

**CITY OF NORWALK
ZONING COMMISSION
July 16, 2014**

PRESENT: Joseph Santo, Chair; Emily Wilson; Jill Jacobson; Jim White; Nora King; Mike O'Reilly; Linda Kruk

STAFF: Michael Greene; Mike Wrinn; Dori Wilson

OTHERS: Atty Jim Murphy; Bill Achilles; Matthew Popp; Don Strait; Richard Bennett; Garrett Bolella; Ed Reed; Gail Reed; Anthony Buono; Fred Bondi; Mike Mocciaie; Andrew Diejack; Elaine Littman; Jack Couch; Cheryl Miller; Joe Madaffari,; Bob Fossino; Elizabeth Mayfield; Tom Keegan; Jim Lyons; Mark Simon; Deborah Goldstein; Diana Santora; Henry Simon;

I. CALL TO ORDER

Mr. Santo called the meeting to order at 7:30 p.m.

II. ROLL CALL

Mr. Greene took the roll.

III. PUBLIC HEARINGS

Before the public hearings began, Mr. Santo explained the procedures. Also, since the meeting was being held in the Concert Hall, it was difficult to hear. Mr. Wrinn spent several minutes fixing the sound system so that everyone could hear the public hearings.

a. #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. – 4 story, 28,198 sf mixed use development with 24 multifamily dwelling units

Mr. Santo opened the public hearing.

Atty Murphy began the presentation by introducing his team of experts. After that, he handed in some exhibits which included the certificate of mailing as proof of notification of the public hearing to abutting neighbors and a letter from Atty Liz Suchy which enclosed her client, Swim Seventy's traffic report, that had reached the same conclusion as this applicant. Also included were the applicant's revised planting plan and Workforce Housing Affordability Plan ("WHAP"). He continued by explaining the construction access to the site. He then discussed the workforce housing units and where they would be located in the building. He also discussed the parking easements. He then continued the presentation by telling the commissioners that the applicant had received all of its sign-offs.

Bill Achilles, the architect on the project, continued the presentation. He discussed the interior and exterior of the home. Although the building is 4 stories, on one side of the building, it is only 3 sides since it slopes into the house. He also explained the workforce housing units.

Atty Murphy continued the presentation by how this use was between residential and business zones. He thought it was an excellent transition between the two.

Matthew Popp, the landscape architect, continued the presentation by discussing the wetlands issues on the property.

Ms. King asked about the number of trees that would be cut down for this project. Atty Murphy said that would be addressed by another speaker, Mr. Strait. He also noted that water quality on the site would be better post-development as compared to pre-development.

Don Strait, also a landscape architect, continued the presentation by discussing the landscape plan. He said that 45 trees of 6" or larger would be taken down. They would try to use the existing trees on the site. He said that they would also be planting more new trees, new shrubs, and a rain garden and new lawn area. The recreation area complies with the zoning regulations. He also discussed the erosion and sedimentation plans during the construction phase of the project. Mr. Strait then discussed the lighting plan.

Richard Bennett, the engineer on the project, continued the presentation by discussing the drainage issues. Mr. White asked whether the Conservation Commission had asked them to use oil separators. Mr. Bennett said that a vortex would serve as the oil separator.

Garrett Bolella, the traffic consultant, continued the presentation by discussing the applicant's traffic study. He also explained that a neighboring project by Swim Seventy, LLC also reached the same conclusion in their traffic study, that there would not be any adverse effect to traffic.

Don Strait continued the presentation by discussing what would be done during construction to the site which included retaining walls, installation of the storm drainage system, etc.

Atty Murphy completed the presentation. None of the commissioners had any question for either him or the team of experts.

Ed Reed, 9 Fullin Road, had some concerns about the easement and existing parking. There are currently auctions behind the parking lot. He was also concerned about the noise during construction.

Gail Reed, 9 Fullin Road, was concerned about the height of the building. She was also concerned that the building would look into her homes. She also said that she had concerns about the lighting that was going to be installed. She was also concerned about the amount of cars that would be leaving the property and coming back every day. She asked people in the audience to raise their hands if they were in opposition to the project. She said they were objecting to over development.

