

**CITY OF NORWALK  
ZONING COMMISSION  
December 10, 2014**

**PRESENT:** Joseph Santo, Chair; Emily Wilson; Nat Sumpter; Nora King; Jill Jacobson; Linda Kruk, Michael O'Reilly and Adam Blank (after the roll call)

**STAFF:** Mike Wrinn; Dori Wilson; Jim Bova

**OTHERS:** Atty. Liz Suchy

**I. CALL TO ORDER**

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

**II. ROLL CALL**

Mr. Wrinn called the roll.

**III. PUBLIC HEARINGS**

**a. #7-14R - TR SoNo Partners, LLC – Proposed amendments to Section 118-501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking areas**

Mr. Blank recused himself before the meeting began.

Atty. Suchy handed the commissioners copies of the revised proposed amendments. She then explained the definition of extended stay hotel. She also discussed the parking that the applicant planned, including valet parking. She noted the number of rooms that were in the hotel, the number of parking spaces, etc.

There was a discussion of the number of employees and where they would be parking.

Ms. Kruk read the Planning Commission's referral and a letter from Coastal Area Management into the record. There was a discussion about the Planning Commission's referral which indicated that they recommended that the applicant pay for parking permits for the 40 waived parking spaces for 2 years (and not 1 year as requested by the applicant). There was also a discussion about the public renting small meeting rooms as well as whether there would be a restaurant open to the public.

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

**a. #4-14SP/#15-14CAM – AMEC Carting LLC – 1 Crescent St – Increase tonnage for existing transfer station, open to public, site modifications - Report & recommended action**

**\*\* MS. JACOBSON MOVED: BE IT RESOLVED** that application # 4-14 SP / #15-14 CAM submitted by AMEC Carting, for modifications to an existing bulk waste transfer/recycling center 1 Crescent Street, as shown on various plans by Anchor Engineering Services, Inc, Glastonbury, CT, entitled "Amec Carting, LLC Transfer Station/Volume Reduction Facility and Recycling Center Site Improvement Plan" Scale 1"=20', dated 6/19/14, revised be **APPROVED** with the following conditions:

1. That the facility shall be opened up to the public and outside contractors whose fleet must include one vehicle with a capacity of 4 tons or more, subject to the following conditions which were offered by the applicant
2. That the tonnage of incoming material per day shall be increased from the currently permitted 200 tons in accordance with the following conditions, which were offered by the applicant
3. That after 120 days of opening the site up to the public, AMEC will pay for a third-party review traffic study to be performed by the traffic engineer of the

City's choosing. Assuming no adverse impacts associated with traffic at the 200 tons per day volume and no adverse impacts projected at 300 tons per day volume, AMEC will be permitted to increase its daily tonnage from 200 tons per day to 300 tons per day. If the traffic study finds adverse impacts associated with the traffic at 200 tons per day or projected at 300 tons per day volume, AMEC will cease accepting materials from outside contractors unless and until it demonstrates to the satisfaction of the Zoning Commission that the adverse conditions have been remedied.

4. That 120 days after AMEC first operates at 300 tons per day, AMEC will pay for a third-party review traffic study to be performed by the traffic engineer of the City's choosing. If the traffic study finds adverse impacts associated with traffic at 300 tons per day volume, AMEC will revert back to the 200 tons per day and will be permitted to continue to use outside contractors to meet the 200 ton limit. If and when AMEC demonstrates to the Zoning Commission that the adverse conditions have been remedied that it may resume operations at 300 tons per day.
5. That these traffic studies in condition 3 and 4 shall include a determination as to whether any standing or queuing is occurring off-site which creates an adverse impact
6. That all outside contractors agree to the terms and conditions of the dumping agreement and the traffic control plan, which calls for, among other restrictions, the need for outside haulers to call in to ensure that space on site is available to them
7. That the receiving hours Monday through Friday remain unchanged from hours of 6:00 a.m. to 5:00 p.m. as currently set by the DEEP permit; that the loading of outbound trailers be allowed to be 5:00 a.m. to 8:30 p.m., Monday through Friday and that the Saturday hours be restricted for receiving to 7:00 a.m. to 1:00 p.m. and limit any loading on Saturday to 6:00 a.m to 5:00 p.m.. Any change to the hours would need approval from DEEP.
8. That a trench drain with a storm water treatment unit as approved by the Department of Public Works be installed across both driveways and connected into the existing stormwater system on the site to prevent stormwater from leaving the site uncontrolled, therefore lessening the impacts on the coastal environment
9. That AMEC provide a log on a quarterly basis the number of vehicles at the facility and their respective total tonnage
10. That the outdoor storage of loaded outbound trailers containing only sorted material is allowed
11. That the parking lot for 4 additional parking spaces is allowed
12. That long term soil erosion and sedimentation controls be maintained;
13. That a maintenance plan for the clean-out of the catch basins/trenchdrains/oil separator continue to be followed and that a report from a licensed professional be issued to the staff on a monthly basis verifying that the system has been properly maintained
14. That outdoor storage of covered containers along the retaining wall for recyclable metals be allowed
15. That a fenced in area for household appliances and propane tanks at the southern end of the property be allowed, with a water tight enclosure for batteries in the same location
16. That the existing misting system be keep in operation year round
17. That any and all trucks entering or leaving the facility be covered
18. That the doors to the processing building be closed at all times, except to permit entry and exit of the vehicles

