

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY MAY 13, 2024**

1. Call to Order

By: Chairman White

Time: 6:00 P.M.

Place: Bristol City Hall
Council Chambers
111 North Main Street
First Floor

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	David White (Chairman)	X	
	Thomas Marra (Vice Chairman)		X
	Richard Harlow		X
	Richard Goodwin (Secretary)	X	
	John LaFreniere	X	
ALTERNATE MEMBERS:	Michael DeRoehn	X	
	Sara Mangiafico	X	
	Peter Caruso	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Andrew Armstrong, Assistant City Planner	X	
	Richard Brown, Chief Building Official	X	

Per the order of Chairman White the meeting was called to order at 6:00 P.M.

2. Pledge Of Allegiance

Chairman White reminded the Commission the next regular meeting of the zoning commission is Monday, May 13, 2024.

3. Approval of Minutes:

a. April 4, 2024, special minutes

MOTION: Move to approve the minutes of the April 4, 2024, special meeting.

By: Goodwin

Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

b. Approval of Minutes – April 8, 2024, regular minutes

Commissioner Goodwin noted that Commissioner Caruso was in attendance at the April 8, 2024, regular meeting.

MOTION: Move to approve the minutes of the April 8, 2024, regular meeting, as amended.

By: Goodwin

Seconded: DeRoehn.

For: Caruso, DeRoehn, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

4. Zoning Enforcement Officer's Report
 - a. April 2024

Richard Brown, Chief Building Official and Acting Zoning Enforcement Officer, reviewed his Zoning Enforcement Officer's report dated April 2, 2024, with the Commission. Mr. Brown noted an error on the report that has .23 that should be 2024 total. He explained he was unable to conduct the citations, but there were a few of those that would be done for next month.

Commission inquiry: Mr. Brown explained the illegal business were 2 motor vehicle repairs, 1 lawn mower repair shop and 1 non-profit out of a residential setting.

5. Receipt of New Applications
 - a. Application #2493 – Special Permit for an Indoor Amusement Facility (Slingshot Gallery) at 99 Main Street; Assessor's Map 30, Lot 66; BD-1 (Downtown Business) zone; F&B Slingshot, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2493. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Application #2493.

Andrew Cislo, 290 Pratt St. Meriden, representing the applicant, explained he was in business for 2 years and he was working on this business for 5 years. He reviewed the 2 proven concept plans that were done at the Meriden mall. He explained there were many people from a range of ages that have enjoyed this sport. He explained there would be 8 lanes for 16 people. He explained the ammunition is lightweight with rubber balls. He explained he hopes to build a sports program. He explained this sport has associations all the way up to the Olympics level. He explained this is a by appointment business. He wanted to bring back his facility with improvements and with a more permanent facility.

MOTION: Move that Application #2493 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is scheduled for public hearing.

- b. Application #2494 – Special Permit for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72, 73, 74, 75 & 76 Earl Street; Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.
 - c. Application #2495 – Site Plan for a Unified Residential Development (15 units) at Earl Street, east of Crown Street and west of Melrose Street; Assessor's Map 14, Lots 72, 73, 74, 75 & 76; Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; R-15/RM (Single-Family Residential/Mixed Residential Overlay) zone; DGG Development, LLC, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2493. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Application #2494 and #2495.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained he and his client spent 6 months revising the Regulations for these applications. He explained this was the formal Site Plan for this site. He requested to schedule public hearings for Applications #2494 and #2495.

MOTION: Move that Applications #2494 and #2495 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The applications are scheduled for public hearing.

- d. Application #2496 – Special Permit for a Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.
- e. Application #2497 – Site Plan for a Climate Controlled Self-Storage Facilities at 238 Main Street and 13 Prospect Street at Assessor's Map 30, Lots 181, 183, 184, 185, 187-187A and 188; BD-1 (Downtown Business) zone; Carrier Construction Incorporated, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Applications #2496 and #2497. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2496 and #2497.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the applications were for the Func building on Main St. He explained the Zoning Regulations were amended for adapted reuse of buildings for self-storage facilities. He explained the Zoning Commission and the Economic and Community Development amended their Regulations for these types of facilities.

