

**PLANNING AND ZONING COMMISSION
MINUTES
PUBLIC HEARING / GENERAL MEETING
FEBRUARY 24, 2015**

Place: Room 206, Town Hall

TIME: 8:00 P.M.

PLANNING & ZONING COMMISSION MEMBERS ATTENDING:
Voigt, Cunningham, DiDonna, Sini, Jr.

STAFF ATTENDING: Ginsberg, Keating (arrived at 10:20 p.m.)
RECORDER: Syat
Channel 79

Secretary Voigt opened the meeting at 8 P.M. and read the first agenda item:

PUBLIC HEARING

Continuation of Public Hearing regarding Land Filling & Regrading Application #343, David & Carlyle Upson, 25 Peterick Lane. *APPLICATION HAS BEEN WITHDRAWN.*

Secretary Voigt announced that the application had been withdrawn and read the next agenda item:

Coastal Site Plan Review #184-C, Flood Damage Prevention Application #195-C, Land Filling & Regrading Application #102-C, Town of Darien, 36 and 30 Goodwives River Road, and 15 Morley Lane. Proposing to reconstruct the Upper Pond dam; construct a fish ladder; remove approximately 7,500 cubic yards of sediment from the lower portion of Upper Pond; restore aquatic and shoreline habitats of the Upper Pond; and perform related activities within regulated areas. The subject properties are located on the Goodwives River and: at 36 Goodwives River Road (Map #63, Lot #105); 30 Goodwives River Road (Map #63, Lot #104); and 15 Morley Lane (Map #63 Lot #55), approximately 1,500 feet south of its intersection with Old King's Highway South, R-1 Zone. *POSTPONED TO MARCH 24, 2015.*

Secretary Voigt announced that this matter was postponed until March 24, 2015 and then read the next agenda item:

Continuation of Public Hearing regarding Special Permit Application #285, Land Filling & Regrading Application #213-A, Anthony & Elizabeth Minella, 53 Horseshoe Road. Proposing to construct a 60' x 100' sports court with associated lighting; along with a related structure attached to the existing residence; install related stormwater management; and to perform related site development activities. The subject property is located on the southwest side of Horseshoe Road approximately 400 feet west of its intersection with Inwood Road, and is shown on Assessor's Map #3 as Lot #23 in the R-2 Zone. *PUBLIC HEARING OPENED JANUARY 20, 2015. DEADLINE TO CLOSE PUBLIC HEARING IS FEBRUARY 24, 2015 UNLESS EXTENSION OF TIME IS GRANTED BY APPLICANT.*

Lance Zimmerman, architect, was present on behalf of the applicant, as was Anthony Minella, the property owner. Mr. Minella noted that three neighbors are in favor of the proposal—Noble, Raker and McDermott. Mr. Minella wanted to speak relative to two issues. First—stormwater

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management and drainage. Mr. Minella explained that there would be less runoff today in a 50-year storm as a result of the project. Three 3,000 gallon rainwater collection systems will be installed to recycle water, and the engineer has not taken any credit for those. Mr. Minella said that the second issue is lighting. He believed that if the lighting would be obtrusive to the neighbors, he would not have proposed it. He said that the new structure is three feet higher in elevation than the sport court, which will be behind it in the backyard. The four proposed light poles will shine downward. These are not temporary light poles and thus they will look nicer than any temporary lights which could be installed. Mr. Minella explained that there would be seven-tenths of one candlelight at the property line. There is now a thick planting cover consisting of arborvitae and firs and other plantings which will be further extended around the proposed sport court/ice rink. Mr. Minella confirmed that the lot is about 2 ½ acres in size and is thus large enough to accommodate the proposal.

Architect Lance Zimmerman explained that the locker room/garage/game room building will be constructed to the west of the sport court. The proposed trees are shown on Plan S-1, which is the site plan. He showed the extent of the proposed plantings around the sport court/ice rink. The proposed plan also showed the pool house. Mr. Zimmerman confirmed that no Planning & Zoning Commission review is needed for the pool house; it is permitted as of right.

