

CITY OF NORWALK
PLANNING & ZONING COMMISSION MINUTES
February 4, 2026

PRESENT: Chapin Bryce, Chair; Diana Lenkowsky; Louis Schulman; Tammy Langalis; Ana Tabachneck; Galen Wells; Jacquen Jordan-Byron (arrived after roll call; left the meeting at 9:33 pm); Nick Kantor; Richard Roina (both left the meeting at 9:33 pm)

STAFF: Steve Kleppin; Bryan Baker

OTHERS: Atty Liz Suchy; Jessica Vonashek; Gena Wirth; Nicholas Parisi; Andrew White; Christopher Granitini; David McCarthy; Doug Adams; Christopher Murphy; David McCarthy; Ben Cherner; Mark Smith; Tom Beusse; Emma O'Neill; Jason Patlis; David Lindsay; Mark Hawley; Miguel Frasconi; Jennifer Butler; Elsa Loehmann

I. CALL TO ORDER

Mr. Bryce called the meeting to order at 6 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.

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

III. PUBLIC HEARINGS

A. #2025-94 SP/CSPR – Manresa Osprey, LLC – Longshore Avenue (District 5, Block 86, Lots 1 and 2) aka Manresa Island – Special permit and coastal site plan review application for excavation or grading of more than 1,000 cubic yards of earth material and soil disturbance of 10,000 square feet or more in accordance with Section 6.2.2.D of the Norwalk Zoning Regulations - Public hearing, report & recommended action

Mr. Bryce opened the public hearing by explaining the procedure. He noted that the commission would take a break between the applicant's presentation and the public comment portion of the hearing, as it was anticipated to be longer than usual.

Atty Liz Suchy began the presentation with a background of the application which included two years of site inspections, ecological assessments, interaction with state agencies, and public engagement to create development, enhancement, and restoration plans and concepts for a resilient, accessible park for all. Once it is completed, there will be 120 acres of publicly accessible land, open space, and access to Long Island Sound. There would also be educational and recreational activities. She gave a brief history of the application filings, noted that the certified, return receipt cards, evidencing notification of the public hearing, had been filed with the Planning & Zoning Department and a sign had been placed at the property. She then introduced the project team.

Atty Suchy then oriented the commissioners as to the location of the property. She also gave a brief history of the property which included its use as a retreat for Jesuits as well as it being used for a coal-fired, then oil-fired electricity generating plant, until 2013. Some of those structures are still on the site. She noted that there are two applications for review, one being a special permit and the other a coastal site plan review. These applications are not for the entire site at this time. All of this work would be east and north of the accessway in what was being called the North Forest, the first phase of Manresa Wilds. The applicant would return in the future with other applications as they develop plans and programming.

Atty Suchy continued with a description of the North Forest which would include a mile and a half of paved and unpaved trails with seating, hammocks, and other amenities, selective tree clearing to create gathering and educational spaces, a 40-space parking lot with a restroom facility, lighting, removal of invasive species, along with wayfinding and interpretive signage. Three pockets will be created. One will be called ECHO, one will be called Gather, and the last one will be called Learn. She also discussed the CEAC signoffs that the applicant had received, as well as from other commissions.

Jessica Vonashek, the Executive Director of Manresa Island Corp., continued the presentation by discussing the direction she was given to lead the team to redevelop Manresa Island. The park would be accessible to all for many years to come. She discussed the first phase, the Northern Forest, and noted that other phases would come before the commission as well. She explained that there would be another community engagement meeting at the Maritime Aquarium later in the month where they would share an updated plan. She also noted that they had an expert team working on developing these plans. They hoped that this site would be a case study for what could be done at other similar sites. She shared an agenda for the presentation which included the project overview, site history, 2025 Masterplan Vision, summary of approval request, existing conditions, Northern Forest designs and traffic conclusions.