MOTION: Move that Applications #2496 and #2497 be scheduled for a Public Hearing for the June 10, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin

Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The applications are scheduled for public hearing.

- f. Application #2498 – Change of Zone from R-15 (Single-Family Residential) zone to A (Multi-Family Residential) zone at east of Old Wolcott Road and south of Wolcott Street; Map 7, Lot 45 (Old Wolcott Road) and Assessor's Map 7, Lots 44-2, 44-1 & 44 (Wolcott Street); Crown Estates, LLC, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Application #2498. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2498.

Attorney Timothy Furey, 43 Bellevue Ave., representing the applicant, explained the property was adjacent to an A zone. He explained the Southridge Condominiums are to the east of the property. He requested the application be scheduled for a public hearing. He noted the Planning Commission would be reviewing the application at their May meeting.

Staff explained today he discussed with the Chairman the number of applications for the June meeting. He suggested the application be heard at the July 8, 2024, regular meeting. He suggested the June meeting because the Zone Change applications tend to be controversial.

MOTION: Move that Applications #2498 be scheduled for a Public Hearing for the July 8, 2024, Regular Meeting Agenda of the Zoning Commission.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

- g. Application #2499 – Revision to an Approved Site Plan for a Car Wash at 1255 Farmington Avenue; Assessor's Map 28 Lot 49; BG (General Business) zone; Ryan Schmitz, applicant.

Chairman White designated regular Commissioners LaFreniere, Goodwin and White to vote on Applications #2499. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2499.

Chairman White explained Application #2499 does not require a public hearing and should be reviewed at under New Business at the June 10, 2024, regular meeting.

MOTION: Move that Application #2499 be moved to New Business on June 10, 2024 meeting, so the application can be reviewed by the Commission at that meeting.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

The application is scheduled for new business at the June 10, 2024 meeting.

6. Public Hearings

- a. Application #2489 – Special Permit for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; R-10/R-15 (Single-Family Residential) zones; Laurel Meadows, LLC, applicant. (Continued from April 8, 2024.)

- b. Application #2490 – Site Plan for Senior Housing (84 units) at 560, 594 & 644 Redstone Hill Road; Assessor's Map 1, Lots 9B-1, 9B-2, 11, 11-2, 11-3, & 10-B-1; R-10/R-15 (Single-Family Residential) zones; Laurel Meadows, LLC, applicant. (Continued from April 8, 2024.)

The following item was submitted into the record: a draft stipulation #2 (submitted by Attorney Timothy Furey.)

Chairman White explained many persons spoke at the public spoke last month with a number of concerns. He requested Attorney Timothy Furey to address those concerns.

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on Applications #2489 and #2490. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2489 and #2490.

Staff inquiry: Commissioner Mangiafico explained she listened to the April 8, 2024, regular meeting. She also explained she would be able to vote on Applications #2489 and #2490.

The following persons representing the applicant reviewed Applications #2489 and #2490 with the Commission: Attorney Timothy Furey, 43 Bellevue Avenue; and Scott Hesketh, P.E., of F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby.

Attorney Furey reviewed the public comments. He explained 90% of the public comments were regarding traffic in the area. He explained a traffic report was submitted with application before the meeting that was reviewed by Staff. He explained a second traffic study was done for the current Site Plan approved by the Commission with a similar Site Plan. He explained the site design and impact on the streets would not be significant.

With this evening's application, he explained the same traffic engineer reviewed the site with a new traffic report. He explained the site lines were good in both directions. He explained today he drove the streets near the Stop & Shop near the cut throughs that were of concern. His view was the traffic generated by the new development would not adversely affect the traffic in the area.

Mr. Hesketh reviewed his traffic report dated March 26, 2024. He was not in attendance at the last meeting, but his associate informed him of the concerns. He explained the traffic speed is 35 mph and the average speed is 39 and 42 mph.

He explained the intersection site line distances of 434 ft. and 467 ft. He explained the site line distances were in excess of 500 ft. at the driveway. His view was the site driveway location met Condor standards for intersection site distances.

