

Wallingford Planning & Zoning Commission

Wednesday, October 10, 2018

7:00 p.m.

Robert F. Parisi Council Chambers

Town Hall – 45 South Main Street

MINUTES

PRESENT: Vice-Chair J.P. Venoit (Acting as Chair); Commissioners Jeffrey Kohan; James Fitzsimmons; Rocco Matarazzo, Secretary; James Hine & Steve Allinson, Alternates; Kacie Hand, Town Planner; Amy Torre, Zoning Enforcement Officer.

Acting-Chair Venoit called the Meeting to order at 7:00 p.m. and the Pledge of Allegiance was recited.

Approval of Minutes – July 9, 2018; August 13, 2018

Mr. Kohan: Motion to approve the July 9, 2018 and August 13, 2018 PZC Meeting Minutes as presented.

Mr. Hine: Second

Vote: Unanimous

Acting-Chair Venoit announced that Application **#411-18** Special Permit (warehouse & offices)/5 Research Parkway Wallingford, LLC/5 Research Parkway – will be heard tonight but **NO ACTION** will be taken. He also noted that two other applications under **OLD BUSINESS** – Site Plan (accessory apartment)/B. Thorpe/100 Chimney Hill Road - **#213-18 – is POSTPONED**; Under **NEW BUSINESS** – Site Plan (vehicle storage facility)/Six Research, LLC/6 Research Parkway - **#214-18 – is POSTPONED**.

PUBLIC HEARINGS

1. Special Permit (warehouse & offices)/5 Research Parkway Wallingford, LLC/5 Research Parkway - **#411-18**

Secretary Matarazzo read the Legal Notice and noted all correspondence into the record: correspondence from Atty. Dennis Ceneviva, Ceneviva Law Firm, to Kacie Hand, Town Planner, dated Sept. 7, 2018; correspondence dated Sept. 7, 2018, referencing Special Permit Application #411-18, 5 Research Parkway; Inter-Office Memorandum dated Sept. 7, 2018 to Kacie Hand, Town Planner, from Erik Krueger, Sr. Engineer, Water and Sewer Divisions; correspondence dated July 6, 2018 from Ceneviva Law Firm, to Kacie Hand, Town Planner; Inter-Departmental Referral dated July 6, 2018 from Erin

O'Hare, Environmental Planner; Inter-Departmental Referral, dated July 6, 2018 from the Fire Marshal; Correspondence dated July 16, 2018 to Kacie Hand, Town Planner, from Tom and Louise Labutis; Memorandum to Kacie Hand, Town Planner, from Rob Baltramaitis, Town Engineer, dated Sept. 11, 2018; correspondence dated Sept. 4, 2018 from Vincent and Deborah Labutis; Inter-Departmental Memorandum to Erin O'Hare, Environmental Planner, from Erik Krueger, Sr. Engineer, Water and Sewer Divisions dated Sept. 17, 2018; Inter-Departmental Referral dated July 6, 2018 from the Environmental Planner Erin O'Hare; correspondence dated Sept. 24, 2018, to Kacie Hand, Town Planner, from Bill Fries, Sr. Project Manager, BL Companies; Inter-Departmental Referral dated July 6, 2018 from Erin O'Hare, Environmental Planner; Inter-Office Memorandum from Erik Krueger, Sr. Engineer, Water and Sewer Divisions to Erin O'Hare, Environmental Planner dated Sept. 28, 2018; Correspondence dated Sept. 28, 2018 to Kacie Hand, Town Planner from Erin O'Hare, Environmental Planner; Inter-Departmental Referral dated Sept. 7, 2018 from the Fire Marshal; Memorandum to James Vitali, Chair, Inland Wetlands and Watercourses Commission, from Janis Small, Corporation Counsel, dated Oct. 3, 2018; Response Memo from Kacie Hand, Town Planner, to Applicant's Representative dated Oct. 9, 2018; correspondence dated Oct. 5, 2018 to Rob Baltramaitis, Town Engineer; Correspondence dated Oct. 5, 2018 to Erik Krueger, Sr. Engineer, Water and Sewer Divisions, from Michelle Carlson, director of Land Development, BL Companies; Correspondence dated Oct. 5, 2018, to Erin O'Hare, Environmental Planner from Michelle Carlson, director of Land Development, BL Companies; Correspondence dated Oct. 5, 2018 to Erin O'Hare, Environmental Planner, from Michelle Carlson, director of Land Development, BL Companies; Proposed Development Plan dated Oct. 9, 2018; Correspondence dated Oct. 10, 2018, to Kacie Hand, Town Planner, from Deborah Phillips; Inter-Departmental Referral, dated Sept. 7, 2018, from Health Director; Correspondence dated Oct. 10, 2018, to Kacie Hand, Town Planner, from Michelle Carlson, director of Land Development, BL Companies; Correspondence dated Oct. 0, 2018, to Kacie Hand, Town Planner, from William Stuckey; Memorandum from Rob Baltramaitis, Town Engineer, to Kacie Hand, Town Planner, dated Oct. 5, 2018; Memorandum to Inland Wetlands Commission from Erin O'Hare, Environmental Planner, dated Sept. 28, 2018; Correspondence to Inland Wetlands and Watercourses Chair James Vitali, dated Oct. 3, 2018; Memorandum to Inland Wetlands and Watercourses Commission from Erin O'Hare, Environmental Planner, dated Oct. 3, 2018; Correspondence regarding Conditions of Approval, dated Oct. 10, 2018; Revised set of plans dated Sept. 25, 2018; Traffic Analysis for warehouse development, 5 Research Pkwy, dated 9/17/2018.

Appearing in front of the PZC was Atty. Dennis Ceneviva, Ceneviva Law Firm, representing the Owner/Applicant, 5 Research Parkway Wallingford LLC; Michelle Carlson, P.E., director of Land Development, BL Companies & William Fries, BL Companies; Fred Greenberg, director of Traffic Services, BL Companies and Brian Opp, Technical Engineer, Terracon.