Anthony Buono, 11 Fullin Road, continued the presentation by stating his opposition to the project. He asked why the city needed another office building when so many were empty.

Fred Bondi, 15 King Street, spoke in opposition to the application because he was concerned about the sewage treatment center and what the effect on it would be once these units were built. He was also concerned about the traffic on Westport Ave.

Atty Murphy and Mr. Strait began their rebuttal of the neighbors' comments. There was a discussion about the sewage treatment as well as about the trees that would be cut down. Mr. Strait showed the scale of the trees on Fullin Road. Atty Murphy addressed the height of the building, the car auction, etc.

Mr. Santo closed the public hearing.

b. #5-14SP - Recreation & Parks Dept – Nathan Hale Middle School – 176 Strawberry Hill Ave – Athletic field lighting

Mr. Santo opened the public hearing. Mr. Wrinn said that several letters from neighbors had been added to the commissioners' packets.

Mike Mocciae, Director of the Recreation and Parks Department, began the presentation by explaining the various lighting projects around Norwalk which included Norwalk High School, Calf Pasture Beach and Brien McMahon High School.

Andrew Diejack, of Musco Lighting, continued the presentation by showing the property on an aerial map. He also displayed the site layout which showed where all the poles would be. He explained the difference between spill and glare as well as ways to reduce them. He said there are 5 different ways to make sure that the lights stay on the field and do not spill of them.

Mr. Santo reminded Mr. Diejack that he had asked, at a previous committee meeting, for Mr. Diejack to add Dairy Farm Road to the analysis of the area. Mr. Mocciae said that the city had designated the analysis to go to the property line which would not be on Dairy Farm Road. Mr. Diejack then showed pictures of what the lighting looked like on similar fields in North Carolina and Westport, CT. He described the warranty as well as how the system was controlled remotely.

Elaine Littman, 41 William Street (?), spoke in opposition to the application. It would decrease property values, was one of the problems with it that she believed.

Jack Couch, President of the Norwalk Lacrosse Association, spoke in support of the application. Surrounding towns with artificial turf can begin practice for lacrosse sooner than Norwalk because of the lack of fields.

Cheryl Miller, 28 Van Ness St, spoke in support of the application. She had seen other lighting systems so she knew the importance of lighting the fields for practice.

Joe Madaffari, the Athletic Director of Brien McMahon H.S., spoke in support of the application. He said that if Norwalk has no other fields then Norwalk should light the fields that it has.

Bob Fossino, Norwalk Team Soccer (?), spoke in support of the application. He described the benefits of kids being on teams as well as the benefits to the city.

Elizabeth Mayfield had questions about the lighting and how it would be financed.

Tom Keegan, President of the Norwalk Athletic Association, spoke in support of the application. He said he was representing all the students in the program.

Jim Lyons, who was representing Norwalk Junior Lacrosse, spoke in support of the application. He said that the lacrosse program was growing in Norwalk.

Mark Simon, 16 Lyncrest Drive, spoke in opposition to the application. He read his four page letter to the commissioners into the record.

Debora Goldstein read from the Plan of Conservation and Development.

Diana Santora spoke in support of the application. She thought that this project could help make Norwalk a better town for kids. Ms. King asked for her contact information so that she could speak with her after the meeting.

Henry Simon spoke in opposition to the application. He was concerned that citizens would no longer be able to use the fields as they do now.

Fred Bondi, 15 King Street, spoke in support of the application. He said that he lived across from Norwalk High and the lights were not a problem. He was concerned that kids would be on the streets causing trouble, rather than on the ball fields.

Leslie Lawrence, 18 Range Road, spoke in support of the application.

Eugene Horne, 24 Newfield Street, spoke in support of the application.

Sue Dunn 21 Catalpa, spoke in opposition. She said she was not against sports but rather, the traffic, and all that went along with the plan.