Mr. Cunningham asked whether there were any nearby tennis courts or sport courts in the neighborhood and whether those have any lighting. Mr. Zimmerman responded that the McDermott sport court to the east of the Minella property has lights. Mr. Zimmerman explained that the proposed light poles on the Minella property are 16 feet tall. The sport court/ice rink is proposed to be three feet lower than the proposed new construction of the locker room/garage/game room building, which is to be to the west of it. In response to a question, Mr. Zimmerman confirmed that the photometrics showed that the amount of light is sufficient with 16 foot high light poles. He believed that the proposed screening should help minimize any light impacts. They did consider the rink/sport court to be impervious surface.

Mr. Sini asked about the elevation. Mr. Zimmerman again confirmed that the sport court will be a few feet lower than the driveway and he reviewed nearby topography of the area. He said that they are proposing 12-14 foot high tall evergreens to supplement the existing plantings. Some plantings are 16 feet high.

Mr. Joel Villaluz, Professional Engineer, then distributed a copy of his three page report entitled Drainage Summary. He showed which way the water now flows on this site. There are now two systems to be accommodated. The sport court/rink and building addition drainage system, which includes a tank (primarily for capture of water), then running to infiltrators. Another drainage system on site will be for the proposed pool house. Mr. Villaluz said that the DPW wanted a longer level spreader so that has been increased from 10 feet to 30 feet in length. He said that they have designed the system to accommodate a 50 year storm. He said that the system for the pool house was originally designed with two Cultec units and it has since been revised. He said that the neighbor, Ms. Watson, had a concern about water flowing onto Horseshoe Road. In response to that, they are proposing adding a yard drain at the end of the driveway. Mr. Villaluz explained that the pool house is 834 square feet, which is less than 1,000 required for stormwater management systems. The pool house is to the west and its water will flow toward Horseshoe Road, not towards the east or north. Mr. Voigt noted that the yard drain will be to collect the water from the property and not to collect the water from Horseshoe Road. Mr. Villaluz showed the existing stormwater

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management, which was installed when the house was originally built a few years ago. The new catch basin proposed will flow into the Cultec units on site.

Mr. James Quill of Atlantic Consulting/Fairfield Testing Laboratories said that they propose LED lights. There will be four 16 foot high poles with four light fixtures on each pole. There will be a range of 30 to 50 foot candles on the proposed ice rink/sport court. They strive to have less than one foot candle at the perimeter of the property. In response to a question, Mr. Quill noted that a basic office building use would have between 30 and 100 foot candles within its parking lot. Mr. Voigt asked whether on the south and west boundary of the property there will be zero foot candles. Mr. DiDonna asked whether there will be any glare from these lights. Mr. Quill responded that there will be a little glare but it would be within the confines of the rink/sport court. Mr. Sini asked about the potential of increasing the light poles from 16 to 20 feet to have more of a downward shine on to the rink/sport court. Mr. Quill said that the four fixtures better concentrates the light. He believed that raising the poles would not decrease the light spillage and that any lights proposed will be tilted downward. He said that the LED lights give a warmer light. Mr. DiDonna asked whether any lights will be shielded or tilted. Mr. Quill responded that in each light fixture there will be many tiny LED diodes. Mr. Cunningham then referred to Page 4 of the plans and asked if there will be any baffles on the fixtures. Mr. Zimmerman responded that the lights are adjustable. Mr. Voigt asked whether there are any local examples of such light fixtures. Mr. Quill responded that they do photometric testing after the fact to confirm that everything has been installed properly. Mr. DiDonna asked why LED lights are better than other types of lighting. Mr. Quill responded that such lights use less energy and stay cooler. It is more focused, directed light. There will be two narrow flood lights and two wider flood lights per post. Each pole has four fixtures. It is a softer light, which is easier on the eyes. Mr. DiDonna asked about the company name. Mr. Quill responded that it is Beacon. Mr. DiDonna asked how the light would be tilted or shielded, whether there is any diagram or photo showing that. Mr. Quill responded that there is not. Mr. Voigt said that he would want the applicant to get that to the Commission for their review and consideration.

