

**CITY OF NORWALK  
ZONING COMMISSION  
June 19, 2019**

**PRESENT:** Nathan Sumpter Chair; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells

**STAFF:** Steve Kleppin; Michael Wrinn

**OTHERS:** Atty Liz Suchy; Frank Chapman; Mike Galante; John Heffernan; Carey Dougherty; Zoe \_\_\_\_\_; Mark Allen; Weverson Ponte; Atty Joe Fawnon; Alberto Cardenas; Joe Grasso; Atty Robert Maslan; Mark Goodwin; Andy Soumelidis; Fred Shari; Thomas Orofino; David DeMaio; Robert Cavallo; Jack Goncalves

**I. CALL TO ORDER**

Mr. Sumpter called the meeting to order at 7 p.m.

**II. ROLL CALL**

Mr. Kleppin called the roll. Mr. Sumpter then proceeded to discuss the rules for the public hearings.

**III. PUBLIC HEARINGS**

**a. #3-19R/#1-19SP – Malta House, Inc. 139 West Rocks Road – Proposed amendment to permit maternity home by special permit in A Residence zones and special permit for maternity home for 15 expectant mothers in former daycare center building**

Atty Suchy began the presentation by turning in the certified, return receipt cards indicating notice of the public hearing to abutting neighbors. She then introduced the project team. She gave a brief overview of the two applications. She also noted which neighbors she had spoken with and neither one had expressed any concerns about the project. She also explained the operations of Malta House at their current location. She showed them a picture of the site that they would move those operations into. She explained that this was the only maternity house in the state of Connecticut and that it is not for battered women. It is a long term shelter for women and explained the services they provided. It is the site of a former school as well as an airport. Renovations would be made to the interior of the structure and there would be no additions or expansions. There was ample parking on the site. She also explained how staffing would work. The applicant had received the necessary approvals for the applications.

Frank Chapman, the project architect, continued the presentation by explaining that the site would remain the same on the exterior except for a ramp where there are stairs. Other exterior improvements would help with drainage. He then described the interior changes on each floor. He also noted that the mechanicals would have to be upgraded.

Mike Galante, the traffic engineer on the project, continued the presentation with a brief overview of his firm's traffic report.

Atty Suchy then summarized the applicant's presentation and answered questions from the commissioners. There was a discussion about the security for those living there which would protect the mothers, children and staff.

John Heffernan, Aiken Street, asked about condo construction in the area and whether it would affect this project.

Carey Dougherty, the Executive Director of the Malta House, spoke in support of the applications. She said that the mothers are hardworking and worked to improve their lives. She explained how the program worked.

Zoe, a resident at Malta House, spoke in support of the applications. She explained how Malta House helped her find work as well as obtaining higher education.

Atty Suchy addressed the concerns of Mr. Heffernan and explained that neither construction sites should have any impact on each other. She asked that this public hearing be used for both applications.

Mr. Witherspoon read the referral from the Planning Commission into the record. Mr. Sumpter closed the public hearing.

**b. #4-19R – Merritt 7 Venture LLC (Marcus Partners) – Proposed amendments to Section 118-503 to revise Lot and Building requirements to exempt floor area devoted to lobbies, common areas or tenant amenities from gross floor area and FAR limitations**

Mr. Sumpter opened the public hearing. Atty Bill Hennessey began the presentation by introducing the project team. He then explained the reason for the text amendment which would allow for changes in non-conforming buildings in the EO zone. He noted that the Merritt 7 buildings were 30 – 40 years old and tenant demands had changed in those decades. The text change would only affect the buildings in this EO zone. He continued with a brief history of the buildings as well as the zoning history of the area. He then explained that the text amendment was necessary for common areas and building modernization. He also explained how a similar text amendment had been done in Stamford with success. There was a discussion about whether it would only be on the first floor but Atty Hennessey said that it was not because there could be amenity areas on other floors.