Bruce Kirk, 24 Jennie Jenks Road, spoke in opposition to the application. He questioned why the field had to be used. He thought it was a scheduling problem.

Ralph Pagano, 4 Lyncrest Drive, spoke in opposition to the application.

Victor Yuschuk, 9 Lyncrest Drive, spoke in support of the application.

Michelle Mannella spoke in support of the application. Her own children had played sports in Norwalk so she thought more practice time would be necessary for the students.

Mike Mushak, 50 Elmwood Avenue, a former Zoning Commissioner, spoke in support of the application. He also reminded the public that the commissioners were volunteers on the Zoning Commission and did not get paid.

Joe Piglisi spoke in support of the application.

Mike Mocciae continued the presentation by addressing some of the concerns that the public had raised. He said that the scoreboards had been installed at Norwalk H.S. in 1999. He said that the lighting at Norwalk H. S. was the best at the time when they installed it in 1999. Musco, the current vendor, did not install it. He said that some of the questions were not related to lighting so that he would discuss them later. He was asked whether the fields would be redone without the lights. Mr. Mocciae said they would still be done but without lights. Mr. Wrinn confirmed with Mr. Mocciae that there would not be marching bands or performances at the school. These are not rental fields. He also said that taxpayers pay for the lights, the organization pays for usage.

Mr. Santo closed the public hearing.

c. #3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood elevation plus one foot

Dori Wilson began the presentation and explained that the proposed amendment would modify the current flood zone regulations to comply with the new State's Building Code which became effective in February 2014. It would revise the regulations so that the height would be at the base flood elevation plus one additional foot. She explained that several other neighboring towns were in line with the State's requirements. Most of the houses that had been elevated after Superstorm Sandy followed the new Building Code because their architects and engineers were aware that this regulation would be changed. Jill Jacobson read the referrals from the Planning Commission and Coastal Area Management into the record.

Ms. King did not want to act on this resolution this evening. She thought it was not fair to homeowners that had not acted on this. She was concerned about the 50% rule and how it would impact their property values. She said that Planning and Zoning should notify them because it was not fair to these homeowners. Although they would be grandfathered in, those houses would be legal and non-conforming. There would be a lengthy procedure, including going to the Zoning Board of Appeals to make the house legal and conforming. She thought that Planning and Zoning should be responsible for notifying the homeowners who did not elevate their homes one extra foot, since they should have known the state was planning to

change the Building Code. Mr. Greene said that other towns did not know what the state would do and changed their rules for various reasons. Ms. King had an issue on how it was handled. Dori Wilson reminded her that the legal notices were sufficient notice to those homeowners. Ms. King thought it would be the honorable thing to notify these 36 homeowners. Ms. Wilson reminded everyone that when the Zoning Commission changed the regulations last year to comply with Federal regulations they opted not to make this change of elevating over the base elevation by 1 ft. The Zoning Commission had felt it would be too onerous. Ms. King said she would personally call everyone on the list. Mr. Santo thought it was a good idea and she should do it.

Mr. Santo opened the hearing to the public. No one spoke in support or opposition to the application. Mr. Santo closed the public hearing.

IV. REPORT OF PLAN REVIEW COMMITTEE, JILL JACOBSON, CHAIR

a. Action on Items III. a. and b.

i. #4-14SPR - 39 Lois, LLC – 39 Lois St. & 19 Willard Rd. – 4 story, 28,198 sf mixed use development with 24 multifamily dwelling units

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application ##4-94 SPR – 39 Lois, LLC and 19 Willard Road, LLC – 39 Lois Street and 19 Willard Road – 28,198 square mixed use development with 24 units MFR, and as shown on various site and engineering plans by Richard Bennett & Associates (Westport, CT), dated 4/16/14 and revised to 4/30/14 and landscape plans by Land Design Studio (Newtown, CT), dated 4/11/14 and revised to 5/15/14 and on the Architectural Plans by Achilles Architects (Bridgeport , CT) dated 10/8/14 and revised to 5/1/14 be **APPROVED** with the following conditions:

1. That all department sign-offs be submitted to staff; and
2. 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
3. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements; and
4. That all soil and erosion controls be in place and verified by an inspection by Staff prior to the start of any work on the site; and
5. That any additional needed soil and sedimentation controls be installed at the direction of the staff; and
6. That the proposed dumpster be locked and properly screened; and
7. That the hours of garbage pick-up and any deliveries be no earlier than 7 a.m. and no later than 7 p.m.; and
8. That a follow-up traffic study be done within six (6) months of 80% occupancy of the residential units and presented to the Zoning Commission; and
9. That cutoff shield on lighting fixtures must be installed as required to prevent any stray light from being emitted off the property; and
10. That any changes to the plan be reviewed and approved prior to those changes being implemented; and
11. That a final certified “as-built” will be required to verify the completed project is built in accordance with the Zoning Regulations (height, setback, etc.); and
12. That a stormwater system be maintained per the maintenance plan submitted; and
13. That the reciprocal 25 year parking easement agreements and all associated plans and maps for both properties be filed on the Norwalk Land Records prior to the zoning permit being issued; and
14. That all requirements of Section 118-1050 Workforce Housing regulations be met for the 3 workforce housing units; and
15. That any changes to the approved workforce affordability plan or the designated workforce housing administrator be referred to the Commission for review and approval; and

16. That the deed restriction shown in approved workforce affordability plan, Appendix C, be filed on the Norwalk Land Records prior to the zoning permit being issued; and
17. That all signage, existing and proposed, comply with the zoning regulations; and
18. That any graffiti on the site, now or in the future, be removed immediately; and
19. That all HVAC units shall be located in conformance with the applicable zoning setbacks; and

BE IT FURTHER RESOLVED that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118-522, "Business # 2 Zone" and 118-1451 "Site Plan Review"; and

BE IT FURTHER RESOLVED that the proposed Affordability Plan complies with the Building Zone Regulations, specifically Section 118-1050 Workforce Housing regulations; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 25, 2014.

Before it was seconded, two typos were corrected.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

ii. #5-14SP - Recreation & Parks Dept – Nathan Hale Middle School 176 Strawberry Hill Ave – Athletic field lighting

There was a discussion as to whether the commissioners should vote on this matter on this evening.

**** MS. JACOBSON MOVED:** to send this application back to the Plan Review Committee.

**** MR. SANTO SECONDED.
** MOTION FAILED (3-4)**

At this point, Mr. Wrinn said that he had prepared a draft resolution for the commissioners' review.

**** MS. WILSON MOVED: BE IT RESOLVED** that application # 5-14 SP, submitted by the Recreation and Parks Department of the City of Norwalk for athletic field lighting at Nathan Hale Middle School, 176 Strawberry Hill Avenue, as shown on various plans by Musco Lighting, entitled "Nathan Hale School, Norwalk, CT, dated May 14, 2014, engineered design by Ryan A. Marsh, as amended, be **APPROVED** with the following conditions:

1. That an as-built plan be submitted prior to operation to verify that the lights as constructed do not exceed the 0.3 foot candles at the property lines; and
2. That as stated by the applicants, no amplified sound systems, temporary or otherwise, will be utilized at either of the fields; and
3. That the lights shall be turned off by 9:30 PM each night and shall remain off until 7:00 AM; and
4. That the use of the field be limited to field sports and, due to the proximity of the neighboring homes, no marching band practice or performances shall be allowed; and
5. That there will be no rentals to commercial entities;

BE IT FURTHER RESOLVED that the project complies with the applicable sections of the Building Zone Regulations; and

BE IT FURTHER RESOLVED that a Certificate of Special Permit be placed on the Norwalk Land Records; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 25, 2014.

**** MS. KING SECONDED.
** MOTION PASSED (6-1).**

b. #6-08SPR/#16-08CAM - POKO IWSR Developers – Wall St/Isaacs St - Wall St Place mixed use development – Request for extension of approval time – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that the request for a **six month extension of approval time** for Site Plan #6-08SPR and Coastal Site Plan #16-08CAM – POKO-IWSR Developers, LLC – 61 – 65 Wall Street/2, 21 & 23 Isaacs Street – 182,112 sq ft mixed use development (Phase 1) with 101 units, 14,759 square feet retail and a 2,424 square foot restaurant with on site below grade automated parking garage as on a set of plans entitled "Wall Street Place Site Plan Phase 1" by Crosskey Architects, LLC, Wesley Stout Associates and Redniss & Mead Inc., dated May 16, 2008 as revised to May 30, 2008 be approved, subject to the following conditions:

1. That the property be maintained in good condition for the duration of the extension period; and
2. That property taxes be kept current for the duration of the extension period; and
3. That the required status updates be provided to the Commission on or before the submittal deadlines shown on the attached document entitled "Schedule for submission/status updates during 6 month extension period"; and
4. That the applicant appear before the Plan Review Committee on the designated dates to discuss its progress and its schedule for the commencement of construction; and
5. That the original conditions of approval remain in effect; and
6. That the new approval deadline for obtaining permits will be **December 20, 2014**; and

BE IT FURTHER RESOLVED that the effective date of this action be July 25, 2014.

**** MS. KRUK SECONDED.
** MOTION PASSED (6-1).**

c. #8-14-CAM – Robert Bruggemann – 18 Harbor View Ave. – New single family residence – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #8-14CAM, construction of a single-family residence for the property 18 Harbor View Ave as shown on the A-2 Survey titled: "Map Property Prepared For Robert Bruggemann, #18 Harborview Avenue, Norwalk, Connecticut, Scale: 1"=10', Dated: July 17, 2014 and Revised to April 30, 2014" by Dennis A Deilius, Land Surveyor – Connecticut Registration No. 6396 and on the architectural drawings by PB Architects, Norwalk, CT revised Nov. 29, 2014 and Revised to June 5, 2014 Norwalk, CT, be **APPROVED** subject to the following conditions:

1. That all sign-offs be submitted 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
3. That any additional needed soil sedimentation and erosion controls be installed at the direction of the Staff; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 25, 2014.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

d. #1-13SPR/#1-13CAM – TR Sono Partners, LLC – 99 Washington St – New 66 unit building with 154 space valet, tandem, compact & stacked parking garage – Request for extension of approval time – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that the request for a **one year extension of approval time** for site plan application #1-13SPR/#1-13CAM – TR Sono Partners LLC – 99 Washington St – New 5 story, 66 unit multifamily building in a mixed use development with valet, tandem and stacked parking in a 2 level parking garage and three amenities including 10 public parking spaces, a water feature and historic façade preservation as shown on a set of plans entitled "Washington Street Apartments Norwalk, CT." by Lessard Design dated April 2, 2013; Cabezas DeAngelis Engineers & Surveyors dated January 4, 2013 as revised to February 15, 2013; Aris Land Studios dated April 2, 2013 and other related plans be approved, subject to the following conditions:

1. That the property be maintained in good condition for the duration of the extension period; and
2. That property taxes be kept current for the duration of the extension period; and
3. That the original conditions of approval remain in effect; and
4. That the new approval deadline for obtaining permits will be **June 28, 2015**; and

BE IT FURTHER RESOLVED that the effective date of this action be July 25, 2014.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

e. #7-13SPR – 3 Color, LLC – West Cedar Street – Mixed use development – 8 units MFR / 1,276 sf general office - Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that application #7-14SPR – 3 Color, LLC – 175 West Cedar Street – Mixed use development – 8 units MFR / 1,300 sf general office, and as shown on various site and engineering plans by Richard Bennett & Associates (Westport, CT) dated 8/21/2013 and revised to 4/17/2014 be and the architectural plans by The Sullivan Architectural Group (Fairfield, CT), dated 4/17/14 be **DENIED** for the following reasons:

1. That the application does not meet the requirement of §118-750(C) (2) (b); and
2. That proof of property taxes paid has not been submitted; and
3. That an A-2 Survey be submitted as a part of this application; and
4. That the traffic report is incomplete and that the level of service for the nearby streets / intersections be provided as a part of the report; and
5. That the property is in violation and does not have any permits to run a contractor's yard on the site; and
6. That no sign-offs have been received from any of the pertinent departments; and
7. That proof be established which allows a proposed driveway onto the adjacent City property; and

BE IT FURTHER RESOLVED that the proposal complies with the applicable sections of the Norwalk Building Zone Regulations, specifically Sections 118-521, "Business # 1 Zone" and 118-1451 "Site Plan Review"; and

BE IT FURTHER RESOLVED that the effective date of this **DENIAL** shall be July 25, 2014.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

e. CT DEEP Referral – City of Norwalk – 148 East Avenue (20 Hendricks Avenue) – Municipal public access Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that the staff be directed to contact the Connecticut DEP and Army Corp of Engineers with the following comments regarding #201206608-SJ – 148 East Avenue (20 Hendricks Avenue) – Municipal public access:

1. That the Commission supports public access.
2. That this proposal is consistent with coastal resource and use polices.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

f. #6-13SP/#10-13CAM - R. Grosvenor Ely - 71 & 77 Rowayton Ave - Change location of marina shed on approved site plan – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** that the approved application #6-13 SP / 10-13 CAM, R.G. Ely, 71-77 Rowayton Avenue be modified by the relocation of the 212 SF one story shed, to the east of the original location, between the building and the parking lot; and,

BE IT FURTHER RESOLVED that the landscape plan be modified to add additional plantings on the street side (eastern side) of the shed; and

BE IT FURTHER RESOLVED that this proposal complies with all applicable coastal resource and use policies; and,

BE IT FURTHER RESOLVED that the effective date of this approval shall be July 25, 2014.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

g. Oak Hills Master Plan – Report & recommended action

**** MS. JACOBSON MOVED: BE IT RESOLVED** by the Zoning Commission that The Oak Hills Park Authority Master Plan dated June 19, 2014 be approved, and

BE IT FURTHER RESOLVED that notice of this approval be forwarded to the Mayor and Common Council.

**** EMILY WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR

a. Action on Item III. c.

**** EMILY WILSON MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#3-14R – Zoning Commission – Proposed amendments to revise Section 118-1100 Flood Hazard Zone to comply with new State Building Code regulations regarding base flood plus one foot" and dated April 28, 2014, be **APPROVED**.

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

- 1) To implement the Plan of Conservation and Development policy to "Prevent flooding and the threat to health welfare and property (B.3.1, p. 17); and
- 2) To implement the Plan of Conservation and Development policy to "Maintain the Federal Flood Insurance Program which provides insurance for property owners in flood hazard areas, but encourage development (especially higher density) to be located outside flood-prone areas wherever possible, including increased setbacks to account for sea level rise" (B.3.1.8 . p.17); and
- 3) To comply with the recommendations of the CT. Department of Energy and Environmental Protection (DEEP) to revise the Flood Hazard zone requirements in Norwalk's Building Zone Regulations to be consistent with the new State Building Code requirements; and

BE IT FURTHER RESOLVED that the effective date of this action be July 25, 2014.

**** MR. SANTO SECONDED.
** MOTION PASSED UNANIMOUSLY.**

VI. APPROVAL OF MINUTES: May 21, 2014

EMILY WILSON MOVED to approve the minutes.

**** MS. KRUKSECONDED.
** MOTION PASSED UNANIMOUSLY.**

VII. COMMENTS OF THE DIRECTOR

Mr. Greene had no comments.

VIII. COMMENTS OF COMMISSIONERS

Mr. O'Reilly suggested that when the public comments, there should be a time limit.

IX. ADJOURNMENT

**** MR. SANTO MADE A MOTION TO ADJOURN.
** MS. WILSON SECONDED.
** MOTION PASSED UNANIMOUSLY.**

The meeting was adjourned at 11:24 p.m.

Respectfully submitted,

Diana Palmentiero