Atty. Ceneviva provided an overview of the property, noting the parcel, the site of Bristol Myers-Squibb,(BMS), is approximately 180 acres and is in the IX zone. Atty. Ceneviva noted the Applicant will be razing the existing BMS building and the power plant after Dec. 31, 2018, when BMS vacates the site. He said the property is bordered by Carpenter Lane to the north, CL&P property to the east, Barnes Road and some residential properties to the south, and Research Parkway to the west. Atty. Ceneviva

told the PZC the Applicant proposes to construct two industrial buildings totaling approximately 1.1 million square feet with intended truck loading spaces and car parking spaces. Atty. Ceneviva addressed the site design and the sediment and erosion control plan along with storm water management, protection of the watershed and architectural landscaping. He pointed out there would be no changes from the site plan which was recently presented to the Inland Wetlands and Watercourses Commission. Atty. Ceneviva noted the sediment & erosion control letter by George Cotter of CW International, who served as an independent reviewer of the Applicant's S&E plan and was paid for by the Applicant. He said this plan will protect the wetlands, watercourses and watershed.

Atty. Ceneviva also noted the Applicant consented to the hiring of an independent traffic reviewer by the Town. He said he will be meeting with the traffic reviewer to discuss the report which will be presented to the PZC in November. Atty. Ceneviva recognized the efforts of Town Planner Kacie Hand regarding this application.

Ms. Carlson went over her Power Point presentation. She said the proposed area of work encompasses approximately 80 acres with approximately 100 acres of wetland and upland review area and the former daycare. She said the majority of the work will be done in this area. Ms. Carlson noted the existing BMS daycare will be demolished, as will the existing power plant. She showed the location of Warehouse #1 which she said was approximately 640,000 sq. ft. and on the northern side, Warehouse #2 which she said was approximately 460,000 sq. ft. Ms. Carlson showed the location of the Muddy River which runs through the pond to the culverts and off the property. She added that Warehouse #1 will have 488 parking spaces and 142 trailer stalls and 136 loading docks; Warehouse #2 will have approximately 628 parking spaces with 101 trailer stalls and 108 loading docks. She said the existing entrance on Research Parkway will be maintained.

Ms. Carlson noted that when trucks and cars enter the site, they will split; the trucks will continue on so as to provide plenty of queuing space on through the guardhouse area and enter the facility to load or unload their cargo. She said the cars will enter first and go past the pond area and park in a lot to the right of Warehouse #2. Ms. Carlson said that on the Carpenter Lane side, two cuts are being proposed; with the first cut allowing trucks to enter and exit with a double loaded lane in and outbound next to it. She said the cars will enter and exit out of Carpenter Lane. Ms. Carlson then discussed the grading and drainage. She showed the existing grading and drainage system on the site plan and noted there are direct discharges from Carpenter Lane that come into wetland system. Ms. Carlson said the same situation with direct discharge also exists on Research Parkway. She pointed out the Muddy River is culverted underneath the existing crossing.

Ms. Carlson noted near the power plant is where surface water and roof water will be collected and discharged near the top Muddy River area as it enters onto the subject property. Ms. Carlson spoke about the existing network of storm ultimately ends up into the ponds and then off site through the two culverts and off the site. She said currently, the system has no pre-treatment and there are no sand filters. She said these two ponds are sized for detaining the water before it leaves this site. She noted the Applicant recognizes this is a sensitive watershed area and she said there is now a proposal for a

robust plan for storm water management. Ms. Carlson said when the water leaves through all storm events, the rate of runoff and volume will not be increased, runoff will be controlled on-site. She explained the storm water plan and noted what is being attempted is to match the existing storm water patterns to the best extent possible. Ms. Carlson explained a portion of the roof on Warehouse #1 will have water discharging up to the beginning of the Muddy River and the discharge will be similar to the amount of water currently flowing into the Muddy River. She stressed the water will be collected from the roof and there will be no parking lot water runoff. She noted the rest of the roof runoff will be collected underground in large flat perforated pipes.

Ms. Carlson noted in the adjacent parking area runoff will be run through a vortechnic unit, and sand filters, and discharge into an underground detention system. She said a roof discharge unit was also added so that existing drainage patterns could be mimicked. Ms. Carlson spoke about the back parking and side parking lot for Warehouse #1. She said the water would be collected and run through vortechnic units into an underground detention system which will travel over land and flow into a sand filter, into the wetland system and ultimately into the pond. Ms. Carlson went over the erosion and sediment control system for Warehouse #2. She said all the water will be collected in a pipe system, go through vortechnic units, a sand filter, a sediment forebay, and brought through all the parking, the roof, into a detention basin which will be sized to handle a 100-year storm event. She said the water will then discharge into the wetland system and underneath Barnes Road. Ms. Carlson said the parking lot in the front of Warehouse #2 will flow through the sand systems.

Ms. Carlson pointed out the systems were designed to take into account the capacity and the existing ponds. She noted there is water that runs over a dam in this location, and had to assume water was running over the dam when the system was designed. Ms. Carlson said she is not taking any capacity into account with the ponds in the storm water design. She said the watercourse and wetlands are being protected and are doing everything that is required and then some. She said this is a good water protection plan to protect downstream resources. Ms. Carlson spoke about sedimentation and erosion control. She said the site will be opened up so protections have to be in place. She said the first phase will be the demolition phase which involves decommissioning the power plant. She said these areas will have hay bales and silt fencing. Ms. Carlson said a triple layer of silt fencing and hay bales is also being proposed around the downstream perimeter. She said there will also be temporary sediment traps and water will be diverted into these traps via sediment basins. She said any stockpiled materials will have silt fencing if on site over 30 days. Ms. Carlson said after demolition and the earth work phase begins, there will be a cut and fill analysis done on site.

Ms. Carlson noted that once areas reach grade, they will be filled and stabilized with either seeding, landscaping, erosion control matting, or whatever is necessary to stabilize the area. She said the site will be worked west to east, cutting and filling. Ms. Carlson said in order to accomplish this, there will have to be temporary sedimentation and erosion control measures in place. She explained that after the site is demolished, there will be a series of sedimentation and erosion control traps placed throughout the site which she pointed out on the site plan. She said a basin will be installed first after the demolition.

She pointed out the location of potential stockpile areas which will be enclosed in silt fencing. She also pointed out the location of diversion ditches which will lead storm water to the sediment traps. Ms. Carlson said flocculent logs will also be in place to handle the red soils. She noted there will be faircloth skimmers in each sediment trap which siphons off clean water. Ms. Carlson told the PZC that even before construction begins, the two existing on-site ponds will be drained down and the outlet orifice will be inspected. She said the ponds will be kept low in the event of a major storm event so excess water can be held. Ms. Carlson noted the main pond will be kept as a permanent detention basin and the stone check dams will be maintained and used for erosion control. She said once construction is completed, the ponds will be cleaned. Ms. Carlson added that turbidity curtains will be installed in the ponds on an as-needed basis. She noted all the materials will be kept on-site in excess so everything will be available to implement and supplement. She showed the perimeter silt fence sandwich. She said this will be installed on the downstream side on 48 inch tall silt fence steel tubes. Ms. Carlson said hay bales will be installed in front of this silt fence staked into the ground and in front of the hay bales will be a traditional silt fence. She said this system will be installed near the wetlands and the Muddy River.

Mr. Fries spoke about the landscaping. He said he ensured all the regulations were looked into and proposed several shade and buffering trees throughout the site and the parking areas and perimeters, which range from red maples, honeysuckle, the Norwood spruces, white pines, eastern white pines, etc. He said the parking areas will have landscaping islands and shade trees. He said all the landscaping and existing vegetation on Carpenter Lane and Barnes Road will remain. He spoke about the lighting, which he said were designed as full cut-off fixtures. He said there is proposed landscaping within the wetlands system. He showed the location of a retaining wall. Mr. Fries said the proposed warehouses will be two-stories but will sit lower than the existing hillside. He also showed the location of the proposed and existing trees near the High Hill Road area.

Mr. Fries showed the site area around Carpenter Lane, noting the proposed warehouses will be set far back from this road. He said shade trees will be planted throughout the landscape areas and vegetation will be planted along Carpenter Lane and the area will be further stabilized with various seed mixes and erosion control blankets along the property edges. Ms. Carlson noted that on the eastern perimeter side, the bigger mature trees on the property line will remain. She pointed out the possible blasting areas on the site plan. Ms. Carlson said if blasting is required, a pre-blast survey will be performed within 1,500 feet of the proposed blasting area. She emphasized the Applicant doesn't anticipate any blasting, but if there is, it will be minimal. She said the Applicant will conform to all the bulk zoning standards.

Ms. Carlson addressed the parking issue. She noted this site is a Class A office space in a Class A location and will attract Class A tenants which require 1 parking space per 1,000 sq. ft. of building space. She noted the current BMS site is slightly under a Class A of what a warehouse person would desire. She noted the current trend is to expand on-site parking because of the need. Ms. Carlson said the parking being shown for this site is reasonable and necessary for the type of tenant that will occupy this site.

Mr. Fries spoke about the architecture and showed a drawing of the location of offices in the warehouses and loading docks. He also showed a site rendering of what the warehouse buildings would

look like from Carpenter Lane after construction. Ms. Carlson discussed the retaining walls and their height. She showed existing photos of retaining walls from other sites BL Companies have worked on. She said a bentonite trench was being suggested because of a wetland in the area which is a higher and because there wasn't all the geotechnical information available at the time. She said this trench would ensure the wetland wouldn't be drained. She said after research, it was discovered this wetland was surface fed so the bentonite trench would be needed. Ms. Carlson noted that near Warehouse #2, there is a double-tiered wall. She said the grading was re-tweaked and the site raised so there would be no mass importing of fill. She said the size of the walls were decreased in this area and were made to be two-tiered. Ms. Carlson said the size of the walls is approximately 15 ft. to 20 ft. in height. She showed photos of various other sites with retaining walls, some as high as 50 ft. Ms. Carlson noted on all these sites, there were no erosion issues. She said BL Companies is confident in its design.

Atty. Ceneviva said his client has met with various Town staff with the expectation of doing what is important to the Town. He emphasized his client is prepared to honor all the reasonable requests including the site monitor. Mr. Fitzsimmons said he was concerned because there was no signage on the site plan. He asked if there were plans to install signage on Research Parkway, Carpenter Lane and on the building. Mr. Fitzsimmons also asked about the hours of operation. He also pointed out this site abuts residential noting when this occurs (mixed use), we have to be concerned, stating the construction and operation would impact the neighbors. He asked if there would be outdoor speakers and what type of noise would be generated from this facility. He noted this application is a Special Permit and reminded the Applicant that Wallingford does have a noise ordinance. He noted this is a massive project pointing out there are approximately 243 tractor trailer parking spots and if even one of these trucks run, it is noise. Mr. Fitzsimmons emphasized this application is a significant change to what is there now. He said he would need more information for the November meeting on the noise and hours of operation.

Mr. Fitzsimmons said he read the Applicant's traffic study and the first cut of the Peer Review. He said he was concerned with the Peer Reviewers response to the Applicant's traffic study, pointing out some items was missing. In response to Mr. Fitzsimmons question, Ms. Hand noted the Peer Reviewer was not present at tonight's meeting, but would be in attendance at the November PZC meeting along with Town Engineer, Rob Baltramaitis. She said since the Peer Review was just completed, the Applicant wanted the opportunity to work out issues with the Peer Reviewer for the next meeting. Mr. Fitzsimmons noted a comment by the Peer Reviewer which stated "the intersection of Rt. 68 and Research Parkway is a massive signalized intersection comprised of four multi-lane approaches, and five exclusive turn lanes, with three of the five turning lanes are dedicated to entering and exiting Research Parkway".

Mr. Fitzsimmons pointed out that a truck doesn't go through an intersection at the same speed as a car. He said he needed more information on the truck traffic distribution which the Peer Reviewer noted wasn't included in the Applicant's traffic study. Mr. Fitzsimmons also asked about Carpenter Lane,

noting the Applicant is proposing to open that road up for the other warehouse. He said this leads up to a residential area. He said he was concerned about truck traffic mixing with passenger vehicles and potentially, school buses. Mr. Fitzsimmons said it appeared the Applicant was proposing to eliminate the traffic signal at the site drive. Atty. Ceneviva said the Applicant believes that traffic signal should remain and this may be the final resolution. He noted the Applicant was not looking to have traffic take a right on Carpenter Lane and head up to High Hill, stating this wouldn't make sense. He emphasized this is being worked on. Mr. Fitzsimmons said he would like to have assurance there would be emergency vehicle access noting this was an issue with BMS over the fact there site was a gated facility, noting it appears the truck lanes and car lanes don't mix.

Mr. Kohan echoed comments by Mr. Fitzsimmons; also pointing out this is a massive development. He said the footprint of the proposed warehouses are five to six times that of BMS, noting the actual developed land will be greater than what exists for BMS. Mr. Kohan spoke about the old Aetna site in Middletown which was handled by BL Companies. He pointed out the demolition of that building was done in an "environmentally friendly" fashion. He said he was confident the sedimentation and erosion control measures will be met. Ms. Carlson noted that as was in Middletown, the intention is to reuse the concrete and materials at the BMS site, crush and pulverize to be reused in the fill. Mr. Kohan said he agreed with Mr. Fitzsimmons regarding the traffic. He said he wasn't sure what was meant by the "cut through". He said the site line for the Carpenter Lane entrance needs to be tweaked. He said there are some residential areas and a school. Mr. Kohan said the question on the hours of operation is key and is something that could impact the Carpenter Lane entrance. He said he would also want more details on the hours of operation and the best alternative for that entrance.

Mr. Kohan said he believed there were a lot of conditions of approval and stated some of these should be worked out before approval is given. He said it appeared that some of these conditions he had in mind had already been resolved. He said he had some concerns with comments made by Erik Krueger, Sr. Engineer; Water & Sewer Divisions regarding the water and sanitary sewer setup and made conditions of approval which Mr. Kohan said should be worked out ahead of time. Mr. Kohan mentioned a comment by the Town Attorney regarding the issuance of bonds which he said he was confused about. He said he hoped this could be worked out outside of this meeting.

Mr. Matarazzo said he concurred with most of Mr. Fitzsimmons statement. Mr. Matarazzo said he read in the Peer Review of possible consideration to redesign Carpenter Lane. Atty. Ceneviva said there has been some discussion. Ms. Carlson noted the discussion involved the possibility of regrading and lowering the road to improve site distance. She said a sliver of Carpenter Lane, approximately 4 ft., could be widened to accommodate a median in that road. Ms. Carlson said the details are being worked out and will be finalized by the November PZC meeting. Mr. Matarazzo said he was concerned with the semi traffic coming onto that road. He pointed out that traffic is supposed to be redirected to Research Parkway. Ms. Carlson showed the curb cut on the site plan, noting that trucks will not be allowed to use Carpenter Lane; they will have to go to Research Parkway.

Mr. Matarazzo spoke about limited access for emergency service vehicles. Ms. Carlson said this is between the two warehouses, noting there is an existing driveway now in place. She said the road will be reworked, but will remain in the same location and be there for emergency access between the two warehouses. She said the emergency vehicles will have access to all sides of the warehouses. Mr. Fries said he met with the Fire Dept. a few times and walked them through the layout. He said the Fire Dept. seemed to be happy with the circulation and were fine with the access which is almost 360 degrees. Mr. Fries said another emergency access on Barnes Road would also be maintained. Mr. Matarazzo addressed residential concerns, noting the letters from area residents regarding possible well contamination. He said there were comments by the Health Director. Mr. Matarazzo said there were also comments regarding noise.

Mr. Matarazzo said one resident had concerns regarding bio-chemical hazards during the demolition process. Ms. Carlson noted the majority of the site has already been cleaned and cleared and there are some vacant areas. She said there has been environmental investigations and noted BMS is supposed to leave the property with no environmental issues. Mr. Matarazzo asked if there was documentation regarding this. Ms. Hand said she has no documentation, but spoke with the building official and noted that during demolition, the building official will require detailed documentation. She said during demolition, standard testing of the materials to be demolished will be required.

Jeff Checkoway, Ownership Group, said his company will be in charge of all the demolition. He said BMS has an ongoing process to clean up the entire facility. He noted BMS will be supplying his company with a clean bill of health after they vacate at the end of this year. He pointed out his company will have a demolition survey for asbestos and will have a clean bill of health and abatement will be performed prior to obtaining a demolition permit.

Mr. Allinson noted that he travels this area every day to work and pointed out that Eversource recently trimmed trees in the area and the noise barrier that these trees provided has now been lost. He noted that when Eversource ran their generator test, the noise could be heard quite on Tammy Hill Road. He said noise is a big concern as far as trucks entering and exiting the site. He asked what type of insulation would be in place to moderate the noise. He asked how the property would be used and wondered if a percentage of the lot would be used as a drop lot where full trailers would be loaded and then sit for a period of time. He also asked if trucks would bob tail (drop off a trailer) and take the cab out, or drop the trailer, pick up a new trailer and leave. He said these are all traffic issue questions. He asked if the warehouses would be stocked or racked, because that is going to relate on how fast these trailers turn over and how fast they will enter and exit. Mr. Allinson spoke about traffic, noting that when Eversource did gas work on Rt. 68, there was one lane and it caused a bottleneck which caused major traffic delays. He asked if the timing of the traffic light could be adjusted on Rt. 68 going into Research Parkway.

Mr. Hine said he believes the Applicant knows what the concerns are; pointing out Wallingford went through issues involving a food distributor and the residents next door. He said no one on the PZC wants to make a decision and have this situation occur again. Mr. Hine asked what protections would be in place for the residents in the area. He asked if the Applicant had a tenant in mind, noting the large

structures to be built. He asked if the Applicant could give answers as to hours of operation and the amount of traffic. He stressed a lot of this will be dependent upon the tenant and their proposed use. Atty. Ceneviva noted that will any development, there are certain traffic standards. He said the Traffic Engineer will look at those standards for these buildings, recognizing this looks like a development for an Amazon/Google type business. He noted there are standards for car and truck traffic based upon analysis throughout the country which he said are usually conservative. He noted the traffic engineer hired by Mr. Baltramaitis understands this type of project. Mr. Hine said other concerns are how many trucks will be using this facility at one time and how long with they be running and are they going to be refrigerated, noting these type of trucks generate more sound.

Acting-Chair Venoit said there are a lot of questions the PZC expects answers to. Ms. Hand discussed some of her concerns noting this is a big project that is in the watershed and has a lot of wetlands and retaining walls. She said herself and the Applicant have worked hard to develop a list of conditions that will address a lot of these concerns. Ms. Hand pointed out that even if the Applicant knows who the tenant will be, this can change, and so specific functioning components cannot be approved. She said the underlying concerns should be noted and there should be a condition of approval to address that underlying concern. She said the Applicant should be prepared with a condition to address the noise and traffic.

Ms. Hand noted staff concern that no tractor trailer should accidentally take a right onto Carpenter Lane and end up in the High Hill Road area. She said there may be some changes in the Applicants plan for the November PZC meeting. She noted the area is in the I-5 zone which is designed for high traffic generator businesses. Ms. Hand said this is why having a strong peer reviewer was so important. She asked the Applicant if they have to go back to OSHA even if they are not increasing actual traffic generation. Ms. Carlson said a new OSHA permit will be needed because of the change of use. She wondered if there are things that can be done to mitigate concerns regarding noise and traffic.

Ms. Hand noted she provided the PZC with some draft conditions for next month's meeting. She said a big concern of the Town is that this property feeds the McKenzie Reservoir, so this project has the potential to impact the drinking water. She said she has had a lot of meetings with the Town Engineer, the Water and Sewer Division and the Environmental Planner regarding this issue with the drinking water particularly during the demolition phase of the project. Ms. Hand said one of the conditions to deal with sedimentation and erosion control is a third-party on-site inspector which the Applicant has agreed to. She said this is not normally required. She said this inspector would report to the Town and work with the Contractor.

Ms. Hand said there will also be a contingency plan in the event of a large storm, naming people who would be contacted. She noted the PZC can approve this plan as the Commission and not as the Aquifer Protection Commission because the area involved is a watershed not an aquifer. She said the PZC can regulate what type of hazardous materials can be stored on-site and what type of chemicals can be used in the parking lots for snowstorms. Ms. Hand said she had a lot of questions on the grading and the retaining walls. She suggested a condition that the property owner of record maintain responsibility for

the maintenance of the retaining walls. Ms. Hand also stated that Town Staff believe it is important to have some sort of phasing to the construction to avoid having the entire site opened up and exposed all at once. She said she is looking to Mr. Baltramaitis for the recommended number of acres to be exposed at one time. She said if an issue arises, the Town wants the ability to work with the Town Inspector to correct the issue. Regarding parking, Ms. Hand recommended a condition that the 116 parking spaces that are over be designated as future parking to be constructed if needed by the tenant.

Ms. Hand addressed the impact to the neighboring properties, i.e. blasting and well impacts, glare and visual. She recommended the implementation of a pre-blast survey and pre-blast water testing results to be provided to property owners within 1,500 ft. of any blasting site so a baseline can be set, comparisons made, and a responsibility to remediate any problems. Ms. Hand also spoke about landscaping and comments from the Health Dept. which wants to ensure water quality is protected. She said between all these departments, there should be one set of recommended conditions of approval.

Public Comment – 9:12 p.m.

Debbie Labutis, 1260 Barnes Road, told the PZC she was concerned about the noise levels on Research Parkway and the traffic. She pointed out that she uses Research Parkway every day and the traffic is increasing. She noted that in the winter, there are the Amazon trucks and Post Office vehicles. She said if more trucks are added, it will take her even longer to get to work. Ms. Labutis said her other concern is the quality of her well water. She pointed out that if a problem occurs, she cannot tap into city water.

Jack Arrigoni, 18 Martin Trail, told the PZC that he was at the last Inland Wetlands meeting to support the homeowners who are adjacent to this project. Mr. Arrigoni shared his observations of Spring Lake and the ice conditions on the lake. He noted he doesn't see the ice cover on Spring Lake as he has in the past. He pointed out Spring Lake now has two brooks flowing into it, both from Hampton Trail. He noted that in 1977, on the west side of the lake, a 36 inch pipe and a 42 inch pipe were shown.

Mr. Arrigoni said in 2002, catch basins and another pipe under the road were added. He said in 2014, a few hundred feet from the mapped brook, two 15-inch pipes were added to control water over Hampton Trail. Mr. Arrigoni pointed out that the runoff from Spring Lake is increasing; sand and melting materials are getting to the lake faster. He said he recently learned that a 30-inch pipe is used to obtain water from the BMS property. He asked what other sources are filling the pipes at Hampton Trail. He said a lot of water is coming from upstream and can be seen at Hampton Trail. He commented that excepting the start and finish, BMS's time in Wallingford was good. He noted their dual purpose power plant was energy efficient and hoped it would continue to be used. Mr. Arrigoni spoke about the neighboring residents in this area. He said he agreed with the suggestion made at the Wetlands meeting that they get their wells checked. Mr. Arrigoni said these people may need an attorney or may have to move.

Mr. Arrigoni noted that prior blasting has caused problems with wells. He asked what would happen if there was a problem. He said the PZC should have a requirement that any problem from the blasting be

corrected. He said no one should have to move and pointed out there is city water nearby. He noted the distance to city water for the area residents is less than the length of the proposed new warehouses. He mentioned the noise problems at Thurston Foods. Mr. Arrigoni said he wondered where this project was going next and couldn't imagine a building of this size. He wondered who really owns the property and how will it be used now and in the future. He urged the PZC to take care of the adjacent neighbors and to be careful with the 91, Rt. 68 interchange decisions. He said this is the watershed area and this will be hard to correct.

Joe Mirra, Economic Development Commission, said this is a big project and is something the town could be proud of and look forward to accomplishing. He noted that as big as a project as this, the town has gone in depth with meetings with these professionals to attempt to put a project together that the neighbors, the land use and the town could be proud of. He said the town has gone out of its way to put third parties in place to oversee this project. Mr. Mirra said this is not being handled like any other project. He said there is a tenant looking to do something with this property. He noted BMS tried to market this property nationally and internationally as did the current owner, and could not find a tenant. Mr. Mirra said the current owner came up with an alternative that will put the property to use but it has to be monitored. He said the PZC has done a good job asking questions and looks forward to a positive result.

End of Public Comment –9:22 p.m.

Mr. Kohan asked about the concern over blasting and where it will occur. He noted that in the Conditions or Approval, there are conditions that support the neighbors and pointed out the way this worded, the Applicant will remedy problems. He noted some of the neighbors are located 1,500 ft. from where blasting will occur. He asked if there was a list of the neighbors in this area. He asked the Applicant the general distance from the blasting area to the neighbors. Mr. Kohan asked if 1,500 ft. was an acceptable distance. Atty. Ceneviva noted the 1,500 ft. is the distance that is actually further from what is recommended, noting the distance is usually 1,000 ft.

Mr. Opp told the PZC he has done blasting and geotechnical investigations throughout the Northeast. He said at the BMS site, there is a certain depth of overburden and two types of rock: softer/weaker and harder. He said any propagation will travel differently through the different types of material and 1,500 ft. is a comfortable level away from any disturbance.

Mr. Kohan said he would like to obtain the distances of the neighbors to the site and pointed out that a condition of approval stated that any damage to structures or property or water quality in the surveyed area from blasting shall be entirely remedied at no cost to the property owners sustaining the damage. Mr. Kohan suggested adding water quantity to the condition of approval. Mr. Kohan cited a condition of approval #10, the hydrogeological summary verifying the proposed project and re-grading will not have an adverse impact to water quality or quantity. He asked if this report could be obtained by the PZC before the November meeting. Mr. Opp said the report would be completed before the next meeting.

Ms. Hand commented that a lot of good things have come out of this process and the neighbors have expressed valid concerns. She commended the Applicant for his willingness to address every one of her concerns.

Acting-Chair Venoit entertained a motion to continue the application to the November meeting.

Mr. Fitzsimmons: Motion to continue this application to the regularly scheduled November PZC meeting.

Mr. Kohan: Second

Vote: Unanimous

The Applicant consented to an extension to the November PZC meeting.

2. Special Permit (stockpile earth materials)/Wallingford Group, LLC/70 North Plains Highway - **#412-18**

Secretary Matarazzo read the Legal Notice and noted all correspondence for the record: Inter-Departmental Referral dated 9/7/18 signed by the Fire Marshal; Inter-Departmental Referral dated 9/7/18 signed by the Fire Marshal; Correspondence to Jonathan Gavin, Wallingford Group, LLC., dated Sept. 28, 2018; Correspondence to Kacie Hand, Town Planner date Oct. 9, 2018; Set of revised plans dated Oct. 9, 2018.

Acting-Chair Venoit asked Ms. Hand if this application could be approved at tonight's meeting. Ms. Hand said she hadn't received comments from the Engineering Dept. She said she believed there wasn't anything that couldn't be discussed or ironed out, but noted there hasn't been the opportunity to do so. She recommended the application be continued for one month. She said depending upon the outcome of tonight's discussion; she could present conditions of approval for next month.

Appearing in front of the PZC was Jonathan Gavin, Owner/Applicant, Wallingford Group, LLC, and Darin Overton, Milone & MacBroom, Licensed Engineer representing the Owner/Applicant. Mr. Overton said this is a Special Permit Application and involves a two-acre parcel located at the end of N. Plains Hwy, zoned I-40 and surrounded by other existing industrial uses. He said there are no wetlands on the site which is generally flat with only a 2 ft. to 3 ft. grade change sloping in a southerly direction. He went over the site plan. Mr. Overton noted the Special Permit is under Section 6.10 of the Regulations for excavation and filling. He said Mr. Gavin want to stockpile millings and other earth-type products on the property for use on his property and other properties he owns. Mr. Gavin said he has established limits in working with Ms. Hand for the stockpile area.

He said the proposal is to have the entire stockpile area fenced-in. He said there will be an access gate shown on the southern end of the property along North Plains Highway. He noted the stockpiles will not be located any closer than 5 ft. from the property line, and the height has been limited to 30 ft., and limited the stockpiling to 7,000 yards. Mr. Overton said the Applicant has submitted a site plan

application for what is planned to be a later use on the property when the stockpiling operation is completed which will be a building materials storage yard. He said this was done because the Regulations call for a restoration plan, so the site plan application would be the restoration plan. Mr. Overton said storm water management was reviewed. He reiterated there were no on-site wetlands or watercourses and no concentrated discharge points on-site. Mr. Overton noted that soil testing revealed all sand and gravel. He said permeability testing was also performed and it was found the soils are highly permeable. He said an infiltration-type system was designed. He said underground storage galleys are being proposed as the project moves from the stockpiling operation to the end-use. He said these galleys will be designed for a five-year use which will infiltrate all the runoff from the site which amounts to 4.4 inches.

Mr. Kohan asked what the millings were composed of. Mr. Gavin said the millings are ground up asphalt which he said was the preferred method to top-coat the storage yards. Mr. Kohan asked if the millings would be covered. Mr. Gavin said there is virtually no runoff from the millings stockpile. Mr. Hine asked how long the property would be used for stockpiling. Mr. Gavin said he was unsure of the length of time, but pointed out the permits are renewable every year. He noted he will also be storing waste (poured) concrete at the storage yards instead of using prime storage areas which are limited. He said his second application will be to store concrete which he doesn't have a direct use for this now but wants to be prepared in the event of a large job. He stressed his primary purpose is to use this in his storage yards. Mr. Gavin, in answer to Mr. Hine's question, stated he didn't have any other use for the millings but to utilize them in his storage yard.

Mr. Hine asked Mr. Gavin if he had any plans to store the millings and then storing some of the concrete products at the same time. Mr. Gavin said he wants the ability to stockpile either topsoil or mulch. He noted the area will be fenced off and is located at the end of a cul-de-sac. Mr. Hine said he believed this was a nice location for this type of purpose. Mr. Gavin pointed out the neighbors are happy with what he has done on the property. Mr. Allinson asked Ms. Hand about the use classification and if this was resolved and was no longer an issue (with the millings). Ms. Hand said she spoke to DEEP and was informed it was up to the discretion of the local land use board unless it was to be used as a local travel way or it would sit there for an indefinite period of time. She said DEEP doesn't classify this and there is no permit required. She explained that if a pile of millings was deposited somewhere and never used, DEEP would inform the owner something would have to be done about it.

Mr. Allinson asked Mr. Gavin if his proposal was to spread the concrete and store the millings on top. Mr. Gavin said this was his intention. Mr. Allinson asked Mr. Gavin if he foresaw any additional truck traffic when storing the millings. Mr. Gavin said the truck traffic would be infrequent. Ms. Hand explained she didn't receive a complaint, but noticed the pile of millings and contacted Mr. Gavin informing him he had to go through the process. Ms. Hand said Mr. Gavin was very responsive. She said the engineer worked hard to get the PZC revised plans before tonight's meeting. She asked the PZC if they wanted to open and discuss the Site Plan and act on them separately. She pointed out they are related.

Acting-Chair Venoit opened the application under “New Business”

NEW BUSINESS

5. Site Plan (building materials yard)/Wallingford Group, LLC/70 North Plains Industrial Highway - #215-18

Secretary Matarazzo noted all correspondence into the record: Inter-Departmental Referral referencing Application #215-18 dated 9/7/18 signed by the Fire Marshal; Correspondence to Jonathan Gavin, Wallingford Group, LLC, dated Sept. 28, 2018; Inter-Office Memorandum to Kacie Hand, Town Planner, from Erik Krueger, Sr. Engineer, Water and Sewer Divisions, dated Sept. 18, 2018; Correspondence from Milone & MacBroom, dated Oct. 9, 2018, to Kacie Hand, Town Planner; Revised plans dated Oct. 9, 2018.

Mr. Overton said the transition into the site plan use would envision the millings being spread over the top of the surface creating the yard area for the storage of the building materials. He noted there is a requirement in the Regulations for a buffer link along the Town road. He said based on his research, North Plains Highway ends at the abutting property owner and there are sealed lines on the plan which is Harvest Park Associates. He noted the Town Right-Of-Way ends in that location giving us the southern part boundary which would be frontage on North Plains Highway. He said the Regulations require a planted buffer half the width of the front setbacks.

Mr. Overton noted that in transitioning to the building materials storage yard use, the Applicant would implement the landscape buffer as part of this which is shown on the plans. Mr. Overton said the only thing that may change on the plan is that the stockpiling goes away or is renewed as part of this use. He said a grading plan is shown regarding surface runoff. He said the Site Plan shows the inlet and underground detention and infiltration as designed to infiltrate the 4.4 inches of runoff. Mr. Overton said this would be the end point as far as the transition into the other use. Mr. Gavin noted some members of the PZC had visited the site. He spoke about the screening requirement and pointed out he would have a fence installed facing the other property he owns. He said trees or shrubbery will be installed behind the fence which there is a requirement for. Mr. Gavin said it seemed redundant to have a fence and then have plantings behind the fence facing a property he already owns.

Mr. Gavin said all this has been put on the Site Plan to adhere to the law, but stated this requirement seems “a little much”. Mr. Fitzsimmons said it does seem double with the fence and the trees. He said he was fine with just the fence being installed. Ms. Hand asked if the fence could be moved back. Mr. Gavin said he would be out of property. Mr. Gavin said he was trying to get as much square footage of storage space as possible. Ms. Hand noted there is a front landscaping requirement. She told Mr. Gavin he could apply for a variance. She said Mr. Gavin had an extenuating circumstance. She said Mr. Gavin had an argument for the variance, noting he is not in a designated travel way, but pointed out this was not the PZC’s decision to make. Ms. Hand said Mr. Gavin could get action on this application, and apply for the variance after-the-fact. The Commission agreed to this procedure.

Ms. Hand noted there are a lot of instances where front landscaping variances are not supported because they are not appropriate, but this is not a through travel way. Mr. Hine asked what would happen if the Zoning Board of Appeals denied the variance. He noted the PZC has approved the Site Plan at this point. Ms. Hand explained the Site Plan would be approved with the front landscaping, so if the application was denied, then the Applicant would have to do it. Mr. Fitzsimmons asked if the only item missing was comments from the Engineering Dept. Ms. Hand said those comments were missing and she had a few items which could be discussed tonight. She said she wants to ensure this is done correctly. She noted the millings pile is 30 ft. high. She said she wanted to have a conversation about toning this pile down. Mr. Gavin said he would accept a 25 ft. limit on the millings pile. He noted the pile is actually 16 ft. high. Ms. Hand said she believed the pile was tall now and asked how tall the fence would be. Mr. Gavin said the fence is six feet high. Ms. Hand said she saw the millings pile from N. Plains Industrial Road.

Ms. Hand also pointed out, the Planning Office usually designs for a 10-year storm regarding water runoff and this plan is designed for a five-year storm. She said if the Engineering Dept. is comfortable with the five-year storm plan, she will also accept this. Mr. Gavin said he spoke to Town Engineer Rob Baltramaitis who was fine with the five-year storm plan; noting the water runoff would be 4 ½ inches over a 24 hour period.

Ms. Hand said the PZC could make this a Condition of Approval. Ms. Hand said she also wanted a barrier to contain the area so material (the stockpile and millings), doesn't get dragged onto the roadway or neighboring properties. Mr. Gavin pointed out the other 20 acres of his property has millings and nothing has been tracked onto the roadway so he wasn't sure what the barriers would be for. Ms. Hand asked when the area is plowed, if millings get pushed around. He said the millings could be pushed under a fence or towards a building and didn't understand what was to be prevented.

Ms. Hand explained the Town doesn't usually allow someone to go end to end, line to line with millings, there is usually some sort of buffer, so there is protection between the Applicant and the neighbors and the road. Ms. Hand asked what would now keep the Applicant's rolled millings from being pushed onto neighboring properties or pushed out onto the roadway. Mr. Gavin said there would be fencing around the entire property. Ms. Hand said fences tend to have creep. Mr. Gavin said there is a two-foot retaining wall between his property and the neighbors. Mr. Kohan and Vice-Chair Venoit said they were fine with a 30 ft. high millings pile.

Public Comment – None

Mr. Matarazzo said he was fine with the 30 ft. high millings pile because of the location. Mr. Fitzsimmons agreed. Mr. Allinson also agreed noting that given where the property is located, a 30 ft. stockpile versus a 25 ft. or 18 ft. stockpile wouldn't make much of a difference.

Acting-Chair Venoit asked for a motion to close the Public Hearing at 10:04 p.m.

Mr. Fitzsimmons: Motion to close the Public Hearing on Special Permit Application #412-18

Mr. Kohan: Second

Vote: Unanimous

Acting-Chair Venoit called for a motion on the application.

First Motion:

Mr. Fitzsimmons: Motion that the Commission approve a Special Permit Application for stockpile of earth materials for Wallingford Group, LLC at 70 North Plains Highway application #412-18, subject to the following conditions:

1. Comments of the Wallingford Town Planner dated 9/28/18, and Applicant's response dated 10/9/18;
2. Comments of the Town of Wallingford Water and Sewer Sr. Engineer dated 9/28/18;

Mr. Kohan: Second

Vote: Kohan-yes; Fitzsimmons –yes; Matarazzo – yes; Allinson – yes; Acting-Chair Venoit – yes

Second Motion:

Mr. Fitzsimmons: Motion that the Commission approve an application for Wallingford Group LLC, 70 North Plains Hwy., Wallingford, CT for a building material yard for Application #215-18, subject to the following conditions:

1. Comments of the Town of Wallingford Town Planner dated 9/20/18 and the Applicant's response received 10/9/18;
2. Comments of the Town of Wallingford Water and Sewer Sr. Engineer dated 9/28/18;
3. Final review and approval of application subject to Town of Wallingford Engineering Dept. ;
4. The height of the stockpile material to be limited to no more than 30 ft. at any point or location on the site;
5. Applicant shall post and S&E bond for an amount to be determined by the Town of Wallingford Planning & Zoning

Mr. Kohan: Second

Vote: Kohan-yes; Fitzsimmons –yes; Matarazzo – yes; Allinson – yes; Acting-Chair Venoit – yes

BOND RELEASES AND REDUCTIONS

6. Subdivision/Pasquale DiNatale/605 North Elm Street - **#101-17**

Ms. Hand said this bond release was not ready because she was still waiting for comments from the Engineering Dept. and because the Applicant has requested the entire bond be released and she is not ready for this.

REPORTS OF OFFICERS AND STAFF

7. Administrative Approvals

- a. Survey Waiver/Bowlby/21 Nod Brook Road
- b. Site Plan/JFA Management/53&75 Parker Street - **#211-18**
- c. Change of Use/Angeloff/43 North Colony Street - **#307-18**
- d. Change of Use/Casanova/775 North Colony Street - **#309-18**
- e. Survey Waiver Revision/Pasensky/522 Ward Street Extension
- f. Change of Use/Red Fox Holdings, LLC/18 South Orchard Street - **#310-18**
- g. Survey Waiver/Murolo/1 Brownstone Road
- h. Survey Waver/Thomas/39 Pequot Road
- i. Change of Use/T./ Wang/69 North Turnpike Road - **#312-18**

Mr. Kohan asked the Administrative Approval for Ferti and their request to store hazardous materials. He pointed out the Administrative Approval had a different date on it. He asked if this was approved. Ms. Hand said she believed this was approved for a few days and is still open but wasn't 100% certain. Mr. Kohan asked why the materials were hazardous and why were these materials needed. He said this wasn't made clear. Ms. Hand noted this has been the subject of an on-going conversation as to what is occurring there. She told the PZC that when they approved the Special Permit for the conveyor system that has the towers, the question arose of whether there were hazardous materials. She noted at that time, the representation was made that there weren't hazardous materials. Ms. Hand said in fact, part of Ferti's ingredient mix involved hazardous materials. She said she had informed Ferti this was going to be brought back to the Commission in some fashion.

Ms. Hand said originally, the design was to have these materials inside the building, She said this building has a lot of challenges associated with it. She said Ferti is doing a third-party review in terms of building codes and fire codes. She said Ferti has been allowed to do interior work for zoning purposes, but there is a lot of interior work and a big part of that had to do with the hazardous materials. She said there are certain additional requirements for what they have to do inside the building. Ms. Hand explained Ferti is now proposing to put the hazardous materials inside a storage cabinet outside the building which helps them from a building and fire code standpoint, but does put it outside the building. She said these ingredients are part of the fertilizer mix.

Mr. Kohan noted that Ferti's safety and precaution plans seemed good. Ms. Hand said she had concerns about getting the material back and forth between the storage cabinet and the building. She said she didn't want leaking to occur. She said she believes the method of transport is solid.

Ms. Hand noted item 7f under Administrative Approvals – 18 South Orchard Street. She said this was an approval which involves a building around the corner on South Orchard that is an antique shop which also had a boarding house approved above it. Ms. Hand said this approval was to allow conversion noting there is a new owner and to allow multi-family on the upper story and a commercial component on the first story. She said the building is being renovated. Ms. Hand pointed out this approval wouldn't have happened under the old Regulations, only because of the new Regulations. Ms. Hand said because of the new Town Center Regulations, this became a simple approval instead of being complicated, which we want for mixed uses that are desirable. Ms. Hand said this is a good example of the regulations in action.

8. ZBA Decisions of September 17, 2018

Ms. Hand noted the ZBA approved a variance for a front porch at 22 Bailey Avenue, and denied panels for signage at property on Rt. 5. She said the concern was that the Town can't dictate what a sign states or doesn't state or what it looks like or doesn't look like. She noted once a certain sq. footage is approved, it stays approved. Ms. Hand noted there were two carryover Applications from last month that will be on the November ZBA agenda: 122 North Plains Industrial Road which involved dumpster location. She said her department wanted an additional screening plan. She said the ZBA also wanted more specifics on where the dumpsters would be located. Ms. Hand said the Pent Highway application was also carried over. She said this Application involved a variety of landscaping requests on Pent Highway. Ms. Hand said this Application was carried over in order for the Applicant to explore different options.

9. ZBA Notice for October 15, 2018

Ms. Hand said there is a reconfiguration of parking along Capitol Drive at 122 North Plains Industrial Road and additional storage area at 1224 South Broad Street.

10. Zoning Enforcement Log

Ms. Hand noted several items were closed out. She said in the coming months, there will be more prioritizing involving Zoning Enforcement. Mr. Kohan noted that he and Ms. Hand receive correspondence from a resident regarding Paradise Hills. He said he was sympathetic to what is occurring there. Ms. Hand said there was an issue and based on complaints, she issued a violation notice for events that weren't reported based upon the new Regulations. She said Paradise Hills appealed the violation notice. She said before the meeting, Paradise Hills provided her with documentation from the event holders that these weren't reserved events and that these events weren't affiliated with the winery so they didn't become defined events at that point. Ms. Hand said she then withdrew the violation notice before the meeting. Ms. Hand said she will be meeting with Paradise Hills to ensure she and they are on the same page in terms of what a reportable event is and what isn't. Ms. Hand said there is a lot of leeway in the Regulations. Ms. Hand said she understands the neighbors' concerns but this always doesn't mean there is a zoning violation.

Ms. Hand said Paradise Hills submitted for Site Plan approval several months ago which ended up being withdrawn because of outstanding issues and wetland issues. She said Paradise Hills needs to re-apply to true-up the items that are compliant and modify the items that aren't compliant. Ms. Hand said there are things Paradise Hills wants to do at their site and noted she has had conversations with their design professional. She said she anticipates a re-submittal of the Application. Ms. Hand noted she does try to respond to all complaints she receives. Mr. Kohan pointed out one particular issue involved a bus that dropped off a large group at the winery and remained on-site for a long period of time. He asked if the Police Dept. or Traffic Commission could put up no bus parking signs on the cul-de-sac. Ms. Hand said she could speak to the Police Chief. She said she could request there be no parking in the cul-de-sac.

Ms. Hand noted the Zoning Regulations require parking be provided on the property, so no one should have their parking overflow on a public road.

ADJOURNMENT

Mr. Fitzsimmons made a motion to adjourn the Meeting at 10:22 p.m. Mr. Kohan seconded the motion which passed unanimously.

Respectfully submitted,

Cynthia A. Kleist

Recording Secretary