No one spoke for or against the application. Mr. Kleppin did not see anything negative about the amendment and applicants would still have to obtain Zoning permits. Mr. Witherspoon read the referral from the Planning Commission into the record. Mr. Sumpter closed the public hearing.

**c. #2-19R – Norwalk Arts Commission – Proposed amendments to Article 121 Sign Regulations to amend the regulations to clarify that wall murals are not signs, to reduce the number of off-premise signs and related technical amendments**

Mr. Sumpter opened the public hearing.

Mark Allen, the co-chair of the Norwalk Arts Commission, began the presentation. He noted that several murals had recently been painted in the Wall Street area. He also explained that they would like the process to be accessible to artists. The regulations would be collaboration between the Arts Commission and the Zoning Department to create a mural permit. There would be a mural committee. He discussed a meeting with the Building Department which would help maintain the murals so that they were kept in good condition. There was a discussion about the standards for the murals. For the murals that were recently been painted, the artists would seek retroactive approval from the Zoning Department. A list of all the murals around the city would be made to determine their condition.

Weverson Ponte, founder of Mad Lab, a collective group of artists who explained their purpose. He asked how they could work with the city so that the artists did not feel as if they were being stifled. He was concerned about the difficulty of the process. He wanted to see murals painted first and then get an approval for it. Mr. Kleppin explained that currently there were restrictions on the size of the mural but that this proposed regulation would remove some of the restrictions. Now artists would only have to work with the Arts Commission. There was a discussion about public property vs. private property.

Mr. Allen explained that he had worked with Mr. Ponte and had expressed his views to the Mayor. There were concerns that if there was a piece of artwork that the city did not like it would be too late to go back and take it down. They would invite artists from the community to the Mural Committee.

Mr. Witherspoon read the referral from the Planning Commission into the record as well as comments from Coastal Area Management and WestCOG. There was a discussion about off-premises signs; including billboards Mr. Sumpter closed the public hearing.

#### **IV. DISCUSSION/ACTION ON NEW APPLICATIONS**

##### **a. Action on Items III. a., b. and c.**

##### **i. #3-19R/#1-19SP – Malta House, Inc. 139 West Rocks Road – Proposed amendment to permit maternity home by special permit in A Residence zones and special permit for maternity home for 15 expectant mothers in former daycare center building**

Before the voting, the commissioners discussed the merits of the application. Mr. Sumpter said that he believed the project was needed.

**\*\* MR. SCHULMAN MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled “#3-19R – Malta House, Inc. – Proposed amendments to Sec. 118-100 and 118-330 to define maternity home and permit maternity homes in the A Residence zone” and dated April 24, 2019, revised to May 8, 2019, be **APPROVED**;

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42); and
- 2) To implement the Plan of Conservation and Development goal to "Preserve and enhance the character of residential neighborhoods"(F.2.2 p. 42); and
- 3) To implement the intent of CGS Section 8-2 Zoning, including that “Such regulations shall be made with reasonable consideration as to the character of the district and its peculiar suitability for particular uses and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout such municipality.”; and

**BE IT FURTHER RESOLVED** that the effective date of this action be June 28, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**\*\* MR. SCHULMAN MOVED: BE IT RESOLVED** that special permit application #1-19SP – Malta House Inc. – 139 West Rocks Road – Reuse of an existing accessory building as a maternity home for 15 expectant mothers as shown on a set of plans entitled "Malta House II (Former Nunnery) at All Saints School Norwalk, CT" by Frank Chapman Architect and other related plans dated 15 February 2019 as revised to 18 May 2019 be **APPROVED**, subject to the following conditions:

1. That any modifications to the approved plan, including the removal of any existing trees or landscaping shown as to remain, be submitted for Zoning Commission review and approval; and
2. That a certificate of special permit and mylar 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 final CEAC signoffs shall be submitted prior to the start of construction; and
4. That a surety (in an amount to be determined by staff) be submitted to guarantee the installation of the required erosion and sediment controls; and
5. That all soil and erosion controls be installed and maintained prior to the start of any construction or site work; that silt sacks be installed in all existing and proposed catch basins, and that additional controls be installed at the direction of the Commission's staff, as needed; and
6. That all signage, existing and proposed, comply with the zoning regulations and that any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
7. That any and all HVAC units shall be included on the zoning permit and shall be located in conformance with the applicable zoning setbacks and that any rooftop units shall be screened from view; and
8. That the hours of garbage pick-up be no earlier than 8:00 a.m. and no later than 7:00 p.m. and that any deliveries be no earlier than 8:00 a.m. and no later than 6:00 p.m.; and
9. That cutoff shields be installed on all lighting to prevent any stray light from being emitted off the property; and
10. As agreed to by the applicant, there shall be no storage of landscape equipment for off-site use at any time. Any request to change this would require a new application to the Commission; and

**BE IT FURTHER RESOLVED** that this application complies with Section 118-330 A Residence Zones; Section 118-1450 Special Permits, and with the applicable sections of the Building Zone Regulations for the City of Norwalk.

**BE IT FURTHER RESOLVED** that the effective date of this action be June 28, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

ii. **#4-19R –Merritt 7 Venture LLC (Marcus Partners) – Proposed amendments to Section 118-503 to revise Lot and Building requirements to exempt floor area devoted to lobbies, common areas or tenant amenities from gross floor area and FAR limitations,**

Before voting on this resolution, there was a discussion about capping the FAR limitations. Mr. Schulman thought that the applicant should return to the Zoning Commission if the square footage would be increased, although it was not rentable square footage. The other commissioners did not think it would be necessary.

**\*\* MR. JOHNSON MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled "**#4-19R** – Merritt 7 Venture LLC (Marcus Partners) – Proposed amendments to Section 118-503 to revise Lot and Building requirements to

exempt floor area devoted to lobbies, common areas or tenant amenities from gross floor area and FAR limitations” and dated May 8, 2019, be approved;

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42); and
- 2) To implement the Plan of Conservation and Development goal to "Encourage development that seeks to provide maximum returns to the City in the Grand List tax revenue consistent with public purpose" (A.1.1.9, p. 10); and

**BE IT FURTHER RESOLVED** that the effective date of this action be June 28, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**iii. #2-19R – Norwalk Arts Commission – Proposed amendments to Article 121 Sign Regulations to amend the regulations to clarify that wall murals are not signs, to reduce the number of off-premise signs and related technical amendments**

There was a brief discussion before voting on this resolution.

**\*\* MS. WELLS MOVED: BE IT RESOLVED** that the proposed amendments to the Building Zone Regulations as shown on a certain document entitled “**#2-19R – Norwalk Arts Commission – Proposed amendments to Article 121 Sign Regulations to amend the regulations to clarify that wall murals are not signs, to reduce the number of off-premise signs and related technical amendments**” and dated May 8, 2019 as revised to June 10, 2019, be **approved**;

**BE IT FURTHER RESOLVED** that the reasons for this action are:

- 1) To implement the Plan of Conservation and Development goal to “Encourage and support all music, art, and cultural programs” (D.7.1.1, p.33); and
- 2) To implement the Plan of Conservation and Development goal to "Continue to review and improve sign regulations" (F.4.1.4, p. 43)
- 3) To implement the Plan of Conservation and Development goal to “Preserve the character of neighborhood businesses and neighborhood businesses districts” (A.4.1.4, p.13); and

**BE IT FURTHER RESOLVED** that the effective date of this action be June 28, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**b. #15-13SP/#21-13CAM - Trinity Washington Village Ltd Partnership/Housing Authority – 0 Raymond St - Washington Village Buildings D & E – Request to modify approved plans for 193 unit multifamily development – Report & recommended action**

Atty Joe Fawnon, representing Trinity Washington Village Ltd. Partnership, began the presentation by noting that they would be giving a status report of the construction of this project. Michael Lozano with Trinity Financial, continued the presentation by presenting minor modifications.

