

**BRISTOL PLANNING COMMISSION
MINUTES
REGULAR MEETING OF APRIL 27, 2022**

CALL TO ORDER:

By: Chairman Veits

Time: 7:00 P.M.

Place: City Hall

ROLL CALL:

MEMBERS	NAME	PRESENT	ABSENT
REGULAR MEMBERS:	Chairman William Veits (Chairman)	X	
	Commissioner John Soares (Vice Chairman)	X	
	Jon Pose	X	
	Tracey Bacchus	X	
	Jeff Hayden	X	
ALTERNATE MEMBERS:	Christopher Nardi (Acting Secretary)	X	
	Kenneth Rasmussen-Tuller	X	
	Anthony Lorenzetti	X	
STAFF:	Robert M. Flanagan, AICP, City Planner	X	
	Nancy Levesque, P.E., City Engineer	X	

PLEDGE OF ALLEGIANCE

Chairman Veits reminded the Commission the next regular meeting of the Planning Commission is Monday, May 23, 2022. The May meeting will take place at the Board of Education (BOE) Auditorium located at 129 Church Street.

PUBLIC PARTICIPATION:

Cheri Bilodeau-Barton, 311 Westwood Rd., was in attendance to reiterate her concerns for her property possibly being negatively affected by water and drainage. Mr. Flanagan explained the Commission would open the public hearing for Application #431 and that was the time for Ms. Bilodeau-Barton to state her concerns. He explained Public Participation was for general comments by the public and not for pending applications.

APPROVAL OF MINUTES:

- Minutes from the March 23, 2022, Regular Meeting

Chairman Veits designated regular Commissioners Pose, Bacchus, Hayden and Soares to vote on the March 23, 2022, regular minutes. He also designated alternate Commissioner Nardi to vote on the March 23, 2022, regular minutes with the absence of Chairman Veits at the March 23, 2022, regular meeting.

MOTION: Move to approve the minutes of the March 23, 2022, regular meeting.

By: Pose

Seconded: Soares.

For: Pose, Bacchus, Hayden, Soares and Nardi.

Abstain: None.

Abstain: None.

RECEIPT OF NEW APPLICATIONS:

There were no new applications.

PUBLIC HEARINGS:

2. Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant – (Public Hearing continued from March 23, 2022.)

Chairman Veits designated regular Commissioners Pose, Bacchus, Hayden and Soares to vote on Application #431. He also designated alternate Commissioner Nardi to vote on Application #431.

The Commission acknowledged receipt of the following items in their electronic packets: the first set of Site Plan Review Committee Comments, dated February 28, 2022 and the revised first set of Site Plan Committee Review Comments revised date April 19, 2022 (New Plan); an e-mail dated April 6, 2022, from Carol Noble, P.E., Environmental Engineer, to Robert Green Associates; Robert Flanagan; Attorney James Ziogas, Edward D'Amato Construction, Nancy Levesque, P.E., regarding final comments for Meadow View Farm Subdivision/1960 Perkins Street Application Staff Comment (pre-meeting); an e-mail dated March 29, 2022, from Robert Flanagan, City Planner, to Carol Noble, P.E., Environmental Engineer, regarding Perkins St. and Southdown Drive, IWC Application 1964 - Planning Commission Application 431 to reduce the lot configuration (without voting on the application); an e-mail dated March 11, 2022, from Carol Noble, P.E., Environmental Engineer, to Robert Flanagan, Nancy Levesque, P.E. City Engineer, Zachary Fisk (Chairman Inland Wetlands Commission) and Attorney James Ziogas, regarding Perkins St. and Southdown Drive, IWC Application 1964 - Planning Commission Application 431; a letter dated March 11, 2022, from Attorney James Ziogas, regarding Perkins St. and South Down Dr., Application #431; a letter dated March 11, 2022, from Zachary Fisk, Chairman Inland Wetlands Commission to William Veits, Chairman, regarding Wetland Application #1964, Subdivision 1960 Perkins St., Assessors Map #58, Lot 16-1, LED, LLC, applicant; and a letter dated March 27, 2022, from Peter Barton and Cheri Bilodeau-Barton, regarding Meadow View Farm Subdivision/1960 Perkins Street Application (six attached photographs); a response letter dated March 30, 2022, from Robert Green Associates to Bristol Inland Wetlands Commission and copied to Peter and Cheri Barton, Carol Noble, P.E., Robert Flanagan, City Planner and Attorney James Ziogas, regarding Meadow View Farm Subdivision 1960 Perkins St. Application; a Conservation Easement Agreement, dated May 2022; a Storm Water Drainage Easement, dated February 2022; a Sanitary Sewer And Access Easement, dated April 2022; a purchase agreement and Exhibit A description entitled "Exhibit A (Description) "Record Subdivision Map" Led, LLC, Meadow View Farms Subdivision 1960 Perkins Street Bristol, Connecticut December 22, 2021 Revised 2-21-22 & 3-24-22 Robert Green Associates Surveyors and Engineers 6 Old Waterbury Road Terryville, Ct 06786"; a Purchase And Sale Agreement, dated March 2022; a Plan For Maintenance And Emergency Operations Detention Pond 'C' Owned by LED, LLC, dated April 2022.