19. That the site be swept as often as needed (to be determined by staff) to prevent windborne or waterborne erosion
20. That only bulky waste/construction demolition material is permitted for processing and any change in materials or amount of material to be processed would need prior approval of the Zoning Commission
21. That any graffiti on the site, now or in the future, be removed immediately
22. That the pest control plan in place be continued, with modifications undertaken as needed to insure the complete control of vermin and that a report of the results from a licensed pest control professional continue to be issued to the staff on a monthly basis
23. That a surety, in an amount to be determined by staff, be submitted to guarantee the installation of the required improvements
24. That any additional needed soil and sedimentation controls be installed at the direction of staff
25. That **all** waters from power/pressure washing of the site are to be kept on site and directed to the onsite storm water drainage system

**BE IT FURTHER RESOLVED** that the reason for this approval is that the proposed project as modified complies with the Building Zone Regulations, Section 118-700, Industrial #1 and Section 118-1450, Special Permits; and

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

**BE IT FURTHER RESOLVED** that the project as modified complies with the applicable coastal resource and use policies; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be December 19, 2014.

Mr. Santo said that he was abstaining from discussion and would not vote. Since there had been different drafts of the resolutions, the commissioners first clarified which resolution was on the table. Ms. King said she was opposed to the resolution which opened the transfer station to outside carting companies. She suggested to the other commissioners that it would be detrimental to the neighbors and Norwalk. She also didn't like the plan that would allow AMEC to get a traffic study after 6 months and then come back to the Zoning Commission. She believed that once it had been opened to the public there would be no way to take it back. There was a discussion about the current approval that had been appealed in 2011.

The commissioners also debated the tonnage amount. At this point, they began to discuss amending the resolution that had been moved. This amended resolution was what they voted on to decrease the tonnage to 300 tons per day and open the facility to outside carting companies.

**\*\* MS. KRUK SECONDED.  
\*\* MOTION PASSED (4-3).**

**b. #8-11SP – Norwalk Hospital Association – 34 Maple St - New 97,600 sf outpatient addition – Request to modify approved Exterior Sign & Graphics Manual to revise ground signs at driveways along Maple Street - Report & recommended action**

**\*\* MS. JACOBSON MOVED: BE IT RESOLVED** that the request to revise the sign manual for Norwalk Hospital entitled "Exterior Signage and Graphics Manual" dated August 21, 1996 and "Exterior Signage Location Map" dated revised to October 1, 1996 prepared by HLM with four signs including relocating the ground signs directing visitors to the new locations for the Whittingham Cancer Center, the Emergency room, the Main Entrance and the new outpatient addition known as the McGraw Center as shown on a various plans prepared by ASI, New England dated November 10, 2014 be approved, subject to the following conditions:

1. That the proposed new signs will not be illuminated, except for Location 4 the "EMERGENCY" sign; and
2. That any further changes to the above manual be reviewed and approved by the Zoning Commission; and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MS. KRUK SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**c. #2-08SPR/#2-08CAM – Norwalk Land Development, LLC (GGP) - West Av/1 Putnam Av & Reed St – District 95/7 North – 605,000 sf mixed use development in a Design District Development Park - Request for 1 year 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 **#2-08SPR** and coastal site plan application **#2-08CAM**; Norwalk Land Development, LLC (formerly 95/7 Ventures, LLC) – 1Putnam Avenue/105-141 West Avenue/3-11 Reed Street – **North Block** - ±605,000 square foot mixed use development (Phase 1) with 507,596 sq ft office, 88,094 sq ft of retail (including 15,000 GSF of restaurant space) in 4 new buildings within a design district development park as shown on a set of plans entitled "District 95/7 South Norwalk, Site Plan Review Submission" by Beyer Blinder Belle Architects & Planners, LLP; MPFP; and Stantec Consulting, dated January 17, 2008 as revised to March 13, 2008, be approved, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be April 4, 2016; and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MS. WILSON SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**d. #5-11SPR/#10-11CAM – Norwalk Land Development, LLC (GGP) – 51-63 West Av/15-25 Putnam Av - District 95/7 South - 265,283 sf mixed use development w/232 multifamily units, 16,500 sf retail, 7,200 sf office & 321 sp garage in a Design District Development Park - Request for 1 year 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 **#5-11SPR** and coastal site plan application **#10-11CAM**; Norwalk Land Development, LLC (formerly 95/7 Ventures, LLC) – 63 West Avenue/North Water St – **South Block** - 265,283 sq. ft. mixed use development with 232 multifamily dwelling units, 16,500 sq ft retail, 7,200 sq. ft. office & 312 space garage within a design district development park as shown on a set of plans entitled "District 95/7 South Parcel, Site Plan Review Submission" by Beinfield Architecture and Stantec Consulting, dated May 20, 2011 as revised to July 8, 2011, be approved, subject to the following conditions:

1. That property taxes be kept current for the duration of the extension period; and
2. That the original conditions of approval remain in effect; and
3. That the new approval deadline for obtaining permits will be August 26, 2015; and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**e. #8-08SP – Alyssa Holdings – 770 CT Ave – 180 child day care center – Request for release of surety - Report & recommended action**

**\*\* MS. JACOBSON MOVED: BE IT RESOLVED** that the request to release the surety held for special permit application #8-08SP – Alyssa Holdings LLC – 770 Connecticut Ave - Convert retail & office space on first floor to day care center for 180 children) as shown on a set of plans entitled "770 Connecticut Ave First Floor" prepared by Delgado Gilbride & Keenan Architects, LTD, Norwalk CT and dated November 3, 2011 be approved.

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.**  
**\*\* MOTION PASSED UNANIMOUSLY.**

**f. #22-14CAM – Fairfield County Engineering, LLC – 2 Woodland Rd – Additions to single family residence - Report & recommended action**

**\*\* MS. JACOBSON MOVED: BE IT RESOLVED** that application #22-14CAM, construction of additions to a single-family residence for the property 2 Woodland Road and as shown on the A-2 Survey titled: "Zoning Location Survey, Proposed, Prepared for 2 Woodland Road, LLC, Norwalk, Connecticut, Scale: 1"=12', Date: Nov. 4, 2014 and Revised to Nov. 24, 2014" by Ryan and Faulds Land Surveyors, LLC, Douglas R. Faulds Land Surveyor – Connecticut Registration No. 13392 and on the engineering drawings dated Nov. 6, 2014 and revised to Nov. 24, 2014 by Fairfield County Engineering, LLC, Norwalk, CT and on the architectural drawings of Nov. 11, 2014 and revised to Nov. 25, 2014 by Huestis Tucker Architects, LLC, Woodbridge, CT be **APPROVED** subject to the following conditions:

1. That all CEAC sign-offs be submitted; 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 December 19, 2014.

**\*\* MS. KRUK SECONDED.**

At this point, Ms. King said that she felt strongly that there should be public hearings for waterfront properties and this was not considered in the committee meeting.

**\*\* MOTION PASSED UNANIMOUSLY.**

**g. #1-14MV – Joseph Williams – 13 Church St – Replacement repairer's license - Report & recommended action**

**\*\* MS. JACOBSON MOVED: BE IT RESOLVED** that application, #1-14MV – Joseph Williams – 13 Church St – Replacement repairers license and as shown on the site plan titled, "Map Prepared for Wayne A. Masone, Norwalk, CT" Scale: 1"= 20'-0" Date: Nov. 21, 1994 and Received by Planning and Zoning on Aug. 1, 2014" by William W. Seymour and Associates, PC, Land Surveyors, LLC, William W. Seymour, Land Surveyor – Connecticut Registration No. 11352 and on the engineering drawings by Kousidis Engineering LLC, Dated Nov. 21, 2014 be **APPROVED** with the following conditions:

1. That all repairs be conducted within the building; and
2. That there be no outdoor storage of cars, parts, or auto carcasses; and
3. That vehicles be stored temporarily on the site; and
4. That there be no on-street parking of vehicles; and