He also noted the status of the project. Phase 1 buildings were completed and occupied. They are now in Phase 2 and should be completed in spring of 2020 with the buildings being occupied shortly thereafter. There was a discussion about the market rate housing in Phase 1. He then explained the modification which would be a change in color of the exterior of the buildings. The new color would be more complimentary with the color of the other buildings.

Alberto Cardenas, the architect on the project, showed the commissioners the original, approved site plan which also incorporated the modifications. The first was a change to the vehicular entrance. This would help ease the traffic flow in the area. The second was a change to the location of some parking spaces and the third was a reorganization of the trees and islands of the surface parking lot. The next item was for a tree to be preserved. The fifth item was in connection with a façade treatment. They wanted to add balconies, rather than stoops, for aesthetic reasons. They also were going to make changes to the green space. There was a discussion about maintaining the buildings and the improvements to the streets in the area.

**\*\* MR. SCHULMAN MOVED: BE IT RESOLVED** that the resolution for special permit application **#15-13SP** and coastal site plan application **#21-13CAM** – Trinity Washington Village Limited Partnership and the Norwalk Housing Authority – **Raymond Street** – New 193 unit multifamily development in Flood Zone AE and in a Transit Oriented Development (TOD) area as shown on a set of plans entitled "Washington Village Buildings C, D, E Norwalk, CT. Trinity Washington Village Limited Partnership & the Norwalk Housing Authority" by Icon Architecture; Tighe & Bond Engineers & Surveyors; Eric Rains Landscape Architecture dated revised to August 10, 2017 and a revised set of plans by DHK Architects and TO Design dated April 12, 2019 be **APPROVED**, subject to the following conditions:

1. That the original conditions of approval remain in effect; and
2. That all HVAC units shall be screened and located in conformance with the applicable zoning setbacks; and
3. That a mylar of the revised site plan be filed on the Norwalk Land Records prior to the issuance of a zoning permit; and
4. That final sign-offs from Redevelopment and Public Works be submitted prior to the issuance of a zoning permit; and

**BE IT FURTHER RESOLVED** that the reason for this action is that this application complies with applicable coastal resource and use policies; and

**BE IT FURTHER RESOLVED** that this application complies with Section 118-506 SoNo Station Design District and with applicable sections of the Building Zone Regulations for the City of Norwalk.

**BE IT FURTHER RESOLVED** that the effective date of this action be June 28, 2019.

**Ms. Wells seconded.**

**Nathan Sumpster; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**c. #24-95 CAM SPR – Crystal LLC (Grasso) – 314 Wilson Avenue – Lot Line revision – Determination if minor change – Report and Recommendation**

Mr. Grasso, the owner of the property, began the presentation to ask for a modification of the approval. He showed the commissioners a map then explained which plot he was seeking to modify. It would be a lot line change. He had previously been before the commissioners with another project which he is no longer doing. However, he has a party that is interested in purchasing the property.

Atty Robert Maslan, representing the contract purchaser, showed the commissioners a new concept site plan. He showed them the original boundaries and the changes. There was a discussion about the retaining wall. Atty Maslan explained the proposed drainage system. He also explained that they would be back to the Zoning Commission with a proposed site plan once the lot line revision had been resolved.

**\*\* MR. WITHERSPOON MOVED: RESOLVED BY THE NORWALK ZONING COMMISSION** that a requested site change to application # 24-95 CAM / SPR , Crystal LLC, a contractors storage yard at 314 Wilson Avenue, to relocate lot lines shown as Revised Tract II as shown on the following plan: Compilation Plan Sheet One of Three sheets prepared for Crystal LLC, 310 Wilson Avenue, Norwalk, CT, Scale 1" = 80', dated April 30, 2019, prepared by W. Seymour and Associates, Land Surveyors, Darien, CT; Be **APPROVED** with the following conditions:

1. That a revised map showing the revised lot lines be filed on the Norwalk Land Records;
2. That the fence and wall be installed across the entire rear 275' eastern boundary of the new revised 2.303+ lot which fronts on Wilson Avenue
3. That the material for the required wall and screening fence be as shown on plans by Landtech Engineering, Westport, CT, entitled JJP Partners, LLC, 314 Wilson Avenue, Norwalk, CT dated June 5, 2019
4. That the required application (CAM / SPR /SP) as appropriate be submitted for any new construction on the new lot;
5. That no permits for any construction ( foundation or building) will be issued until the rear wall and fence is completed;
6. That this rear fence and wall be installed w/i 90 days of the start of any work (land clearing, grubbing, excavation, etc) on this newly revised parcel;
7. **BE IT FURTHER RESOLVED THAT** the effective date of this approval shall be July 20, 2019.

**Mr. Johnson seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**d. #12-19CAM – J. & K. Stevens – 8 St. James Place – Replacement single family dwelling – Report & recommended action**

Atty Suchy began the presentation by explaining that the owners could not be present due to a conflict with their son's school event. She then gave an overview of the property which was a non-conforming lot. She also noted past improvements to the structure. They had received an easement from the Zoning Board of Appeals in April. Mr. Schulman noted that they had not received the materials to review in their packets. Mr. Wrinn explained that there had been issues with the Department of Energy and Environmental Protection (D.E.E.P.) but they still wanted to move it forward as quickly as possible. Atty Suchy said that the application had met all the other requirements and had received the necessary sign-offs.

Mark Goodwin, the architect on the project, continued the presentation with an explanation of how they would raise the house to comply with FEMA regulations. It did not meet many of the building codes, either, so they proposed building a new one. He showed them cross-sections and other elevations of the proposed house.

Andy Soumelidis, the engineer on the project, continued the presentation by discussing the utilities, including the drainage to capture runoff. There would also be a propane tank. The sea wall would be maintained.

Atty Suchy also noted that the applicant had received all necessary sign-offs, if the commissioners were ready to vote on the application.

**\*\* MR. SCHULMAN MOVED: RESOLVED** that Coastal Area Management application # 12-19, J & K Stevens, for a replacement single family dwelling at 8 St James Place, as shown on a survey by Arcamone Land Surveyors Land Surveyors, and on plans by Beinfield Architecture PC, entitled "Stevens Residence, 8 St James Place", dated 10-30-2018 revised to 06-14-19 be **APPROVED**, with the following conditions:

1. That all required soil sedimentation and erosion controls are in place prior to the start of any construction; and
2. That any additional soil sedimentation and erosion controls required by staff during construction be placed immediately; and
3. That all required final Flood Certifications and asbuilts be provided prior to issuance of any zoning compliance; and
4. That the construction be built in full compliance with Variance # 19-0425-03; and

**BE IT FURTHER RESOLVED** that the applicant be made aware of potentially higher insurance rates due to the proposed construction methods; and

**BE IT FURTHER RESOLVED** that the proposal complies with the applicable Coastal Resource and Use Policies; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be June 28, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

**e. #X-19R – 25 Van Street Condominium, Inc. – Proposed amendments to Article 100 Definitions and Article 700, allowed uses in the Industrial 1 Zone to define Business and Trade Schools and to allow Business and Trade Schools in the Industrial 1 Zone.**

Ms. Wells recused herself from this application. Fred Shari began the presentation about the Workforce Training Center which would be the project at 25 Van Zant Street. He handed out materials to the commissioners. He then gave an overview of the project and said the site was under renovation. It should be completed by the fall. He noted that currently a trade school is not allowed in the zone although the building is being set up to house various trade schools. It was noted that a public hearing would be necessary and that any zoning issues must be addressed prior to it. The entire building would be used for educational purposes and approximately 100,000 sq. ft. is committed to trade schools. It is currently used as an office condominium. There was a discussion about the parking. It is also located near a bus line as well as being close to I-95. They are in contact with other

towns to discuss having them use the facility for their adult education programs. One of their potential clients would be Norwalk Community College's nursing program since they cannot expand in their current location. Their goal is 100% occupancy by fall of 2020.