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained the application was continued from last month because the Inland Wetlands Commission (IW) application was not voted on yet, but approved on April 6, 2022 with the revised plan. The IW Commission prior sent a letter to the Planning Commission expressing a preference with the revised plan.

The IW Commission determined the revised plan with the with 4 rear lots was a reasonable and prudent alternative plan versus the original plan with 10 lots. The total property is 12.5 acres (Perkins St. & end of South Down Drive). The lots would have City sewer and water. Each rear lot has to be 50% area greater than in that zone. The required setback is 40 ft.; the proposed setback is 60 ft. The rear lots have to be more than 37,500 sq. ft. Each lot should have a 25 ft. accessway to a city street.

Regarding the original plan, the 10-lot subdivision with 2 rear lots complied with the Regulations. The IW Commission wanted to eliminate the extension of the cul-de-sac on Southdown Drive that would affect the inland wetlands area with the revised plan. The farm pond was not part of this subdivision.

The request this evening was to eliminate the extension of the cul-de-sac and to grant the waiver for the two additional rear lots; eliminate the extra road extension construction to preserve the Inland Wetlands area. The City had a concern for a pond maintenance agreement from the Barnes family. The pond would be added to the conservation area provided to the City to be monitored and controlled by the applicant.

Attorney Ziogas reviewed the Subdivision Regulations for allowed rear lots and waivers that would address Ms. Bilodeau-Barton's concerns. As part of the IW Regulations, the IW Commission looks for a reasonable prudent alternative and the elimination of the wetland area was part of the plan. The original plan extended Southdown Drive by 100 ft. and would have eliminated the wet meadow but was resolved with the revised plan. The waiver would preserve the wetland areas; provide a proper maintenance plan; preserve the front yards of the Southdown neighbors and reduce lot density in the overall subdivision.

The conservation area is 70,836 sq. ft.; the pond area is 61,193 sq. ft. for total of 132,000 sq. ft. of conservation area (3.1 acres.) The Regulations state that the Commission may require 15% (1.8 acres) open space.

During the IW and Planning Commission's process, a letter was received from the neighbor at 311 Westwood Rd. regarding stormwater and they sent a response letter. The two rear lots would not affect their property because the storm water would not go into the pond. The roof drains and roof leaders would go into the drywell. Based on the letter, their engineer provided a study for Lots 2 and 9 (near Westwood Terrace) for impacts on 311 Westwood Rd. that indicated no impacts. Therefore, he asked for approval for the application.

Richard Green, P.E. of Robert Green Associates, 6 Old Waterbury Rd., explained regarding the Barton's letter dated March 27, 2022, the analysis he conducted to study the additional flows. They did a pre and post analysis to the west lot line of the Barton's because this area of wetlands areas that would eventually merge with the pond outflow. The peak flows decreased for 25-to-100-year storms. He reviewed the calculations.

Mr. Green explained the reduction of flows would be from the revised grading, a series of swales, and added storage area to slow down storm water for peak flow.

No one else spoke in favor of the application.

No one spoke against the application.

The following person did not speak in favor or against the application, but had inquiries: Cheri Bilodeau-Barton, 311 Westwood Rd. She explained they received the letter, but did not receive numerical data. The water was part of a feature of their property.

Mr. Green reviewed the decreased flow through their property was 13.6 cfs and would be reduced to 13.4 cfs, so there was no danger of it drying. For 50 yr. storm 19.3 cfs to 18.8 cfs and 100 yr. storm 25.7 cfs to 24.9 cfs. It would not be zero at any point.

Attorney Ziogas explained the total acreage of the conservation easement added to the pond the two amounts to create the 3.73 acres; the pond is about 2 acres. The .5 difference is the upland area (owned by Lot 2) to be utilized similar to a back yard for residential uses. The .5 acre was not part of this subdivision or their calculations and cannot be built on. The intention was not to clear cut the property.

Any activity required IW Commission approval within 100 ft. of the wetland area. He reviewed the area of purchase, uplands, acreage added to the lot, and the area not to be conserved (.5 acres remaining). Also, there is a 25 ft. buffer zoning setback and a 100 ft. of uplands review buffer area. The basin/dam was constructed for a different subdivision that did not require a DEEP permit because it was less than 5 ft.. He read into the record the IW Regulations for conservation easement post and placards.

Regarding detention basin ownership (Eastview Farms), a maintenance agreement was never filed with an entity for ownership; the Barnes family does not want the responsibility. There is a contract to purchase the pond with a conservation easement and storm maintenance plan for Lot 2 to maintain it.

Ms. Levesque reviewed the conservation easement maintenance agreement requirements that included posts and placards. If an owner goes into the conservation easement area, mitigation is required. The IW Zoning Enforcement Officer (IWZEO) would investigate a property. City staff endeavors to make people aware of conservation easements.

She described the directional drill with a pump system for the sewer easement from Lot 9 to Lot 2 going through the conservation easement area, underground, which can be done without any disturbance, and the line would go through to the Southdown Dr. area.

Regarding placing the pond in the Storm Water Trust, this should be done at the time of the initial subdivision and the Trust would likely not accept the pond at this point. They cannot require the applicant to place the property into a storm water trust. Ms. Levesque also explained there were a number storm water basins under the Storm Water Trust.

Ms. Bilodeau-Barton requested the applicant place the .5 acres, proposed conserved pond area, and the basin on the map because it was new information if it was part of their calculations. The Commission reiterated to Ms. Bilodeau Barton that the pond was not part of the application this evening but the information being offered about the pond was the applicant being transparent with the Commission about future activity on site.

Attorney Ziogas explained they reviewed Staff comments and provided revised plans. The applicant also provided the storm water easement, conservation easement, storm water maintenance plan and other required documents. The plan complied with exception of the two additional rear lots.

Mr. Flanagan reviewed with the Commission the procedure for granting a waiver for the rear lots proposed by the applicant; he also clarified that the granting of a waiver requires a three-quarters affirmative vote of the voting members to approve the waiver.

The Planning Commission determined that the following conditions have been satisfied and granted a waiver of Section 5.02(8) Rear Lots, which limits the number of rear lots based on the total number of lots in a proposed subdivision. The decision was based on the following criteria/information that was submitted for the record:

- Condition #1

The waiver has been specifically requested in writing by the subdivider: Letter on file dated March 11, 2022

- Condition #2

Conditions exist which adversely affect the subject property and which are not generally applicable to other property in the area: The extension of South Down Drive (by approximately 100' ft.) would require the removal of a wet meadow on the subject property and cause disturbance to the front yards of two abutting property owners on Southdown Drive.

- Condition #3

In the absence of a waiver, one or more requirements of these Regulations cannot be satisfied: This is a waiver of Section 5.02(8) Rear Lots, which limits the number of rear lots based on the total number of lots in a proposed subdivision.

- Condition #4

The requested waiver is the minimum deviation of these Regulations to permit the subdivision of the subject property: The waiver would offer protection of the natural resources on-site.

- Condition #5

The granting of the waiver shall not have a significant adverse effect on adjacent property or on the public health, safety and welfare: The waiver would offer protection of the natural resources on-site.

MOTION: Move that Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, to grant a waiver regarding the number of rear lots increasing it to four lots for a total of nine lots.

By: Pose

Seconded: Soares.

For: Pose, Bacchus, Hayden, Soares and Nardi.

Against: None.

Abstain: None.

The waiver is granted.

MOTION: Move that the Public Hearing on Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, be closed

By: Pose

Seconded: Hayden.

For: Pose, Bacchus, Hayden, Soares and Nardi.

Abstain: None.

The application is closed.

MOTION: Move that Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (10 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant, be approved, for a Final approval, with the following stipulations:

Move that a Final approval be granted for: Application #431 – Subdivision (Meadow View Farm), 1960 Perkins Street (9 lots); Assessor's Map 58, Lot 16-1; R-25 (Single-Family Residential) zone; LED, LLC, applicant.

This Final approval is based on the maps and information submitted along with the subdivision plan entitled "Meadowview Farm Subdivision – 9 Lots Assessor's Map 58 Lot 16-1 1960 Perkins Street Bristol, Connecticut, December 22, 2021" currently having a last revision date of April 20, 2022, with the following stipulations:

1. Prior to the final sign-off/endorsement by either the Chairman or Secretary of the Bristol Planning Commission, all remaining staff comments for the Subdivision plan shall be addressed to the satisfaction of Staff.
2. The following must be recorded on the City of Bristol land records and a copy of the recorded documents provided to the Land Use Office for inclusion in the approved subdivision file, prior to the final sign-off/endorsement by either the Chairman or Secretary of the Bristol Planning Commission:
 - a. Conservation Easement Agreement
 - b. Storm Water Drainage Agreement
 - c. Sanitary Sewer Easement and Access Agreement
 - d. Plan for Maintenance and Emergency Operations – Detention Pond "C"
3. Pursuant to Section 1.06 of the Bristol Subdivision Regulations, the applicant has requested a waiver to allow two rear lots off of Southdown Drive with both properties having access with separate driveways for each lot. This will bring the total number of rear lots to 4 for a proposed subdivision of 9 lots.
4. The approval letter for this Subdivision plan, along with the stipulations and notes above, must be reproduced and made part of the plan set for this subdivision. The applicant shall seek the guidance of the City Planner on this stipulation.

By: Pose

Seconded: Soares.

For: Pose, Bacchus, Hayden, Soares and Nardi.

Abstain: None.

Abstain: None.

The application is approved with stipulations and conditions for final approval.

ZONING COMMISSION REFERRALS:

There were no zoning commission referrals.

CITY COUNCIL AND OTHER REFERRALS:

1. Conn. General Statute 8-24 Reviews:
 - a. Clark Avenue – Map 67 & Lot 31
 - b. Henry Street – Map 30 & Lot R4-1
 - c. 483 North Main Street – Map 23 & Lot 162/164

Chairman Veits designated regular Commissioners Pose, Bacchus, Hayden, Soares and Veits to vote on the Clark Avenue – Map 67 & Lot 31, request. Chairman Veits resumed his seat.

The Commission acknowledged receipt of the following items in their electronic packets: a letter dated July 15, 2021, from the Therese Pac, Town and City Clerk, regarding the City Council's vote on July 13, 2021 to refer the item to the Planning Commission; a memorandum dated July 1, 2021, to Mayor Ellen Zoppo-Sassu City Council, from Raymond A. Rogozinski, P.E., Director of Public Works, regarding Eversource Request for Access Agreement -- City Owned Property Lot 67-31 Clark Ave & Lot 30-R4-1; a letter dated June 8, 2021, from Eversource, regarding Side Letter Agreement - Permanent Access Road Easement to The Connecticut Light and Power Company d/b/a Eversource Energy Prospect Street, Bristol, CT Real Estate Project Map 0-51.256/ Lines 1810 & 1825 (Attachment 1); and a letter dated June 8, 2021, from EVERSOURCE, regarding Side Letter Agreement - Permanent Access Road Easement to The Connecticut Light and Power Company d/b/a Eversource Energy Clark Avenue, Bristol, CT Real Estate Project Map 0-51.077/ Line 1810 (Attachment 1 and right of way map.)

Clark Avenue – Map 67 & Lot 31

Ms. Levesque explained the request for access agreement on the City owned property on Clark Avenue from Eversource is to upgrade their sub-stations. With these requests on City property, it tends to be less disturbance versus Eversource owned property. The Engineering Department had reviewed the request and Raymond Rogozinski, Director of Public Works, had recommended the Commission approve this request for maintenance. This was a referral to the City Council that would refer it to the Water Commission, Real Estate Committee and various departments for required approvals.

MOTION: Move to send a positive referral to the City Council for Map 67 Lot 31 – Clark Avenue because the Planning Commission finds that the Permanent Access Agreement with Eversource, as presented, would be generally consistent with the goals and policies of the 2018 Plan of Conservation and Development.

By: Soares

Seconded: Pose.

For: Pose, Bacchus, Hayden, Soares and Veits.

Against: None.

Abstain: None.

The CT Gen Statute 8-24 referral is recommended for approval.

Mr. Flanagan explained this was a similar request from Eversource. The Eversource has it was listed as Prospect St., but the City has it listed as Henry St., so they were referring it to the City Council as Henry St.

Henry Street – Map 30 & Lot R4-1

MOTION: Move to send a positive referral to the City Council for Map 30 Lot R4-1 – Henry Street because the Planning Commission finds that the Permanent Access Agreement with Eversource, as presented, would be generally consistent with the goals and policies of the 2018 Plan of Conservation and Development.

By: Pose

Seconded: Soares.

For: Hayden, Pose, Soares, Bacchus and Veits.

Against: None.

Abstain: None.

The CT Gen Statute 8-24 referral is recommended for approval.

483 North Main Street – Map 23 & Lot 162/164

Attorney James Ziogas, 104 Bellevue Avenue, representing the applicant, explained he had submitted an aerial photo with the request. At the intersection of North St. and North Main St., in 2020, the Zoning Commission approved a Site Plan and Special Permit for this property for an assisted living facility. The lot was small for the parking and the building was constructed near North Main St. as close as possible, but the foundation was off by 5/8th of an inch and projected into the City's right of way.

The best explanation he received was when the foundation and footing forms were set and being fabricated, they think the forms shifted slightly. When the forms dried, the foundation was 5/8's of an inch over the property line. The Building Department required an As Built Survey, which is when this was discovered. Because of this error the applicant is asking the City to grant approval for this request. The Real Estate Committee and Public Works Board approved their request. The Planning Commission recommendation is part of the Statute. This would not impact the right of way.

After inquiry by the Commission, Attorney Ziogas explained the request for six inches should not have any additional issues.

Mr. Flanagan explained his conversation with Commissioner Lorenzetti earlier today regarding if six inches was enough.

MOTION: Move to send a positive referral to the City Council and the Real Estate Committee for 483 North Main Street – Map 23 Lot 162/164 – because the Planning Commission finds that the revision to the right-of-way boundary line, which moves the eastern property line at 483 North Main Street six inches to the east into the right-of-way boundary line, as there is no other apparent municipal use of this area.

By: Soares

Seconded: Pose.

For: Hayden, Pose, Soares, Bacchus and Veits.

Against: None.

Abstain: None.

The CT Gen Statute 8-24 referral is recommended for approval.

OLD BUSINESS:

2. Application #324 – Bristol Crossing Subdivision – Road Acceptance Memo for Phase 2 – Corbin Ridge: Assessor's Map 9, Lots 12, 13 & 26 through 42 (19 lots); Sachem Capital Realty, LLC; owner/applicant

Chairman Veits designated regular Commissioners Pose, Bacchus, Hayden, Soares and Veits to vote on Application #324 - Bristol Crossing Subdivision – Road Acceptance Memo for Phase 2 – Corbin Ridge.

The Commission acknowledged receipt of the following items in their electronic packets: items received for the request dated from November 11, 2022 to July 1, 2008.

Ms. Levesque explained she discussed with Carol Noble, P.E., Environmental Engineer, that the applicant was requested to provide a report from the soil scientist for the final plantings and their condition. The final Mylar Maps and As Built maps still have to be filed.

This item should be resolved by next month's meeting. She believed Carol Noble, P.E., Environmental Engineer was in contact with the applicant. Scott Iovene of Sachem Capital Realty, 698 Main St., Branford, explained he would contact David Lord the soil scientist for these concerns.

Mr. Flanagan explained Phase 2 would expire on June 25, 2022 but if the reports are received, this item would be placed on the May agenda to review and vote on. If necessary, it may be continued to the June meeting. He would speak with Attorney Pilicy tomorrow.

MOTION: Move that Application #324 – Bristol Crossing Subdivision – Road Acceptance Memo for Phase 2 – Corbin Ridge: Assessor's Map 9, Lots 12, 13 & 26 through 42 (19 lots); Sachem Capital Realty, LLC; owner/applicant, be tabled until the MONDAY, May 23, 2022 regular meeting of the Commission.

By: Pose

Seconded: Soares.

For: Hayden, Pose, Soares, Bacchus and Veits.

Against: None.

Abstain: None.

The application is tabled until the May 23, 2022, regular meeting.

NEW BUSINESS:

3. Application #324 – Bristol Crossing Subdivision – Request for extension of subdivision expiration date from June 25, 2022 to June 25, 2023 for: Phase 3 – Tevin's Way Lots 14 through 25 (12 lots); Sachem Capital Realty, LLC; owner/applicant.

Chairman Veits designated regular Commissioners Pose, Bacchus, Hayden, Soares and Veits to vote on Application #324 - Bristol Crossing Subdivision – Road Acceptance Memo for Phase 2 – Corbin Ridge.

The Commission acknowledged receipt of the following items in their electronic packets: items received for the request dated from November 29, 2022 to June 25, 2008.

Mr. Flanagan explained the request for Tevin's Way was for a 5-year extension, but Staff recommended a 1-year extension. There is a \$583,000 bond in place with the City. There is no development now, but it may be developed now or in the future. He reviewed the CT Gen. Assembly changes to the Statutes on various time limits for applications, which included this application.

The applicant received 14 years in 2011 with an additional 5 years with the COVID-19 changes to the statute. This application now qualifies for a 5-year extension, but there is no activity on site and Staff's view was a 1 year extension was more appropriate to June 25, 2023.

Commission inquiries: Ms. Levesque explained they started to box out the road, stubbed the water and sewer, but no houses were constructed. The applicant seeded and stabilized the site last summer. There are several vacant lots on Corbin Ridge as well.

Scott Iovene of Sachem Capital Realty, 698 Main St., Branford, agreed with the discussion and the site was cleaned of the debris piles from the previous developer, graded and stabilized.

Commission inquiries: Ms. Levesque explained the bond was adequate if the City had to finish the work. The prices of construction have gone up, but the city would potentially not have to construct the entire street. The Engineer Staff was comfortable with the bond amount.

MOTION: motion to approve an extension of one year from June 25, 2022 to June 25, 2023 of the subdivision approval originally granted on June 25, 2008.

This extension is for Application #324 – Bristol Crossing Subdivision – Phase 3 – Tevin’s Way Map 9 Lots 14 through 25 (12 lots) – Sachem Capital Realty, LLC; owner/applicant.

This extension is granted pursuant to the Connecticut General Statutes Section (C.G.S.) 8-26c (e) and Section 2.09 (1) of the Bristol Subdivision Regulations which allows for extensions of subdivision approvals.

By: Soares

Seconded: Hayden.

For: Hayden, Pose, Soares, Bacchus, and Veits.

Against: None.

Abstain: None.

A one-year extension is approved.

STAFF REPORTS:

4. Monthly Subdivision Status Report

The Commission acknowledged receipt of the following items in their electronic packets: an update of the Monthly Subdivision Status report, updated April 21, 2022.

Ms. Levesque explained the Bristol Crossings, Phases 2 and 3, was just reviewed this evening.

The Laurentide Glen subdivision will be requesting a road acceptance for Phase 1; With respect to Phase 2, the applicant is almost done with construction; the applicant wants to make some minor changes along Stela’s Way and Gino Dr., but that would not affect the bond amount. There may be potentially less earth removal and less retaining walls and would be a positive for the development. Perkins Meadow subdivision there were no building permits yet, but would likely start soon.

COMMUNICATIONS:

There were no communications.

ADJOURNMENT:

Motion was made by Commissioner Pose to adjourn.

Motion seconded by Commissioner Soares.

Motion carried 5-0.

The meeting adjourned at 8:54 P.M.

These minutes represent the proceedings of the meeting.

This meeting was taped.

Respectfully submitted,
Nancy King

Christopher Nardi
Acting Secretary
City Planning Commission