At about 8:45 p.m., Mr. Rich Palmer of North American Rink Builders explained that the proposal is for a 100' x 60' ice rink. Four chillers are proposed (one of those is a backup) and a pump skid. The sound is 90 decibels at the loudest and they can put fencing around the chiller units and if the noise is bad, they can install isolation panels. Mr. Palmer said that a recent set up that the Commission could go visit would be at 225 White Oak Shade Road in New Canaan, which also has a 3 chiller set up. The ice rink boards will be removed every spring and the rink converted to a sport court. In response to a question, Mr. Palmer said that the ice will have a white color with possibly some logos on it and they are yet undecided on the color of the sport court. Mr. Sini asked whether this would be considered permeable. Mr. Palmer responded that there will be gravel underneath with sand.

At 8:55 P.M., Ms. Mary Kay Kosnik of 50 Horseshoe Road distributed a one-page handout. She objects to the lighting with several concerns. First, she noted that the lighting will reflect. They may see the lights from across the street. She said this is more of a commercial type of lighting. It will promote more noise and traffic during the evening hours in this area. She said that any hour limits put forth by the applicant and imposed by the Commission would be impossible to enforce. She believed that lighting could set a precedent. She noted that when she installed her tennis court a few years ago, she purposely did not install lights. Ms. Kosnik said that her second concern is the amount of fill. She noted that Horseshoe Road is narrow and she had concern about commercial

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trucks and their turning radius in the vicinity. She said that when the Minella house was being constructed, trucks would use her driveway to maneuver. She asked how trucks, especially larger trucks, would access the site and was concerned that the existing pillars on the Minella property and the narrowness of the road are both barriers for truck access. She said that the light poles extend to the north of the proposed garage/locker room addition and might be visible from her property. She also asked what type of landscaping will shield the poles and lighting. Mr. DiDonna noted that there is a precedent of other nearby sport courts and tennis courts and in fact it was noted that one of those, the McDermott's, has a lit sport court. Ms. Kosnik said that she does see lighting of the one other sport court, the McDermott sport court to the east.

Brian McMahon, Professional Engineer from Redniss & Mead, said he was present on behalf of Ms. Watson of 58 Horseshoe Road. He said that he recognizes that the pool house is not part of this permit. He said that he prepared a summary and distributed a two page letter dated February 24, 2015. He believed that his comments can be addressed in a very short time frame by the applicant's engineer. Mr. Cunningham noted that the sport court does not flow towards Horseshoe Road, that water flows northward. He did confirm that the pool house water flows toward the four Cultecs to the west. Mr. Zimmerman noted that the pool house is 834 square feet and some of that water may flow to the east or north. Mr. McMahon said the applicant engineer's approach is reasonable; however, he would like to have some clarification and additional information from the Minellas' engineer. Mr. Cunningham noted that the proposed pool house is over 150 feet from Horseshoe Road. Mr. Sini asked whether there was evidence of past flooding on Horseshoe Road or on the Watson property. Mr. Voigt confirmed that the pool house is not part of this application but it is part of the applicant's long range plan. Mr. Minella noted that he is asking for a two year permit approval, since he is not sure he wishes to proceed with the work in 2015. Mr. McMahon said that he would like the Planning & Zoning Commission to consider incorporating certain conditions to minimize potential impacts to the neighbors.

Ms. Alice Watson of 58 Horseshoe Road then spoke. She said that water from the Minella property now runs to Horseshoe Road and flows to the south and towards the road. She said that the Planning & Zoning Commission 2008 approval does not address all runoff from the site and more impervious surface on this property is now being proposed. Ms. Watson said that she opposes the lights and said that she echoes Ms. Kosnik's concerns about its potential impacts. She said the lights would be a nuisance. Mr. Cunningham confirmed with the owners that there would be no loud speakers as part of this application.

Mr. Minella agreed that the pillars at the end of his property were not there previously when the house was being constructed. He agreed with the neighbor that he contractor building this would need to be vigilant. In fact, he noted that the contractor could take wheel barrels from the other end of Horseshoe Road where his property fronts and access his property from there, although it would not be ideal. Mr. Zimmerman noted that the proposed plan shows that trucks will use the south entrance for access. He said that in order of construction, the sport court will be built first, then the locker room/garage and then the pool house. Mr. Cunningham asked whether he has computed the amount of fill needed. Mr. Zimmerman noted that it will be 365 cubic yards of fill and 65 cubic yards cut resulting in 300 net cubic yards of fill. This computes out to about 15 truckloads of fill. Mr. Zimmerman noted that there will be other trucks for cement and other construction materials. Mr. Ginsberg noted that if the Commission wishes to leave the public hearing open beyond this evening, they would need a formal approval of such from the applicant. Mr. Voigt said that the Commission

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does need additional information on the lighting, and the ability to visit other sites between now and the next public hearing. Mr. Minella responded that he wishes to do this properly and authorized the Commission to extend the public hearing two more weeks. The Commission then agreed to continue the public hearing to Tuesday, March 10 at 8 p.m. in Room 206 of Town Hall.