His view was adding 82 units would not significantly affect the area. He agreed there was existing speeding, but the speeding would continue in the area. He noted the elderly may reduce the speeding. He reviewed the peak traffic counts in the report. His view was 17 to 25 vehicles an hour would be added to the traffic. His view was this was not a significant cut through for traffic. His view was the neighbors were using the area for a cut through, which was not a significant amount. He explained when there is development there would be an increase in traffic. He explained there was a 5 second delay at the 4 way intersection that was unsignalized.

Staff inquiries: Mr. Hesketh reviewed the individual traffic counts from 2019 to 2024. He noted the 2023 volumes were lower than the 2019 volumes. He explained the traffic volumes are higher than during the pandemic, but were not at pre-pandemic volumes.

Commission inquiries: Mr. Hesketh explained on average the peak hours were 7:00 A.M. to 9:00 A.M. and 4:00 P.M. to 6:00 P.M. Regarding the accidents on Birch St. and Redstone Rd., Mr. Hesketh noted the increase would be from 14 to 14 and one third of an accident potentially, which was not much of an increase in accidents.

Attorney Furey summarized his processes during the applications. He reviewed the professional team. He explained the Commission approved a previous Site Plan with a more intensive use. He reviewed how the Regulations were revised for over a year. He addressed the neighbor concerns. He explained the applications were continued because comments were not received from the Engineering Dept. and Staff.

Attorney Furey reviewed the comments. He explained now there are outstanding comments from the comments received, but most were addressed. He reviewed the outstanding building construction comments and Planning Dept. comments.

He explained the forester recommended the forest not be cleared and add additional evergreens 4 ft. to 6 ft. tall, if necessary. He explained the requested landscaped buffer on Redstone Hill Rd. near the patios would have the wooded landscaped buffer cleaned up.

He noted the Commission would have jurisdiction of the buffer for 2 years beyond occupancy of the last phase. He explained the lots would be merged if the applications are approved. He noted IW markers would be placed on the site. His view was the speed bumps were unnecessary near the ingress and egress. He requested to place bollards near the building versus curb stops. He explained a guard rail was put in place near the interior parking spaces for water quality control purposes.

Commission inquiry: Attorney Furey explained the debris and dead trees would be cleaned up near the neighbor's site.

Mr. Armstrong reviewed his concerns. He deferred the comments about the bollards to the Commission. His view was this was a new development and the landscaping should grow with the site. Staff preferred the landscaping plans be placed on the plans for a reference for the Site Plan.

The following person spoke in favor of the application: Karli Torvinen, 365 Allentown Rd. and Teri Torvinen, 365 Allentown Rd.

Ms. Karli Torvinen was in favor of the application because she had children with medical concerns. Her view was this would be a good community for people to live and to provide more opportunities in Bristol. Ms. Teri Torvinen was in favor of the plans for people 55 years old and older. She would need a place to live like this in the near future.

The following persons spoke against the application: William Forbes, 4 Violet Dr.; Mary Jane Schultz, 768 Redstone Hill Rd.; Thomas Bentivengo; 5 Village St.; Thomas Lepito, 707 Redstone Hill Rd.; Natalia Majancik 635 Redstone Hill Rd; Joseph Smith, 54 Silo Rd. and Kathryn Goodrich, 252 Silo Rd.

Mr. Lawrence had concerns of the applications being compliant. His view was the plan was too dense for the area. His view was people may think this is a good idea until there is an accident. The traffic reports may be okay, but the area is very busy. He noted no one stops at the stops signs and now the density would be increased.

Ms. Schultz as concerned about having to spend additional funds of trying to prevent water in her basement. She explained there is a lot of water and debris in the area and this was not addressed during the discussions.

Mr. Bentivengo had concerns that the Staff concerns had nothing to do with the Zoning concerns if the development fits the area. He had concerns of the limits of the houses and the condominiums in the area.

Mr. Lepito was concerned the plan would affect the streets and the buffers. His view was the Commission should be listening to the public views.

Natalia Majancik was concerned about the area bears and her children. She had concerns about the ability to exit and enter her driveway.

Mr. Smith preferred that single family houses be constructed. He had concerns of the houses constructed on Village St. and Silo Rd. not being accounted for in the traffic report.

Ms. Goodrich had concerns of the increased density of residents and the increased traffic.