5. That there shall be storage only in designated area as shown on the approved site plan; and
6. That there be no temporary signs erected at the site; and
7. That no off-premise signs are permitted; and
8. That any graffiti on the site, now or in the future, is to be removed immediately; and
9. That all signage, existing and proposed, be in compliance with the Zoning Regulations; and
10. That the drainage system be maintained yearly; and

**BE IT FURTHER RESOLVED** that the effective date of this approval shall be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.  
\*\* MOTION PASSED UNANIMOUSLY.**

**V. REPORT OF ZONING COMMITTEE, EMILY WILSON, CHAIR**

**a. Action on Item III. - #7-14R - TR SoNo Partners, LLC – Proposed amendments to Section 118-501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking areas**

Dori Wilson reminded the commissioners that the amendment proposed by the applicant required the owner to purchase parking permits for the 40 waived parking spaces for 1 year (instead of 5 years). The Planning Commission recommended 2 years. Mr. Santo suggested following the Planning Commission's recommendation. Mr. Blank then said he was recusing himself from this vote.

**\*\* EMILY WILSON MOVED: BE IT RESOLVED** that the proposed amendment be revised to require the owner to purchase parking permits for the 40 waived parking spaces for 2 years (instead of 5 years).

**\*\* MR. SANTO SECONDED.  
\*\* MOTION PASSED (6-0).**

**\*\* EMILY WILSON MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#7-14R - TR SoNo Partners, LLC – Proposed amendments to Section 118-501 Washington Street Design District to allow extended stay hotels to 8 stories and 89 feet by special permit and related technical amendments regarding valet parking and parking waivers for hotels in Designated Fee in Lieu of Parking area" and dated November 4, 2014, be approved, as modified by the above amendment.

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

- 1) To implement the Plan of Conservation and Development to "Preserve and enhance the character of Norwalk" (A.1.1.4, p. 10) and to "Seek private investment within the community" (A.1.1.1, p. 10); and
- 2) To implement the Plan of Conservation and Development to "Modify redevelopment plans in response to updated market studies and other recent findings" (A.6.1 p. 13); and
- 3) To implement the Plan of Conservation and Development to "Amend zoning to remove barriers to development types that fulfill planning goals on South Main Street" (F.2.1.8 p. 42); and
- 4) To implement the Plan of Conservation and Development to "Preserve architectural qualities of South Main Street and Washington Street" (F.5.1.11 p. 45); and
- 5) To support the Urban Renewal Plan for Washington-South Main Street and to encourage the plan's implementation to promote South Norwalk as a vital part of the City; and
- 6) To implement the South Norwalk Planning Study to support changes in zoning for South Main Street to help preserve the street's character; and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.**  
**\*\* MOTION PASSED (6-0).**

**b. #1-09SP/#1-09CAM – TR SoNo Partners, LLC - SoNo Hotel – 43 - 47 South Main St - Modify special permit to 110 room extended stay hotel (formerly 121 room hotel) with 70 space indoor valet parking in an automated garage – Report & recommended action**

Mr. Blank recused himself from this vote.

**\*\* EMILY WILSON MOVED: BE IT RESOLVED** that special permit application **#1-09SP** and coastal site plan application **#1-09CAM** by TR Sono Partners, LLC – 43 - 47 South Main Street for a new 8 story, 110 room extended stay hotel with 70 space indoor valet parking in a 2 story automated garage as shown on a set of plans entitled "SoNo Hotel, 33 -41 South Main Street, South Norwalk, CT." by Beinfield Architecture, PC; Eric Rains Landscape Architecture, LLC.; Cabezas-DeAngelis Engineers and other related plans dated October 9, 2014 as revised to November 24, 2014 be **APPROVED, AS MODIFIED BY #7-14R**, subject to the following conditions:

1. That a certificate of special permit and mylar be filed on the Norwalk Land Records; and
2. That the landscape plan showing replacement of on-street parking with pavers, bollards and a recessed curb be made a part of this approval; and
3. That the applicant purchase 40 parking permits from the Norwalk Parking Authority for a minimum of two (2) years to replace waived parking spaces; and
4. That all CEAC signoffs be submitted prior to the start of construction; and
5. That an easement be filed on the Norwalk Land Records to grant the applicant right of access across the Police Department property to the back of the building and that such easement be made a part of this approval; and
6. That the Parking Operations Plan and ProPark letter dated December 1, 2014 detailing valet parking procedures for the hotel be made a part of this approval; and
7. That within six months of the issuance of the Certificate of Zoning Compliance a follow-up traffic study be submitted to the Commission; and
8. 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
9. 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
10. That any graffiti on the site, now or in the future, be immediately removed and that all signs conform to the zoning regulations; and
11. That a Connecticut licensed engineer certify that all of the required improvements were installed to City standards and a final as-built survey be submitted to certify that the completed building complies with zoning; and
12. That a maintenance schedule be submitted and implemented to ensure maintenance of onsite drainage systems; and
13. That any and all HVAC units shall be located in conformance with the applicable zoning setbacks; 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 Section 118-501 Washington Street Design District, as amended, and with the applicable sections of the Building Zone Regulations for the City of Norwalk, as amended.

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.  
\*\* MOTION PASSED (6-0).**

**c. #2-14R – Zoning Commission – Proposed amendments to revise minimum lot size for indoor contractor parking facility from 12,500 sf to 10,000 sf, to allow as principal use in Bus #1 & Bus #2 zones subject to submittal of Environmental impact statement (EIS) and related technical amendments – Report & recommended action**

Emily Wilson recused herself and left the room. Mr. Blank became the chair of the Zoning Committee in her absence.

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#2-14R – Zoning Commission – Proposed amendments to add indoor contractor parking facility as a principal use in Business Zone #1 & #2, to delete indoor contractor parking as a special permit use, to revise minimum lot size to 10,000 square feet and to require environmental impact statements" and dated May 9, 2014, be **APPROVED**.

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

1) To implement the Plan of Conservation and Development to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42); and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.**

At this point, Mr. Santo made a statement of his concerns with the resolution. He believed that the residential properties that abutted commercial zones would be adversely affected, with such things as trucks beeping when they reverse, by this regulation. He recommended amending the resolution to have the B-2 zone remain a special permit use. Although Ms. King seconded the motion to amend, she later withdrew that after she understood fully what the amendment meant. Dori Wilson explained where B2 was on a map. The commissioners fully vetted the amendment and some felt that it was a little late to make it.

**\*\* MR. SANTO MOVED: BE IT RESOLVED** that the proposed amendment be revised to have the use remain a special permit use in the Business #2 zone.

**\*\* MS. KRUK SECONDED.  
\*\* MOTION FAILED (2-6).**

At this point, Ms. King made a comment that she had never received the Planning Commission tape that she requested at the Plan Review meeting. She was concerned about the game playing that has gone on with this matter. She believed the commissions were like silos.

**\*\* MR. BLANK MOVED: BE IT RESOLVED** that the proposed amendment to the Building Zone Regulations as shown on a certain document entitled "#2-14R – Zoning Commission – Proposed amendments to add indoor contractor parking facility as a principal use in Business Zone #1 & #2, to delete indoor contractor parking as a special permit use, to revise minimum lot size to 10,000 square feet and to require environmental impact statements" and dated May 9, 2014, be approved.

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

1) To implement the Plan of Conservation and Development to "Examine and modify existing zoning where necessary to achieve the goals of this plan" (F.2.1, p. 42); and

**BE IT FURTHER RESOLVED** that the effective date of this action be December 19, 2014.

**\*\* MR. SUMPTER SECONDED.  
\*\* MOTION PASSED (6-1).**

**VI. APPROVAL OF MINUTES: November 19, 2014**

**MR. BLANK MOVED** to approve the minutes.  
**MR. SUMPTER SECONDED.**  
**MOTION PASSED UNANIMOUSLY.**

**VII. COMMENTS OF ASSISTANT DIRECTOR**

Mr. Wrinn thanked the commissioners and reminded them that they had a month off. If they had any questions, they could contact staff.

**VIII. COMMENTS OF COMMISSIONERS**

Emily Wilson informed the commissioners that she would like to add to the Zoning Committee agenda some regulations regarding special exceptions.

Mr. Sumpter then requested to have a joint meeting with the Planning Commission. Mr. Santo said that the chairman of the Planning Commission, Mr. Astrom, did not seem interested in that. Some commissioners thought it would be a good idea, rather than always hearing about what the Planning Commission did, to speak directly with them.

Ms. King said that she believed that the Zoning Commission should review Michael Greene, according to the Commission's by-laws. She said that in 2015 they should set goals and objectives for him.

**X. ADJOURNMENT**

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

The meeting was adjourned at 8:49 p.m.

Respectfully submitted,

Diana Palmentiero