At about 9:30 p.m., Secretary Voigt then read the following agenda item:

Special Permit Application #277-B/Amendment of Business Site Plan #248, Day Street Development, LLC, 13 Grove Street. Request for Le Boudoir, a personal service use, for a 1,250+/- square foot portion of the first floor of the building at 13 Grove Street. The subject property is located on the southwest corner formed by the intersection of Day Street and Grove Street, and is shown on Assessor's Map #73 as Lots #15 & #16 in the CBD Zone.

Attorney Amy Zabetakis of Rucci Law Group was present on behalf of the applicant. She said that the proposal is to establish a blow dry bar in a portion of the first floor of the existing building at 13 Grove Street. This space has previously been approved as a retail space. In the CBD Zone, personal service uses are allowed as Special Permit uses. Ms. Zabetakis confirmed that this will not be a full service salon. Appointments will last 30-45 minutes. Generally, there will be two busy times within the blow dry bar—first thing in the morning, and after 3pm. Saturday will be the peak day for use.

Ms. Zabetakis explained that the Board of Selectmen (Parking Authority) recently moved the commuters out of the Grove Street parking lot—that was confirmed in a memo dated February 24, 2015. This municipal parking lot is now available for customer/shopper use.

Mr. DiDonna asked how the Grove Street lot is used now. Ms. Zabetakis responded that it is reserved for commuters in the morning, but after 10 A.M., it is available for customers/shoppers. Mr. DiDonna explained that he visited the site yesterday and today, and the Grove Street lot was full. It was noted that the switchover to customer/shopper parking only is scheduled to take effect on April 1, 2015, and thus, the lot still has commuter vehicles in it most of the day. In response to a question, Ms. Zabetakis said that there is no change scheduled for the Squab Lane parking area. Mr. DiDonna asked if any changes to the Grove Street lot will be made prior to April 1. Ms. Zabetakis responded that no changes will be made prior to that date. Mr. Sini said that the Commission can condition its approval on the opening of the business on the change in this municipal parking lot. Mr. Cunningham said that the Commission needs to understand the impact of this change—how many parking spaces are being changed from commuter to customer/shopper? Mr. DiDonna asked how does the Commission enforce employee parking in the Koons lot at the corner of Leroy and West, as put forth by the applicant? He asked whether the Town is now using license plate readers for enforcement. Mr. Ginsberg noted that there is now two-hour parking in this municipal lot for everyone other than commuters. Ms. Zabetakis confirmed that as in their last application, they propose that employees will park in the Koons lot at the corner of Leroy and West. It is a paid parking lot.

Mr. Cunningham asked about a shared parking agreement for this building and 1015 Boston Post Road. Ms. Zabetakis responded that the condominium documents require that parking for residential and retail customers be on-site. It does not allow employees to park on-site. Mr. DiDonna noted that the on-site lot was full today. Ms. Zabetakis explained that the on-site lot is

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now being used as a municipal lot. There is now only one retail tenant on-site, BlueMercury. The Town of Darien enforces parking in its municipal lots. The private owners enforce parking in their own individual or shared parking lots. She added that her traffic consultant noted that the Le Boudoir use will have no more impact than many types of retail uses.

Ms. Sini mentioned that the biggest parking concern is during the week and lunch hour. He wondered whether the Commission can limit usage to four stations during those periods. Ms. Zabetakis responded that this use does not have a big lunchtime crowd. Mr. DiDonna noted that in his visit to the New Canaan Le Boudoir, there was an on-site marked vehicle. Ms. Zabetakis said that parking of a Le Boudoir vehicle will not be done at the Darien site.

Mr. Voigt asked that the record of the prior application be incorporated into this application. Ms. Zabetakis said that she tried to bring in all of the applicable information forward into this application. Mr. Sini said that having the business operations information would be helpful. Ms. Zabetakis said that a summary of business and hours were submitted. Mr. DiDonna said that any cross-reference documents should be included. Ms. Zabetakis said that she is not against incorporating items in the record such as the traffic/parking data in the following dated letters— May 2, 2008; September 30, 2013; October 17, 2013; and November 18, 2014. Mr. Voigt noted that this Le Boudoir has an increased retail component over the New Canaan shop. He said that there are still 1,000+/- first floor square footage remaining in this building. Mr. Cunningham asked how many Grove Street spaces are being converted. Mr. Ginsberg responded that he can get this information to the Commission.

Mr. Mamone Tazi, the business operator, said that as the owner/operator, he has full control of the stylists and clients. They can limit the number of operating stations during the lunchtime period to 3 or 4 during that 11am-3pm time period to minimize parking impacts. Mr. DiDonna asked Mr. Tazi whether he can control where employees park. Mr. Tazi said that he could.

There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Sini, seconded by Mr. Cunningham and unanimously approved.

At about 10:00 p.m., Secretary Voigt then read the following agenda item:

Coastal Site Plan Review #196-A, Flood Damage Prevention Application #212-A, Paul & Susan Tierney, 17 Butler's Island Road. Proposal to build a new residential pier to replace an existing damaged pier, repair existing stone jetty, and to perform related site development activities within regulated areas. The subject property is located on the east side of Butler's Island Road approximately 265 feet east of its intersection with North Road, and is shown on Assessor's Map #67 as Lot #76 in the R-1 Zone.

Attorney Amy Zabetakis of Rucci Law Group was present on behalf of the applicant. She explained that the dock had received approvals from the State of Connecticut DEEP and the Army Corps of Engineers. The Five Mile River Commission had also reviewed the application, and approved of it. Ms. Zabetakis said that this is the third dock for this property. The first dock was destroyed in a storm years ago. A second dock was destroyed during Storm Sandy more recently.

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Thus, the pier and the ramp need to be in a safer location, more protected from storms. She said that a very small amount of work is proposed for Planning and Zoning Commission jurisdiction above Mean High Water—much of the work is within the State jurisdiction. There will be no impact on the neighbors. Mr. Voigt asked about Sheet 10 of 12 of the plans, regarding the volume of the stones. Ms. Zabetakis responded that much of the work will be done from the water, with most access coming by barge.

There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. Sini, seconded by Mr. DiDonna and unanimously approved.

At about 10:05 P.M., Secretary Voigt then read the following agenda item:

Subdivision Application #612-A, ASL Partners, LLC, 203 Long Neck Point Road. Proposal to subdivide a two acre property into two one-acre lots. The subject property is located on the east side of Long Neck Point Road approximately 1,200 feet south of its southernmost intersection with Pear Tree Point Road, and is shown on Assessor's Map #61 as Lot #9 in the R-1 Zone.

Attorney Amy Zabetakis of Rucci Law Group was present on behalf of the applicant. She said that 203 Long Neck Point Road was once a 4+ acre size lot, with a house on it, owned by the Ewings. A free cut was available. She showed that "free cut" map, which divided the property into a "front lot" of 2.0 acres (with frontage on Long Neck Point Road), and a rear lot of 2+ acres served by two accessways from Long Neck Point Road. Ms. Zabetakis noted that the Commission issued a subdivision approval in 2012. Since then, the house has been removed/demolished. No new construction has occurred since that time. In January 2015, the free cut was filed and implemented as Map #5201 in the Darien Land Records. The subdivision approval from 2012 has expired. Ms. Zabetakis said that this is the same plan as approved by the Commission in 2012. She emphasized that the site plans prepared by McChord Engineering are not development plans, but rather give a sense of what could be built on the property. She explained that any development of these two building lots would need to return to the Planning and Zoning Commission for review and action. The submitted plans are just to show that such development is feasible.

Mr. DiDonna then asked who ASL Partners, LLC is. Ms. Zabetakis then responded that ASL Properties is Alex Magaro, and the LLC is incorporated in Delaware. She noted that the waterfront parcel of 2+ acres which was created as part of the free cut map filed in January 2015 will be coming before the Commission sometime in late March for a subdivision approval of that 2+ acre lot.

There were no comments from the public regarding the application. The following motion was made: That the Planning & Zoning Commission close the public hearing regarding this matter and will render a decision at a future meeting. The motion was made by Mr. DiDonna, seconded by Mr. Sini and unanimously approved.

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At about 10:10 p.m., Secretary Voigt then read the following agenda item:

GENERAL MEETING

Discussion and deliberation ONLY on the following application:

Proposed Amendment to the Darien Zoning Map (COZM #2-2014), Special Permit Application #246-B/Site Plan #251-B, Land Filling & Regrading Application #184-B/lot line adjustment, Sun Homes Darien, LLC, 36, 42 (formerly 0), and 48 Wakemore Street. Proposing to establish the Designed Community Residential (DCR) overlay zone on parcels totaling approximately 2.49+/- acres, and razing the existing three structures on those properties and constructing ten new structures containing fourteen market rate units and two affordable units to become Kensett II, and performing related site development activities. *DECISION DEADLINE: 4/9/2015.*

Mr. Sini said that generally, he is in favor of this application. He discussed his comments at the February 10, 2015 meeting. Mr. Sini explained that this application offers housing diversity in Darien, and is not necessarily considered downsizing. This is an improvement to the area. It will also help drainage in the area. He noted that concerns were brought up during the public hearing on traffic issues—especially related to the school bus stop area. Mr. Sini said that he would like to see the two proposed BMR (below market rate) units be age-restricted. By age-restricting them, there will be less traffic on Wakemore Street than if they were market rate units. He believed that the Commission can approve the project and stipulate that the drainage maintenance plan is implemented, and the homeowners association take care of the area around the BMR units.

Mr. DiDonna said that he is not sure what age-targeted means. He believes that it is a question of marketing. He referred to the Kensett web site, which referred to the Darien schools. He agreed that there is no playground on-site, and condominiums are low maintenance, since the homeowners association handles outdoor maintenance. The units' styles which are being marketed are generally over 4,000 square feet in size. He believed that the marketing plan is targeting young adults. He noted that the proposal is to have Kensett 2 be "age-targeted". That needs to be clarified.

Mr. Cunningham said that he does not wish to micromanage or legislate the Kensett marketing materials. Mr. DiDonna said that the DVD of the Kensett 1 public hearings was interesting relative to the developers' representations, but said that if the Commission cannot enforce the "age-targeting", what does it really mean?

Mr. Cunningham said that he does not disagree with Mr. DiDonna. He believed that the age-targeting is not working. He wanted more time to think about this. If Kensett 2 is approved, there may be an issue with the number of school aged-children, and the traffic issue will be worse. Mr. DiDonna agreed that there is a concern at the school bus stop area on the west end of Wakemore Street, and it is a safety issue which will get worse if there are more school aged children.

It was requested that Mr. Ginsberg get data from the record in this matter to the Commission regarding the number of school aged children, and other items related to this issue.

Mr. Voigt said that the applicant is proposing a total of 16 units on a 2.49 acre parcel.

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Secretary Voigt then read the following agenda item:

Deliberation ONLY on any applications which public hearing is closed on February 24, 2015.

Approval of Minutes

January 20, 2015 Public Hearing/General Meeting

Mr. Voigt said that he had minor corrections/typographical comments on this set of minutes. Mr. Sini noted his comments on page 3 and 5 of the draft minutes. Mr. Sini then made a motion to approve the minutes as amended. That motion was seconded by Mr. DiDonna and approved by a vote of 3-0-1. Mr. Cunningham abstained, since he was not at that meeting.

February 3, 2015 Public Hearing/General Meeting

Mr. DiDonna said that he had minor corrections/typographical comment on page 5 of this set of minutes. Mr. Sini then suggested noting the difference between “affordable” and “below market rate”. Mr. DiDonna then made a motion to approve the minutes as amended. That motion was seconded by Mr. Sini and approved by a vote of 3-0-1. Mr. Cunningham abstained, since he was not at that meeting.

There being no further business, the following motion was made: that the Commission close the meeting. The motion was made by Mr. Sini, seconded by Mr. Cunningham and unanimously approved. The meeting was adjourned at 10:45 P.M.

Respectfully submitted,

Jeremy B. Ginsberg
Planning & Zoning Director

David J. Keating
Planning & Zoning Assistant Director