Thomas Orofino of Webb Realty continued the presentation explained why this was an important use. Since Connecticut is losing jobs, a trade school was necessary to train workers. They are also working with Connecticut legislators to set up this school. He noted the largest industries that are in Connecticut which are looking for skilled laborers.

Mr. Kleppin said that they were looking into all the uses for this site, as well as doing a traffic study. The commissioners moved this item to a public hearing on their Zoning Commission agenda for August 1.

## **V. REVIEW AND ACTION ON PENDING APPLICATIONS**

### **a. #3-18 SPR / #6-18CAM – Petro Home Services – 55 Concord Street – Parking facility - Request for extension of time – Report and Recommended action**

Ms. Wells returned to the room. David DeMaio, head of the general contractor services to perform site improvements on behalf of Petro Home Services. Petro Home Services had received an approval on this project in June of last year. However, his company had signed the contract only a few months prior. They had also discovered that demolition and building permits cannot run concurrently. Since they do not have any permits they were requesting an extension of time of 90 days and had posted the necessary bonds with the city. It was recommended that they should be granted a 120 day extension.

**\*\* MR. SCHULMAN MOVED: RESOLVED** by the Norwalk Zoning Commission that the request for a 120 day extension of the approval deadline for application # 3-18SPR / 6-18 CAM – Petro Home Service, 55 Concord Street, proposed offsite parking facility, be **APPROVED**.

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be June 28, 2019, with the new effective deadline to obtain a building permit being October 26, 2019.

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

### **b. # X-19 SP / CAM – Shorehaven Golf Club – 14 Canfield Avenue – Addition of 4 lights, 12' tall for bocce courts – Determination if minor change – Report and Recommended action**

Robert Cavallo, representing Shorehaven Golf Course, began the presentation by explaining his request to the commissioners. The golf course wanted to add lights to their bocce courts. He showed them what had previously been approved on a site plan. There was a discussion as to why it hadn't been done when the other changes had been made. The lights would have to be turned off at 10 p.m.

**\*\* MR. WITHERSPOON MOVED: RESOLVED** by the Norwalk Zoning Commission that the request by Shorehaven Golf Club, 14 Canfield Avenue, to light 2 bocce courts be with 4 (four) lighting poles 12 feet tall with a shielded downlight be considered a minor change and is **APPROVED**.

**BE IT FURTHER RESOLVED** that the lighting is to be turned off by 10:00 PM each night and will only be turned when there is play on the courts; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be June 28, 2019.

**Ms. Wells seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

## **VI. DISCUSSION ITEMS**

### **a. Off-Premise Signs with Jack Goncalves**

Mr. Goncalves began the presentation by noting that 15 billboard signs had been taken down over the last 12 months. He also discussed his meeting with the Mayor and the Zoning Department staff which included proposals that would work for both parties. One such would be for the transfer station. His proposal included bringing income to the city. He brought letters of recommendation from other Connecticut towns that used their services. Some commissioners were not in favor of billboards and liked electronic billboards even less. Mr. Goncalves asked the commissioners to keep an open mind about them. He needed permits from both the state and local municipalities.

## **VII. APPROVAL OF MINUTES: June 6, 2019**

**\*\* MR. SCHULMAN MOVED to approve the June 6, 2019 Zoning Commission minutes.**

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; voted in favor.**

**No one opposed.**

**Galen Wells abstained.**

## **VIII. COMMENTS OF DIRECTOR**

There were no comments from the Director.

## **IX. COMMENTS OF COMMISSIONERS**

There were no comments from the Commissioners.

## **X. ADJOURNMENT**

**Mr. Schulman made a Motion to Adjourn.**

**Mr. Witherspoon seconded.**

**Nathan Sumpter; Louis Schulman; Michael Witherspoon; Rod Johnson; Galen Wells voted in favor.**

**No one opposed.**

**No one abstained.**

The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Diana Palmentiero