She then discussed their goals which included an island that is open for all, using it for learning by working with universities, Norwalk Public Schools and the Maritime Aquarium and a revitalized ecology. They would work to revitalize the coastline as well which would allow for public access. She then discussed the history of the island and explained how, in the 1950s, the city's residents voted for the island to become a power plant, rather than a park. She showed them pictures of the island which expanded from the 1930s onward and discussed the significant coal ash on the site. She explained how it went from a coal powered plant to an oil powered plant, with millions of gallons of oil being stored there. However a birch forest began to develop and now there is a 90 acre forest on the northern portion of the island. She also showed them an aerial photo of the power plant construction in the 1950s, as well as an aerial of what the site looked in the 1960s as a coal powered plant. Coal was brought onto the site from barges. She noted that this is not what the site looked like today since the birch forest is now there. She explained how the coal ash was laid in the 1960s.

She continued by discussing the master plan vision which had been shared with the public in July 2025. She talked about the project being a gift to the areas as well as being a good neighbor. In order to do this, they would clean and secure the site, but also think about multimodal traffic, lighting and noise pollution. She said that they are aware of the concerns of the neighbors. She explained why they were opening the island in phases. She explained the discussions with their neighbors, who said they would like access to the area, as an extension of the neighborhood. They want to provide a remediated site. She explained that opening the northern forest would allow for early access for the neighbors.

Gena Wirth, the landscape architect on the project, continued the presentation, by stating her background. She said that the Northern Forest would open the land to the public for the first time in 75 years. She discussed the existing site and then the design proposal. She showed them a slide of the existing conditions which included a birch woodland canopy. There are other interesting ecosystems including a switchgrass meadow. She described the challenges which included invasive species of russian olive, etc., as well as human altered soils. The landscape needs human intervention. She then discussed the design proposal to protect the forest and regenerate the area. They have tried to preserve the canopy as much as possible for passive forms of recreation including walks and picnics. There would be circulation improvements as well as a parking area and restrooms. She also discussed the trail system which would be lifted up out of the contaminated areas. There would be 3 gathering spaces which were the eco room, gather room and the learn room. They designed it to be a resilient site by removing invasive species and bringing in native spaces. Since there is also flooding they have designed it with that in mind. There is also a security fence to control the hours and use of the space.

She then showed them a diagram of the trails which included trails that were ADA accessible. Some are narrower and include boardwalks and concrete plank trails.

Ms. Wirth then discussed forest pockets. The first was the Eco pocket/room which is 1 acre and would add habitat diversity. It was about outdoor learning. There would be a large meadow. She explained how the pockets were located. This one would have pollinators. There would not be any trails through it, but rather, there would be a perimeter for birdwatching. She also discussed the planting plan and how it was organized. The next room, the gather room, was smaller than the eco room. It would be a passive recreational gathering space for the community. She explained the planting plan for this area which included canopy trees, shrubs and an ecological lawn mix. The last one was the learn room which was designed for outdoor learning. Invasive species management was necessary in this area and is located near to the water. There would be an outdoor classroom and a small picnic grove.

Nicholas Parisi, the sr. project manager for the project, who had a background in civil and environmental engineering as well as landscape architecture and urban design. He explained how the proposed trails and pockets were identified. He described the invasive species zones and the proposed interventions. He explained how the new trails will help forest restoration. There would be a strong trail buffer between park patrons and the woodlands. He said there would be 9 planting communities which would be assembled into a unique amalgamation, planting, and seeding schedule that addresses each individual zone throughout the entire forest. They want to preserve the good and high value species. The plan would also adapt to the site's microclimates and prioritizes habitat diversity. He described the goals of the restoration plan which were ecological uplift, patron experience, and construction and maintenance feasibility. He also explained the different planting designs for trails, and buffers. He also noted that invasive plantings would be removed and replaced.

Andrew White, the engineer, spoke on the proposed driveway, parking, stormwater management and site infrastructure. There would be a guard booth, bus stop space, and turnaround back onto Longshore. There would also be separate access for the Eversource substation. He described the internal circulation and where the parking would be. There is a space for a bus stop and vehicle turnaround. There would be 40 parking spaces including ADA spaces and 2 bus loading spaces. Restrooms would also be provided. The sidewalks would be ADA compliant.

There was a discussion about the portable bathrooms vs. bathrooms that would be on the city's system. Mr. White explained that they were looking into having the bathrooms have their own treatment system and not burden the city's infrastructure. There was also a discussion about the existing driveway being used to connect to the

parking lot. Mr. White said that the new driveway would be used for site access for future phases of the project.