Attorney Furey responded to concerns of the public. He explained the engineering reviews and the storm water detention system for the water in the area. He explained this is a permitted use with a Special Permit and there is a need for this type of housing. He explained how the Commission amended the senior housing Regulations in Zoning Regulations with many restrictions. He noted the existing elderly housing within the City has had no negative impacts for the areas.

He explained Mr. Hesketh's traffic report found no substantial impacts on the traffic or safety in the area. He explained Staff also had no concerns with the traffic for the area. He reviewed the setbacks and design requirements that were in excess of the Regulations. His view was the plan for this evening was an improvement from the prior plan.

Commission inquiries: Attorney Furey explained the proposed construction on the site was relocated away from the inland wetlands areas so there were no IW applications/permits required. He explained his client does not want to construct single family houses, which would result in the complete clearing of all the lots.

He explained the 3-story building would be placed behind the 2-story building to give the effect of a 2-story building. He explained this would also partially screen the 3-story building from road. He explained the IW litigation was postponed in order to reconfigure the applications and potentially make the litigation unnecessary.

Staff inquiries regarding Page 20: Attorney Furey reviewed how the plan design complied with the new Zoning Regulations. He explained the plan complied with the PoCD. He explained the plan was consistent for the purpose of the PoCD and the new Zoning Regulations.

Staff reviewed the documents for Applications #2489 and #2490.

The hearing #2489 is closed.

By: Goodwin

Seconded: Mangiafico.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

Commissioner Goodwin explained he reviewed the area. He explained of the 275 letters 270 were opposed to the plans. He noted the plans had to be considered under the new Regulations. His view was this was a difficult decision with so many in opposition. Commissioner DeRoehn explained this was a difficult decision, but the Commission has to vote as necessary. Chairman White explained it was difficult to be put in a position that affects so many people. He explained the owner gets to make the decision of what to do with the property they own. He explained the Commission has to follow the Regulations.

Staff read into the record the decision considerations for the Special Permit. Staff explained if the Commission was unsure of their vote this evening, Staff can be directed to draft an additional motion or motions and bring them back to the next meeting.

MOTION: Move that Application #2489 be approved with the following stipulations:

1. A maximum number of 84 dwelling units of senior housing shall be permitted.
2. The Bristol Zoning Commission will reserve jurisdiction regarding the sufficiency of the effectiveness of the buffer for a period of two years from the issuance of a certificate of occupancy for the last phase of the project. If the Bristol Zoning Commission does not feel the evergreen and wooded buffer is sufficient in those areas it may require the applicant to

either install additional evergreen plants within the wooded buffer or to install a line of appropriate evergreens on the inside of the wooded buffer pursuant to the requirements of Section 11.1.5. of the Bristol Zoning Regulations.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn and White.
Against: Goodwin and LaFreniere.
Abstained: None.

The application #2489 is approved with stipulations.

The hearing #2490 is closed.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

Staff reviewed Pg. 95, Section 16.3.13. of the new Zoning Regulations regarding standards for approval.

MOTION: move that Application #2490 be approved with the following stipulations:

1. The site plan shall not be signed off until all remaining comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn and White.
Against: Goodwin and LaFreniere.
Abstained: None.

The application #2490 is approved with stipulations.

- c. Application #2491 – Special Permit for a proposed 8,732 sq. ft. Civic Facility (new construction of Fire Station #3); Assessor's Map 43, Lot 16; 163 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol, applicant.
- d. Application #2492 – Site Plan for a proposed 8,732 sq. ft. Civic Facility (new construction of Fire Station #3); Assessor's Map 43, Lot 16; 163 Church Ave; R-15 (Single-Family Residential) zone; City of Bristol, applicant.

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on Applications #2489 and #2491 and #2492. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on Applications #2491 and #2492.

Kaitlyn Stublic, P.E., Benesch Engineering, 120 Hebron Ave., Glastonbury, representing the applicant, reviewed the presentation to construct a new building for Fire House #3. She explained the site was recently assigned the address 163 Church Ave. She reviewed photos of the vacant property. She explained the trees to the front right and the trees to the rear would of the site would be preserved. She explained the trees to the left front needed to be removed.

