the building permit. As soon as he could he would satisfy the requirements for this permit. She also explained that the site was not being used. This was the applicant's second request for an extension. She was asking for one year but could accept 6 months.

**** MR. SCHULMAN MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning and Zoning Commission, that application #2023-68 SP/MV/CAM - 24 Van Zant, LLC - 24 Van Zant Street - EXTENSION OF TIME REQUEST for six months for a proposed motor vehicle repair use within an existing one-story building be **APPROVED**.

Ms. Langalis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Ana Tabachneck; Nick Kantor approved.

No one opposed.

Galen Wells and Jacquen Jordan-Byron abstained.

B. #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single- family residence within the Coastal Area Management boundary – Report & recommended action

Ms. Williams began the presentation by noting that these applications used to be exempt from coastal site plan reviews but because of recent state legislation that was no longer the case.

Rob Metzgar, the architect on hte project, continued the presentation with a description of the house.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2025-92 CSPR – Thomas W. Thill – 13 Ridgewood Road – Construct a new single-family residence within the Coastal Area Management boundary be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:
 - a. Per engineered site plan dated 8/13/2025 prepared by McChord Engineering Associates, Inc., Wilton, CT, revised per Staff comments
 - b. Per architectural plans dated 3/3/2025 prepared by Neil Hauck Architects, Darien, CT
 - c. Per zoning/location survey dated 12/8/2021 prepared by Walter H. Skidd - Land Surveyor LLC, Fairfield, CT, revised per Staff comments
2. That the driveway configuration be made compliant prior to issuance of any Zoning Permit; and
3. That all department sign-offs are obtained prior to issuance of any Zoning Permit; 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 Staff; and
6. That any changes to the plans be reviewed by Staff prior to implementation; and
7. Nothing in this permit shall obviate the requirements for the applicant to obtain any other assents, permits or licenses required by law or regulation by the City of Norwalk, State of Connecticut, or the Government of the United States, including any approval required by the Connecticut Department of Environmental Protection and U.S. Army Corps of Engineers- obtaining such assents, permits or licenses is the sole responsibility of the applicant; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and 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 January 16th, 2026.

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

Mr. Jones seconded.

At this point, the commissioners reviewed the resolution. Mr. Kleppin added that this new legislation was adding a burden to towns similar to Norwalk because these applications would now have to come before the Planning & Zoning Commission. There was also a discussion about having the garage in the back of the structure as well as the patio being impervious.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Ana Tabachneck; Nick Kantor; Galen Wells and Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

C. #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck – Report & recommended action

Tom Ryder, the engineer for the applicant, began the presentation by orienting the commissioners as to the location of the property on an aerial map. He showed them a picture of the sea wall which is in need of repair. He explained that they would replace the wall. They would also take down a deck and a shed. The design had been approved by the Army Corps of Engineers and the Connecticut Department of Energy and Environmental Protection (DEEP). Since the work was being done on the land side. They would be creating a trench. He explained why the application required the commission's review.

There was a discussion about the design of the bait shop next door. Ms. Williams also explained why the sea wall application was before the commission and that staff did not have further comments.

**** MS. LANGALIS MOVED: THEREFORE BE IT RESOLVED** that application #2025-85 CSPR – LandTech – 95 Rowayton Avenue – Trenching landward of an existing Shoreline Flood and Erosion Control Structure (SFECS), and reconstruction of a deck be APPROVED subject to the following conditions:

1. That the building and site will be occupied in accordance with the following plans:
 - a. Per plan set dated 9/5/2025 prepared by Sound Engineering Associates, Fairfield, CT; and
2. That any modifications to the approved plan be reviewed and approved by City Staff prior to implementing; and
3. That all required soil sedimentation and erosion controls (such as turbidity curtains) are in place prior to the start of any construction; and
4. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and
5. 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 January 16th, 2026.

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

Mr. Schulman seconded.

At this point, the commissioners reviewed the resolution, but there were no comments or modifications.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Ana Tabachneck; Nick Kantor; Galen Wells and Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

D. #2025-84 CSPR – LandTech – 163 Gregory Boulevard – Retain a Shoreline Flood and Erosion Control Structure that was built without permits and construct a new residential dock – Report & recommended action

This was continued to the next Planning & Zoning Commission meeting.

E. #2025-71 CAM – Nicola Vona, High Street, LLC – 80 Main Street – Proposed Mixed- Use Addition to Residential Structure – Report & recommended action

Lyle Fischell began the presentation with a description of the project which would be a building with retail on the first floor and two floors of residential above it. There would be eight new units. He said that they would have to meet CAM requirements, although not near coastal resources. He explained the various buildings which would be constructed. One building would be connected to the existing structure. It is on a hill so there were complications with the site.

At this point, Mr. Bryce noted that for this application, Ms. Tabachneck would be seated, since Ms. Byron-Jordan had arrived after the roll call.

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Mr. Fischell discussed the site plan. He also described the parking spaces and showed them pictures of the current site. He discussed how they were meeting ADA requirements. There was a discussion about wayfinding for the space. There was also a discussion about what had been previously approved and what the applicant was proposing. There was also a discussion about the other private properties nearby. Mr. Fischell showed them the elevations of the buildings which had been revised. The public realm space is an existing space and available to the public. Access to it would be constructed upon approval of the application.

Mr. Kleppin discussed modifying the public realm space before the application was approved. Mr. Fischell said they would add benches and other amenities. He also said that the property owner does take care of the landscaping on the property. There was a discussion about how the public would get to this space since it was above street grade and behind the building. There was a discussion about the ADA access to this area. There was a discussion about exempting the applicant from the public realm since it did not seem to be conducive to it. Mr. Fischell suggested that the space would be used by those in the residential units. Mr. Kleppin said that they did not have the authority to exempt the applicant at this time. He did note that later in the agenda there would be a discussion on some amendments to the regulations, one of which could address this topic. He did agree that the topography of this property did not lend itself to a public realm space. He suggested a condition for the resolution that could be removed later if the commission decided to amend the regulation for the public realm space.

**** MS. WELLS MOVED: THEREFORE BE IT RESOLVED** that application #2025-71 CAM – 80 Main St., Vona – Proposed Mixed-Use Addition to Residential Structure be **APPROVED** subject to the following conditions:

1. That the building and site be developed in accordance with the following plans:

a. Per Improvement Location Survey, Parking Layout Plan (CE-1), Grading & Drainage Plan (CE-2), Utility Layout Plan (CE-3), Sediment & Erosion Control Plan (CE-4) and Emergency Vehicle Access Plan (CE-5), prepared by Kousidis Engineering, LLC, revised to 12.15.25.

b. Per Proposed First Floor Retail Plan/Existing Retail Plan (A.1), Proposed Second Floor Plan Residential (A.2), Proposed Third Floor Plan Residential (A.3), Proposed West (Front) Elevations (A.4), Proposed South & North Elevations (A.5), Proposed East Elevation (A.6) and Proposed Building Section/Proposed Use (A.7), prepared by Fishell Architecture, revised to 12.15.25.

2. That the foundation and siding materials and coloring be compliant with Article 4.3.1-H and as indicated on the South and North Elevations (A.4); and

3. That the commercial façade be revised to demonstrate compliance with the form-based window requirements.
4. That any changes to the plans be reviewed by Staff prior to implementation; and
5. Should any building façade material become damaged or deteriorated, the applicant and future owners shall repair the damage or deterioration within thirty (30) days' notice from the City; and
6. That a revised Workforce Housing Plan be submitted to Staff for review and approval; or, a fee paid for the fractional units added as part of this phase of the development; and
7. A revised landscape plan be submitted to staff for review and approval showing publicly accessible and functional public realm space, potentially including a stairway to the street, benches and other amenities; and
8. That all department sign-offs, including WPCA, Fire Marshal, are obtained prior to issuance of any Zoning Permit; and
9. Any additional utilities comply with location and screening requirements; and
10. All proposed and required accessible spaces be ADA compliant; and
11. 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.

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies and with all applicable sections of the Zoning Regulations for the City of Norwalk; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be January 23rd, 2026.

Mr. Jones seconded.

At this point, the commissioners reviewed the resolution. Mr. Kleppin showed them language that he had added during the discussion with the applicant. There was a discussion about adding a staircase to the property. The applicant would be required to work with the Planning & Zoning Department staff.

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Chapin Bryce; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Nick Kantor; Galen Wells and Jacquen Jordan-Byron approved.
Ana Tabachneck opposed.
No one abstained.

F. #2025-79 SPR – Lofts M7 LLC – 101-201 Merritt 7 – Conversion of Office Buildings to Residential – Report & recommended action

This was continued to the next Planning & Zoning Commission meeting.

IV. PUBLIC HEARINGS

A. #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision – Public hearing, report & recommended action

Mr. Bryce opened the public hearing and explained how it would proceed.

Aleksandra Moch, the environmental consultant for the project, began the presentation by orienting the commissioners as to the location of the property on an aerial map. She described the north and southern portions of the property. She then discussed how the property would be divided into three lots and that there would be a road through it. She also described the pervious and impervious surfaces, as well as the structures that would be constructed on each lot. She also discussed the sidewalk and stop signs, as well as the erosion controls during construction. She showed them the location of street trees.

There was a request for a rendering for the residences which Ms. Moch said was not available at this time. Wayne D'Vanzo said that the residences would be the same footprint and size which the owner of the property confirmed. He said he could show them renderings at a later date.

There was a discussion about two of the proposed structures being close together and whether they had full basements.

Mr. Bryce seated Ms. Lenkowsky on this application before the public began to comment on the application. Mr. Bryce explained the procedure for public comment. There were no members of the public who spoke on it. Mr. D'Vanzo said that the stormwater management regulations had been met for this project.

**** MR. SCHULMAN MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission that application #2025-77 SUB – NIE Richards LLC – 210 Richards Avenue – Proposed three-lot subdivision 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 “Subdivision Map prepared for NIE Richards LLC” of 210 Richards Avenue prepared by Land Surveying Services, LLC, dated August 15, 2025, as modified within these conditions per comments from the Department of Public Works (DPW) and Transportation, Mobility, and Parking (TMP); and
 - b. Per the plan entitled “Proposed Street Trees” for 210 Richards Avenue, prepared by Aleksandra Moch, Landscape Designer, dated November 24, 2025, provided that shade trees shall be planted no more than 30 feet apart and flowering trees shall be planted no more than 25 feet apart, subject to the location of driveways, cross streets, and walks; and
2. That any changes to the approved plans shall be submitted to the Commission’s Staff (Staff) for review and approval prior to implementation. If any proposed changes are determined to be substantive, Staff shall refer the changes to the Commission for their review and approval prior to implementation; and
3. That the design of the proposed private road shall conform to the standards of the Norwalk Complete Streets Design Guide for Low Density Residential streets; and
4. That per TMP’s memorandum dated November 4, 2025, the following modifications shall be made to the site plan:
 - a. That a sidewalk and curb shall be constructed along the south side of the roadway (adjacent to proposed residences) connecting from the sidewalk along the east side of Richards Avenue to the driveway/access walk of the furthest rear lot (Lot #3); and
 - b. That the sidewalk shall be at least five feet wide, and a three-foot-wide amenity zone (grassed/landscaped buffer strip) shall be between the sidewalk and curb; and
 - i. That the dimensions of the sidewalk and amenity zone can be adjusted in coordination with TMP and Planning & Zoning (P&Z) Staff, if necessary; and

- c. That the sidewalk shall be bituminous and curbing shall be concrete; and
 - d. That the proposed private road, labeled Lauren Court, approach to Richards Avenue shall be STOP-controlled and include a STOP sign, and 24" wide stop bar pavement marking, per City of Norwalk standard details; and
 - e. That the pedestrian access route along the east side of Richards Avenue crossing the proposed private road (Lauren Court) must include crosswalk markings and ADA/PROWAG-compliant pedestrian curb ramps, per City of Norwalk standard details; and
 - f. That the proposed private road (Lauren Court) approach to Richards Avenue must conform to the intersection sight distance standards outlined in the AASHTO "A Policy on Geometric Design of Highways and Streets" 7th Edition (2018) and the sight triangles for both directions from the approach shall be included on the roadway plans; and
5. That per DPW's memorandum dated November 5, 2025, the following modifications shall be made to the site plan:
- a. That a Utility Plan shall be provided, which shall include the location of all existing utility mains, both in the property and the right-of-way, as well as the proposed location of the service connection(s), and all utility information such as pipe size, material, slopes, inverts, etc., for water, sewer, pumps and drainage infrastructure; and
 - b. That the sewer line shall be a minimum of three feet from the water line; and
 - c. That all elements proposed within the new right-of-way shall include additional callouts and corresponding construction details on the plans; and
6. That the applicant has acknowledged the following comments from DPW's November 5, 2025, memorandum:
- a. That Richards Avenue is under a road moratorium and non-emergency excavation work is prohibited until October 9, 2026; and
 - b. That DPW shall be responsible for reviewing and approving each new lot's address; and

c. That any existing trees that are to be removed within the City's right-of-way that are eight inches or greater in caliper, shall require a tree removal permit and must be posted by the City's Tree Warden at least 10 days in advance, in accordance with City Code Chapter 112; and

7. That prior to the mylar map being filed on the land records, the applicant shall provide documentation that a fire hydrant is within 500 feet of each lot within the proposed subdivision; and

8. That this application shall comply with Section 3.41 of the City of Norwalk's Subdivision Regulations relating to guarantee of public improvements; and

9. 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 Staff; and

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

11. That a Connecticut licensed engineer shall certify that all the 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

BE IT FURTHER RESOLVED that this application shall comply with all procedural requirements of the Norwalk Subdivision Regulations; and

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

BE IT FURTHER RESOLVED that the effective date of this action shall be January 16, 2026.

Ms. Wells seconded.

At this point, the commissioners reviewed the resolution. Mr. Baker noted changes he had made during the discussion. Mr. Schulman and Ms. Wells accepted the changes to it.

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

No one opposed.

No one abstained.

B. #2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use – Public hearing, report & recommended action

Mr. Bryce opened the public hearing.

Stuart Lane, the executive director of The Mid Fairfield AIDS Project, first thanked the Planning & Zoning Department staff, as well as the commissioners. He described the non-profit which had been in existence since the 1980s. He said that they had purchased the 2 floor property about 14 years prior which was used as transitional housing. He described the services they provided to help homeless people and end homelessness. He said that they have an 80% rate of moving people into their own homes. He said that they now have 3 structures on the same property. He explained why they were applying for the rooming house permit.

There was a discussion about the type of program Mr. Lane's program was running. There was also a discussion about the rotation of residents. Mr. Lane said that a person could stay up to 36 months. They do not discharge anyone into the streets. There was a discussion about which agencies refer residents to them. There is no funding from the federal government. Mr. Kantor thanked Mr. Lane for his work and noted that there was a bingo that people could attend.

Mr. Bryce then opened the hearing to the public for comments. There were no members of the public who spoke on this application.

**** MS. TABACHNECK MOVED: THEREFORE, BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that application #2025-86 SP – The Mid Fairfield AIDS Project – 9 Moore Place – Special Permit application for a Boarding or Rooming House use be **APPROVED** subject to the following conditions:

1. That the site shall be developed in accordance with the following plans:
 - a. Per architectural drawings entitled "Proposed Floor Plans Renovations," prepared for Mid-Fairfield AIDS Project, 9 Moore Place, Norwalk, CT, and prepared by L.F. Garcia Architects, LLC, dated 12/30/13; and
2. That a certificate of special permit shall be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
3. That all conditions as required by the Norwalk Water Pollution Control Authority (WPCA) shall be applicable to this approval; and

4. That all conditions as required by the Norwalk Health Department shall be applicable to this approval; and
5. That all conditions as required by the Norwalk Department of Public Works (DPW) shall be applicable to this approval; and
6. That all conditions as required by the Norwalk Fire Marshal shall be applicable to this approval; and
7. That any revisions to the approved plans shall be submitted to Staff for review and approval prior to implementation, and that should any revisions be determined to be substantive by Staff, shall be submitted to the Commission for review and approval prior to implementation; and

BE IT FURTHER RESOLVED that the effective date of this action shall be January 16, 2026.

Mr. Jones seconded.

At this point, the commissioners reviewed the resolution.

Chapin Bryce; Louis Schulman; Tammy Langalis; Harvey Jones; Richard Roina; Nick Kantor; Galen Wells; Ana Tabachneck; Jacquen Jordan-Byron approved.

No one opposed.

No one abstained.

V. DISCUSSION

A. Additional Zoning Regulation Changes

Mr. Kleppin began the presentation by noting that changes would be made to the ADU regulations. Mr. Bryce asked that these be separate from other regulation changes when the commission was ready to vote on a resolution.

For the ADU regulations, there was a discussion about allowing an ADU in the side yard. There was a discussion about front setbacks. An ADU in the front might only be allowed in extreme circumstances. There was a discussion about site plan review applications. Mr. Kleppin said that they were trying to make the ADU process simple so that applicants did not have to appear before the ZBA and/or the Planning & Zoning Commission. There was also a discussion about differences between attached and detached structures on a single family lot. Mr. Kleppin understood that they could not

write the perfect regulation but was requesting the commission's feedback. There was also a discussion as to whether a site plan review or special permit was the appropriate regulation. There was a discussion about the size of the ADU and the frontage. There was a clarification about which applications would be over the counter zoning permits and which would need to come before the commission. There was a discussion about noticing neighbors that there would be another residence on the property. Mr. Kleppin said he would check with Corporation Counsel to see if the commission could require notice. There was also a discussion about differences between converting part of a house into an ADU versus creating a new structure. There was a discussion about the owner of the property living on the premises. There was a discussion about having a public hearing for the separate ADU regulations and educating the public as to the benefits of ADUs.

The next discussion was about changes to the regulations for the public realm. Mr. Kleppin described an application that had recently been approved which had required a public realm. He did not think it had helped the neighborhood. He described the changes that staff was recommending if developments were not required to provide a public realm space.

The next discussion was about the city's arts and culture plan which would include living spaces for artists. Mr. Kleppin described the changes to the workforce housing regulations for these types of living spaces.

Mr. Kleppin described changes to band signs in the regulations. He also discussed a change to a defined term for Floor Area in connection with the ADUs. He then described changes to the regulations for "dormers." He also said that there would be a proposed new definition for "nursery" as well as discussing removing limitations to lot size and zone. He then discussed proposed changes to the regulations for patio. There was a discussion about proposed changes for the encroachment table for porches and stoops. He also discussed proposed changes to the definition of wet bar. He discussed proposed changes to allow the commission to authorize an outside peer review for applications in a village district. There was a further discussion about the public realm.

VI. ACCEPTANCE OF MINUTES

A. Regular Meeting: December 3, 2025

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

Ms. Langelis seconded.

Chapin Bryce; Diana Lenkowsky; Louis Schulman; Tammy Langelis; Harvey Jones approved.

No one opposed.

Jacquen Jordan-Byron; Galen Wells; Richard Roina abstained.

VII. COMMENTS OF DIRECTOR

Mr. Kleppin said that for the ADU regulations the staff would have pre-approved plans. They would hold a contest for plans submitted by architects which would be voted on by the city's residents. They would be approved as of right and expedite the process. There would be a credit for the architects whose plans would be used on the city's website.

VIII. COMMENTS OF COMMISSIONERS

Mr. Schulman asked about one of the city's forms that said there was a speaking limit of 3 minutes. It should have been deleted.

Ms. Langalis asked Ms. Williams to request from the applicant for a photo if the commissioners cannot see the property from a map or the road.

IX. ADJOURNMENT

Ms. Jordan-Byron made a Motion to Adjourn.

Ms. Langalis seconded.

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

No one opposed.

No one abstained.

The meeting was adjourned at 8:37 pm.

Respectfully submitted,
Diana Palmentiero