Mr. White continued by discussing site grading and soil erosion control. He said the site grading would align with the city's Resilient South Norwalk initiative. He described the soil erosion and sedimentation controls during the project. An on-site infiltration area would preserve natural drainage behaviors and would not be disturbed by excavation. He described how the electrical services and water would be provided. He also discussed the stormwater practices which included permeable pavement. The design does not increase peak runoff to any downstream properties or public rights-of-way, but does increase it slightly to Long Island Sound. He said it was consistent with the city's drainage manual. He showed a diagram of the drainage system. He then discussed the lighting which would be limited to the driveway and parking areas. The proposed fixtures would be full cutoff, dark sky compliant, to control glare and prevent light spill into adjacent natural areas. He showed the site lighting layout diagram.

Christopher Granitini, the traffic engineer on the project, continued the presentation with a brief review of his background. He explained the traffic and parking analyses, as well as the comments received from P&Z staff and TMP. He said that they have started data collection in South Norwalk to understand how traffic conditions will exist. He said that they looked at the weekend being twice as busy as a weekday. However the roadway around the park is less busy on the weekend than during the week. He continued with a discussion of the ITE trip generation and parking generation manuals to help explain the assessments. He said that they calculated a 2 hour stay at the park. They did show that there could be over 40 cars in the 1-3 pm time frame on the weekends. However people could walk or take public transportation to the park. There would also be 24/7 on site security so that they would manage parking, if it is unavailable.

There was a discussion about when vehicles are looking for parking in neighboring areas including Village Creek and on the access road. Doug Adams said that they would be redirected to South Norwalk, park and find an alternative way to the North Forest. There was also a discussion about where security and other personnel would park. Christopher Murphy said that they have the existing parking lot adjacent to the power plant structure that will be reserved for operations staff. Ms. Vonashek suggested that they might adopt a reservation system for the parking. There would be a roundabout at the gate so that if there is no parking, vehicles could turn around. She also noted that there are other parks around the city but that there would be higher demand for the North Forest when it first opens.

There was a discussion about the multimodal opportunities to get to the site. They have met with the Norwalk Transit District. Ms. Vonashek said that they would use their

roundabouts and that there would be a bus stop at the Manresa Wilds. She said that they were looking into overflow parking in other areas. There would be programming at the park as well.

There was also a discussion about the parking near the power plant. Ms. Vonashek explained that there would be a trail that goes around the site to get people from one side of the park to the other but that they still need to work through things. There was also a discussion about whether the property was sinking and the levels of contamination. Ms. Vonashek explained how they were meeting with the Department of Energy and Environmental Protection (DEEP). There is 102 acres of coal ash that has to be dealt with.

Mr. Granatini continued with the construction traffic. He said that construction would take about 11 months and noted the amount of vehicle trips during this time including both for workers and deliveries. He also explained how they would access the site from I-95 and Route 7. There was a discussion about how contractors would be notified about how to do deliveries and use the haul routes. Mr. Granatini said that it would be explained in their contracts and they would be monitored. There was also a discussion about whether materials could be sent by barge to the site. Mr. Murphy said that it was complicated by work on the Walk Bridge easement which overlaps with their work. They would look into this in later phases of their project. Mr. Bryce asked that the site plan include 2 parking spaces for electric vehicles which is required.

At 7:40 pm, the commissioners took a 10 minute break. The meeting resumed at 7:51 pm.

Mr. Bryce asked if there could be shielding of the light fixtures in the parking lot because of the concerns from neighbors. Mr. Murphy explained that there was adequate down lighting to reduce the light pollution. There would also be plantings between the existing access road and the new road, in this phase and future phases of the project.

Mr. Bryce then explained the rules for the portion of the meeting for the public to make comments.

David McCarthy, 35 Foxwin Road, spoke in favor of the Manresa Wilds application and explained his reasons which included improving the residents quality of life.

Ben Cherner, 3 Outer Road, had some concerns, as an architect. One of them was why the parking area and access road would be elevated. Since he lived in Village Creek, he had measured how far they were from the access road. He had reviewed the drawings and noted that there were no sections through the parking area or access road.

He thought the parking area and access road were close to Village Creek and that there were no trees along the access road. He had concerns about the lighting which he explained was used for auto dealerships and campus parking lots.

Mark Smith, 7 Outer Road, had concerns that this is private and not public land. He said that he has tried to reach the owners with constructive criticism but had not been acknowledged. He had concerns about the traffic and parking, especially because there is a single access road into and out of the area. He discussed the disparity of resources between the owners and the neighbors in Village Creek. He asked for an independent third-party environmental and traffic analysis, as well as a traffic and enforcement management plan. He would be excited for a simple green space.

Tom Beusse, Shorefront Park, said that he passed Manaresa many times and said he supports the Northern Forest Concept Plan.

Emma O'Neill, resident of Village Creek as well as a landscape architect, spoke against the application. Her concerns were for the northern forest development. She had concerns about maintaining the existing hydraulic patterns. She also had concerns about the lighting and wondered why it could not be like the lighting in other parks. She also said that there would be shrubs at the access road. She also had concerns about the amount of trucks for the construction.

Jason Patlis, from The Maritime Aquarium, spoke in support of the project, including the design of the different pockets for learning. He said that the Aquarium is nationally recognized in STEM education, for getting students up close to the animals, as well as into the Long Island ecosystem. He also commended the team for soliciting public feedback, due to the amount of events and that it was not required. He then also spoke on a personal level. On a personal level, Mr. Patlis said that he has never seen anything as unique as how they are transforming these 125 acres. He is honored to support their efforts.

David Lindsay, 10 Outer Road, had concerns that the community's comments were not taken into account. He also had concerns about the traffic. He noted that there was no sidewalk nearby so that residents could walk to the site. He believed that overflow parking would end up in nearby neighborhoods. He wondered about the circulator bus.

Mark Hawley, Village Creek, said he was excited about the project but had concerns with the lighting and traffic. He did not see a need for the lights if it was closed at night. He was also concerned about the traffic on Woodward Avenue. He asked about the hours of operation. He also noted that they said there would be somebody patrolling the neighborhood and asked if this would be police officers.

Miguel Frasconi, 26 Dock Road, said that he could see the light from the Manresa guardhouse as well as the entire road. He said that he is in support of the project, but has concerns about the lighting and asked that the lights be turned off at dusk.

Jennifer Butler, 15 Park Lane, spoke in support of the North Forest, but had concerns about the traffic on Woodward Avenue, etc.

At this point, there were no other members of the public that spoke in support or against the application. Mr. Kleppin read a letter into the record from Julian Ramsey. Mr. Bryce then closed the public portion of the meeting.

Atty Suchy began the rebuttal by noting that most of the comments were based on parking, traffic, lighting and landscaping. She asked the other project members to address these topics.

Gena Wirth addressed comments about the buffer and the vegetation between the existing road and the neighbors. She also noted that although some of the plants are small, they would grow quickly so this would be a temporary landscape. She explained how this would change in the future phases of the project. They did not want to plant trees to then rip them out.

Elsa Loehmann, one of the civil engineers on the project for the ecological restoration, addressed comments on the diamondback terrapin. She said that they are working with Eric Davis, a herpetologist who is well regarded in the state. She said that the proposed fencing would not allow the terrapin to migrate across the road and would keep them along the embankment which is a prime habitat for them. The area that they are currently nesting in is not a quality habitat. They are trying to keep them along the western edge of the property. The fence is designed so that the terrapins do not suffer from vehicle mortality.

Andrew White began by noting that the site is a diverse flow of water across the site which he showed them in one of the slides from the presentation. He also discussed what would be maintained. He discussed the filling of the site which would be near the restroom area at elevation 15 but then the grading would come down. He explained how they were designing the project based on discussions with both Resilient South Norwalk and CERCO, the Connecticut Resiliency Association which has forecasted stormwater rise by 2050. He also noted that the site would be ADA accessible. He also discussed the foot candles that Norwalk required. He noted that the proposed lighting would be lower than the current Eversource lighting. The proposed lighting is full cutoff and would be oriented to limit light output to the west. Mr. Murphy also explained that they are

designing the lighting for the access roadway for the dual purpose of not just park access, but long-term Eversource access to their on-site active substation distribution. These could be timers or motion sensors but they have not fully developed a plan. Mr. Adams then noted that the city of Norwalk had revised its park hours to do away with dawn to dusk. The park hours would extend through 10:30 pm from Memorial Day to Labor Day. There was also a discussion about using bollards but Mr. White said it would not be feasible for a parking lot. There was a discussion about the difference between a foot candle vs. a bollard vs. what is a light on a pole which Mr. Murphy explained.

Ms. Vonashek spoke about how Manresa reached out to the community. Many of the comments were used in the concept plan which they would be discussing with the public later in the month. She noted that the McCords had met directly with Village Creek, Harborview, Harborshore, etc. They had reached out to many community groups including the Rotary and Chamber of Commerce. She spoke about the number of people that had attended the previous three community meetings as well as how they spoke with many people on the phone, as well. She also explained how they had designed components of the park, including the roundabout at the gatehouse from community engagement.

Mr. Granatini addressed comments about the traffic and parking on the site. The city agencies were in agreement with the methodologies that they had used. He also addressed the question about truck and construction traffic. Mr. Murphy noted that they had worked with TMP to spread out the construction trips to be less impactful to the neighborhood. Mr. Granatini said that a parking reservation system would also help to manage the parking on the site. There was a discussion about the nature and duration of the easement with Connecticut Lighting and Power (CL&P). Mr. Murphy said it was transferred to Eversource. There was an active transmission distribution substation that was still in use on the property. There was also a discussion about the years of operation for the power plant which ceased operations in 2013.

Atty Suchy summarized the rebuttal which included addressing comments about private security which would only patrol on site and handle situations when the parking lot would be full. She discussed how the applications met the zoning requirements, as well as how the applicants were working with the transit district for bus routes to the site. She noted that they would return to the commission with a sign package for approval. She also explained what could be constructed on the site as of right, as well as how this project was in keeping with the Plan of Conservation and Development (POCD). She also noted that there were no violations on the property.

WHEREAS, the applicant presented the applications to the Commission at a public hearing on February 4, 2026;

WHEREAS, the Commission closed the public hearing on February 4, 2026;

WHEREAS, the Commission deliberated on the application on February 4, 2026;

WHEREAS, in consideration of the above, the Commission made the following findings:

- WHEREAS, the Commission is concerned with the impacts of the immediate neighbors from the site activities related to the tree clear and site improvements:
- WHEREAS, the Commission is also concerned with the impacts from significant truck traffic through South Norwalk as well as within the neighborhood:
- WHEREAS, the Commission acknowledges the need for additional open space and public access to the water in the City;
- WHEREAS, the Commission recognizes redevelopment of the mothballed powerplant will require remediation of portions of the site, while other portions of the site will be rendered publicly accessible through the placement of fill;
- WHEREAS, the Commission finds that there are no coastal impacts related to this application;
- WHEREAS, the Commission is confident that the applicant will take steps to ensure that impacts to the neighbors and the broader South Norwalk community are minimized;
- **** MR. KANTOR MOVED: THEREFORE BE IT RESOLVED** by the Norwalk Planning & Zoning Commission, that the regulation amendment, submitted as part of application #2025-95 SP/CSPR: Manresa Wilds (North Forest), Manresa Osprey, LLC be **APPROVED**, subject to the following conditions:

1. 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
2. That all required soil sedimentation and erosion controls are in place prior to the start of any construction and maintained until the project is completed and stabilized; and
3. That a surety, in an amount to be determined by Staff, be submitted to guarantee installation of the required soil sedimentation and erosion controls; and
4. Prior to obtaining a Zoning Permit, the applicant shall review compliance with all applicable lighting standards in the regulations with Staff and explore whether there are other measures to reduce impacts, including illumination, timing, height, shielding and/or additional landscape screening.

5. The applicant shall appoint a community liaison, including providing contact information, who shall address questions and concerns raised by the neighbors as part of site development and post-development operations; and
6. Significant deviations from the anticipated truck or fill volumes indicated in the Traffic and Hauling Memorandum, prepared by Tighe and Bond, dated 1.21.26, shall be reviewed with City staff; and
7. The site shall be improved consistent with the following plans:
 - a. Areas of Disturbance Full Site, prepared by Tighe & Bond, dated 12.8.25.
 - b. North Forest Proposed parking Lot Planting Figure, prepared by Tighe & Bond dated, 12.12.25.
 - c. Manresa Island North Forest Access Drive and Parks, Local Approval, prepared by Tighe & Bond, dated 12.5.25; and
8. That any changes to the plans be reviewed by Staff prior to implementation and that should any change be deemed significant, shall be reviewed and approved with the Commission; and
9. The applicant shall work with City Staff on overall site signage plan for this phase and future phases; and
10. Per the memorandum prepared by the TMP Department, dated 1.27.26, the applicant shall:
 - i. Consider adding a segregated pedestrian walkway on either the east or west side of the access road, connecting Longshore Avenue to the trail network.
 - ii. Explore the installation of bus ridership amenities, in coordination with the Norwalk Transit District, per recommendation number 5.
 - iii. Analyze and review with TMP the striping of "bus only" pavement marking at the spur/bus turn around per recommendation number 6.
 - iv. Install bike racks consistent with recommendation number 7; and
11. That the applicant shall install EV Charging stations consistent with the requirements of the zoning regulations; and

12. That the applicant shall consider installing changing stations in the public restrooms; and
13. That the applicant shall comply with the conditions indicated by the Department of Public Works in their letter dated January 30, 2026; and
14. Structured activities involving more than 100 people shall obtain a Special Events permit from the City; and
15. All proposed structures shall obtain the necessary permits; and
16. All soil piles shall be suitably covered with tarps or vegetated to prevent dust; and
17. All lighting shall be dark-sky compliant; and
18. The applicant shall comply with the City's noise ordinance at all times; and
19. 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 the effective date of this action be February 13, 2026.

Mr. Roina seconded.

At this point, the commissioners reviewed the resolution. Mr. Bryce asked that the applicant confirm whether they could use barges for this phase of the project, as well as future phases. There was a discussion about the elevation which the commissioners believed would be for residential structures. It was noted that this was for protection during storms, including the 50 year or 100 year storms. There was a discussion about the hours that the lighting could stay on. There was a discussion about the bathrooms including changing stations. Mr. Bryce said that Ms. Lenkowsky would not be voting on this matter.

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

No one opposed.

No one abstained.

Atty Suchy thanked the commissioners and reminded them that they would return for other applications. Mr. Kantor, Mr. Roina and Ms. Jordan-Byron left the meeting at 9:33 pm.

IV. DISCUSSION

A. #2026-03 R - Planning & Zoning Commission - Zoning Regulation Text Amendments to Article(s) 4, 6, 7 and 9 regarding Public Realm exemptions and fee-in-lieu; applicability of Workforce Housing to Artist Live/Work Unit uses; revisions to Band Signs standards; revisions to the definition of "Dormer," and "Earth Processing and Contractor's Materials Storage Yard;" creation of "Landscape Nursery" use, definition, permitted zones and limitations; creation of definitions for "Patio," "Porch," "Stoop," and "Wetbar;" removal of "steps" from permitted Encroachments; modifications to the Village District Review Standards for minor projects

Mr. Kleppin began the presentation by explaining that there were some regulations that needed updating so they had modified text. He shared with them the revised text and maps. He noted that they would not be voting on this at this meeting, so that proposed text could still be modified. He said that this item would probably be on their April agenda.

V. ACCEPTANCE OF MINUTES

A. Regular Meeting: January 21, 2026

**** MR. SCHULMAN MOVED to approve the January 21, 2026 minutes, as amended.**

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Ana Tabachneck approved.

No one opposed.

Galen Wells abstained.

VI. COMMENTS OF DIRECTOR

Mr. Kleppin reminded them that the special meeting for the Capital Budget would be the following week. He said that they would be working on an amendment to the POCD for the Harbor Management Commission. Since funding is low, Mr. Kleppin would propose a joint meeting so that the consultant would make the same presentation to 3 or 4 different city agencies including the Planning & Zoning Commission at the same time..

VII. COMMENTS OF COMMISSIONERS

There were no comments from commissioners.

VIII. ADJOURNMENT

Ms. Tabachneck made a Motion to Adjourn.

Ms. Langalis seconded.

Chapin Bryce; Louis Schulman; Diana Lenkowsky; Tammy Langalis; Ana Tabachneck; Galen Wells approved.

No one opposed.

No one abstained.

The meeting was adjourned at 9:41 pm.

Respectfully submitted,

Diana Palmentiero