Ms. Stublic explained the existing fire house has 2 bays. The new building would have 3 bays constructed for additional equipment. She reviewed the 26 parking spaces (16 employees/7 rear of building/3 for visitors.) She explained the parking is determined by the Commission. She explained the comments requested to supplement the 20 ft. buffer for the site. She explained the site is 2.5 acres and the frontage is 260 ft.

She noted the building would be setback to be similar to the existing residential neighborhood. This would also allow for apparatus to be placed in the driveway without being in the right of way. She explained the usual driveway is 30 ft. wide, but the request is for two driveways at 36 ft. wide and 52 ft. wide. She explained these driveways are allowed if there were public emergency services.

Staff explained the Commission had to ability to waive the driveway sizes.

Ms. Stublic reviewed the storm drainage system. She explained the site had high ground water and no availability of storm water sewage on Church Ave. She reviewed the above ground and below ground utilities. She explained there is a utility pole in the driveway that they are working with Eversource to be relocated. She reviewed the landscaping plan that would be increased for the neighbor's property. She reviewed the building layout and the apparatus bays of the building. She explained there would be 8 employees on each shift.

David Stein, of Silver Petrucelli and Associates, 3190 Whitney Ave., Hamden, representing the applicant, explained the gender separated bunk rooms. Mr. Stein explained there was individual gear rooms and rest rooms.

Staff inquiries: Chief Richard Hart, 181 North Main St., explained there is a decontamination room to the rear of the building. Ms. Stublic explained any contaminates would be taken off site by a third party. She noted the public was not encouraged to enter this facility.

Commission inquiries: Chief Hart explained the third bay is used to store an apparatus that would not have a crew assigned to it unless engine 3 and another engine were out of service. If the facility had to be closed for an emergency, the apparatus would be stored at the headquarters.

Shawn Moore, 223 Hollyberry Rd., representing the applicant, explained the final project total was \$8 Million, which included an additional request to the Finance Board. He explained the original building was 10,000 sq. ft., but the building was reduced slightly to save money.

Mr. Armstrong inquiries: Chief Hart explained EV apparatus was running at about \$400,000, so it was not feasible at this time. He explained the technology was also unproven so he did not want to be the first to employ this type of system. He explained that EVC stations were also not feasible at this time.

Staff explained there was an outstanding comment of an abutting property owner that was essentially using part of the property for parking. The Corporation Counsel's Office is involved and we will work with the property owner on a resolution.

Commissioner Mangiafico explained she was a former Fire Commissioner. She was unsure if she should vote on these applications without causing a conflict of interest. Chairman White explained he does not see a conflict of interest. He explained if Commissioner Mangiafico wanted to recuse herself it was up to the Commissioner. Commissioner Mangiafico felt she had no conflict of interest with the applications.

No one else spoke in favor of the application.
No one spoke against the application.

Staff reviewed the documents for the applications.

Ms. Stublic reviewed the traffic report. She explained the average was 33 to 40 mph in the area.

Staff explained there were few comments remaining that should be able to be resolved.

The hearing #2491 is closed.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.

Against: None.

Abstained: None.

MOTION: Move that Application #2491 be approved.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application is approved.

The hearing #2492 is closed.

By: Goodwin

Seconded: LaFreniere.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

MOTION: Move that Application #2492 be approved with the following stipulations:

1. The site plan shall not be signed off until all remaining comments have been addressed and the plan revised accordingly.
2. All site improvements which have not been satisfactorily completed by the time a Certificate of Occupancy is applied for, shall be bonded in accordance with Section XI.A.16. of the Zoning Regulations.

By: Goodwin

Seconded: DeRoehn.

For: Mangiafico, DeRoehn, Goodwin, LaFreniere and White.
Against: None.
Abstained: None.

The application #2492 is approved with stipulations.

7. Old Business
There was no old business.

8. New Business
There was no new business.

9. Staff Reports

10. Communications

11. Adjournment

Chairman White designated regular Commissioners Goodwin, LaFreniere and White to vote on the adjournment. He also designated alternate Commissioners Mangiafico and DeRoehn to vote on vote on the adjournment.

MOTION: Move to adjourn at 8:28 P.M.

By: Goodwin

Seconded: LaFreniere.

This meeting was taped.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary