

**BRISTOL ZONING COMMISSION
MINUTES
REGULAR MEETING OF MONDAY APRIL 14, 2025**

By: Chairman White

Time: 6:04 P.M.

Place: City Hall, 111 North Main St.
Council Chambers, First Floor

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	
	Brandon Peate, ZEO	X	

1. Call to Order

Per the order of Chairman White, the meeting was called to order at 6:04 P.M.

Chairman White reminded the Commission the next Regular Meeting of the Zoning Commission is Monday, May 12, 2025.

2. Approval of Minutes

a. Special Meeting - March 6, 2025

Chairman White designated himself, regular Commissioners Marra, Harlow and LaFreniere with alternate Commissioner DeRoehn to vote on the March 6, 2025, special minutes.

MOTION: Move to approve the minutes of the March 6, 2025, special meeting.

By: Marra

Seconded: Harlow.

For: LaFreniere, DeRoehn, Marra, Harlow and White.

Against: None.

Abstained: None.

b. Regular Meeting - March 10, 2025

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on the March 10, 2025, regular minutes.

MOTION: Move to approve the minutes of the March 10, 2025, regular meeting.

By: Marra

Seconded: Goodwin.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

3. Receipt of New Applications

The application is scheduled for public hearing.

- d. Application #AZR 25-03 – Review, discussion and possible adoption of the Commercial, Industrial and Mixed-Use District Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-03.

MOTION: Move that AZR 25-03 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- e. Application #AZR 25-04 – Review, discussion and possible adoption of the Residential Zone Amendment recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-04.

MOTION: Move that AZR 25-04 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- f. Application #AZR 25-05 – Review, discussion and possible adoption of the Unified Residential Development (URD) Regulations for the RM Zone recommendations associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission:

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-05.

MOTION: Move that AZR 25-05 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

- g. Application #AZR 25-06 – Review, discussion and possible adoption of amendments to the Official Zoning Map of the City of Bristol entitled "Zoning Map of the City of Bristol, Connecticut", Effective Date: December 21, 1990, associated with the comprehensive rewrite of the Bristol Zoning Regulations. Initiated by: Bristol Zoning Commission.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #AZR-25-06.

MOTION: Move that AZR 25-06 be accepted and scheduled for a Public Hearing at a Special Meeting of the Zoning Commission on Thursday, May 29, 2025, at 6:00 PM.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is scheduled for public hearing.

Staff informed the public the documents for the Zoning Regulations Rewrite are on the City's Website. The City Planner encouraged the public to review the information before the public hearing.

4 . Public Hearings

- a. Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant – PUBLIC HEARING CONTINUED FROM MARCH 10, 2025.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2517.

Attorney Mark Ziogas, 88 Valley St., representing the applicant, explained the application was reviewed two months ago but the comments were received just before the meeting. Attorney Ziogas indicated there were only a few outstanding housekeeping comments and he sent a letter today regarding the bond to the city. The attorney said the City Engineer agreed with the bond amount. Attorney Ziogas informed the Commission the property was in the Aquifer Protection Area and that note had to be added to the map.

Staff agreed with Attorney Ziogas that the remaining comments were housekeeping in nature. The City Planner and the City Engineer agreed with the bond amount of \$10,000. Staff said this was the third time this property had been approved. The City Planner was working with the assistant city planner, the engineering department and the applicant on the remaining site plan comments. The City Planner indicated the applicant was aware of the Aquifer Protection Area on the property.

No one else spoke in favor of the application.

No one spoke against the application.

Staff reviewed the documents for the application.

The hearing is closed.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The Chairman was comfortable with the plan and noted the application should be approved this evening.

MOTION: Move that Application #2517 - Special Permit for the Removal of Earth Materials at 165 Warner Street; Assessor's Map 55, Lot 49; R-25/OSD (Single-Family Residential/Open Space Development Overlay) zone; DP Homes, applicant, applicant, be approved with the following stipulations:

1. The use shall be conducted in accordance with the drawings entitled "Special Permit for Earth Removal 165 Warner Street Bristol, Connecticut December 9, 2025" with a last revision date of April 8, 2025.
2. The Special Permit for Earth Removal shall be good for a period of three years from the date of approval.
3. The hours of operation for construction activities shall be:
 - a. Monday through Saturday, 7:00 AM to 7:00 PM.
 - b. No work shall occur at the site before 7:00 AM.
 - c. There shall be no operations on holidays on Sunday's or Holidays
4. The property is located within the Level "A" City of Bristol Aquifer Protection Area; adherence to CT DEEP Best Management Practices before, during and after site development activities is required.
5. Article III, Section 15.2.5.3. provides for a 100' foot no excavation buffer; the Commission finds that the lesser buffer area is warranted in order to match proposed contours to the existing contours of adjoining land; the lesser buffer is approved by this motion and is shown on the Site Plan.
6. Pursuant to Article III, Section 15.1.7, a Bond for Erosion Controls must be posted in accordance with Article IV, Section 16.3.16. The following Erosion Control bond amounts have been accepted by the City Engineer:

1 Sedimentation Control Fence	\$1400.00
2 Construction Entrance Pad	\$1000.00
3 Topsoil, Seed and Mulch	\$3,600.00
4 Erosion Control Matting	\$2,000.00
SUBTOTAL	\$8,000.00
Biding and Contract Admin 15% -	\$1,200.00
<u>TOTAL</u>	<u>\$10,000.00</u>
7. Measures to control dust from the operation shall be applied as needed.
8. The applicant shall sweep and remove any errant sand or debris along the frontage of the property at least once a week, for the duration of this Special Permit.
9. No material shall be brought onto the property for processing.
10. This approval is subject to a once yearly review beginning at the May 2026 Zoning Commission meeting. The applicant and/or their representatives, will appear before the Commission and submit progress reports and other relevant information with respect to the construction and earth removal activities associated with this approval, along with updates to the construction timeline and sequencing, as appropriate.
11. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
12. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto shall remain with the property.
13. Regular inspections of the excavation sequence used by the applicant shall be conducted by the Zoning Enforcement Officer. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.
Against: None.
Abstained: None.

The application is approved with stipulations.

- b. Application #2519 - Special Permit for a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) at 216 Central Street; Assessor's Map 42, Lot 22; BN (Neighborhood Business) zone; Forestville Properties, LLC – PUBLIC HEARING POSTPONED FROM MARCH 10, 2025.
- c. Application #2520 - Special Permit for parking on a separate lot under the same ownership at 216 Central Street & 15 Circle Street; Assessor's Map 42, Lots 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC, applicant – PUBLIC HEARING POSTPONED FROM MARCH 10, 2025.

Chairman White explained that Application #2519 and Application #2520 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on Applications #2519 and #2520.

Staff explained after reviewing the plans, a 35-day extension was unnecessary because the hearing was not opened in March. Staff verified the 35-days may be put back in the 65-day bin. Therefore, the City Planner indicated tonight was the opening of the public hearings and none of the time was used up for the applicant.

Attorney Mark Ziogas, 88 Valley Street, representing the applicant, detailed the first plan was for a mixed-use building for the former plumbing company on the site. Attorney Ziogas said the first floor was vacant. The attorney stated with existing zoning three units were allowed but a mixed-use plan allowed additional units.

Attorney Ziogas indicated the plan was to turn three residential units into two additional residential units on the 2nd floor. The attorney said one residential unit and two commercial units would be put on the 1st floor. Attorney Ziogas requested the parking lot be shared with the 2 units at 15 Circle St. The attorney verified 17 parking spaces are needed and there are 14 existing parking spaces.

Commission inquiries: The attorney was unsure if the façade would be redone but indicated a fire escape would be added to the 2nd floor. Attorney Ziogas added there was a garage for the 15 Center St. property.

No one else spoke in favor of the application.

The following person spoke against the application: Stacy Lorenzetti, 242 Central St. and Thomas Lorenzetti, 242 Central St.

Among their concerns were the following: Ms. Lorenzetti was not against the application for the property but was against the parking lot. The neighbor was concerned about the potential use of the commercial units with large trucks in the parking lot next to her property. Ms. Lorenzetti had concerns for the pedestrians. Mr. Lorenzetti had no concerns with the plans. The neighbor had concerns between 242 Central St. and the building there previously large trucks and dumpsters in the parking lot. Mr. Lorenzetti wanted to make sure there would be no heavy commercial use for the building and parking lot.

The attorney verified the building was not suited for construction businesses. Attorney Ziogas said the parking spaces would be needed for the residential units in place. The attorney stated the commercial use may be a beauty salon or a construction management office. Attorney Ziogas verified the parking lot of concern was not the applicant's property.

Staff clarified this was a BN zone that had very limited uses. The City Planner pointed out the parking lot of concerns was not the subject parking lot this evening. Staff stated the Application #2519 had to be amended.

MOTION: Move to continue the Public Hearing on Application #2519 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.
Against: None.

Abstained: None.

The application #2519 is continued.

MOTION: Move to continue the Public Hearing on Application #2520 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application #2520 is continued.

- d. Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.
- e. Application #2523 - Site Plan for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant.

Chairman White explained Application #2522 and Application #2523 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2522 and Application #2523.

Attorney James Ziogas, 104 Bellevue Ave., representing the applicant, explained the Special Permit was for a drive-thru facility at the vacant Boston Market. Attorney Ziogas reported there are no drive-thru windows at this plaza. The attorney stated there is no tenant for this building. Attorney Ziogas reported the plaza owner wanted to improve the building for the difficulty leasing the site. The attorney indicated the comments were addressed and a traffic report was provided for the drive-thru window.

Scott Hesketh, P.E., T.E., of F.A. Hesketh & Associates, Inc., 3 Creamery Brook, East Granby, representing the applicant, overviewed the traffic study. Mr. Hesketh compared the peak trips for the A.M. and P.M. for the site. The traffic engineer said this would only be a pickup window for now and may change to a fast-food window. Mr. Hesketh noted there was a stacking que of 14 vehicles in a one-way lane. The traffic engineer indicated most people take a right onto RT 6 to exit the site. Mr. Hesketh's view was there was sufficient queuing and service levels for the site.

Commission inquiries: Mr. Hesketh reviewed the traffic pattern for the site. The traffic engineer said there would only be bollards in front of the building, but not for the driving lane. Attorney Ziogas presumed the Police Dept. did not review the traffic report to address their comments. Staff presumed the Police Dept. comments were regarding the site plan related.

Staff said he would inquire at the site plan committee meeting regarding the outstanding Police Department comments.

Staff reviewed the documents for the applications.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing #2522 is closed.

By: Marra

Seconded: Harlow.

For: Goodwin, Marra, Harlow and White.

Against: None.

Abstained: LaFreniere.

MOTION: Move that Application #2522 - Special Permit for a Drive-Up Facility at 45 Farmington Avenue; Assessor's Map 24, Lot 236 - (99 Farmington Avenue); BG (General Business) zone; SBM Bristol, LLC, applicant, be approved with the following stipulations:

1. The use shall be conducted in accordance with the drawings entitled "Site Plan Modification Lane Re-Assignment and Drive-up Window, Bristol Commons Assessor's Map 24, Lot 236 45 Farmington Avenue, Bristol, Connecticut October 10, 2024" with a last revision date of April 8, 2025.
2. This Special Permit shall authorize the accessory use of the building known as 45 Farmington Avenue for a Drive-up Facility on the property know as 99 Farmington Avenue, Map 24, Lot 236.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: Marra, Goodwin, Harlow and White.

Against: None.

Abstained: LaFreniere.

The application is approved #2522 is approved.

MOTION: Move to continue the Public Hearing on Application #2523 to the May 12, 2025, Regular Meeting of the Commission.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application #2523 is continued.

- f. Application #2525 - Special Permit for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant.
- g. Application #2526 - Site Plan for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant.

Chairman White explained Applications #2525 and #2526 would be heard concurrently but voted on separately.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2525 and Application #2526.

Attorney James, 104 Bellevue Ave., representing the applicant, described the request as the applicant purchased the vacant property at 277 West St. and wanted to relocate his barber shop from Farmington Avenue to this location. Attorney Ziogas reviewed the prior uses on the property that had more intensive uses versus the proposed use.

The attorney stated a Special Permit was needed for the Personal Services Establishment use. Attorney Ziogas noted the applicant complied with the request to provide a new Site Plan to make the plan clear. The attorney verified the parking lot would have angled parking and complied with Regulations. Attorney Ziogas pointed out the access on West St. would be eliminated and replaced with landscaping. The attorney said as such there would be a one-way ingress and egress.

Attorney Ziogas reviewed the comments. The attorney indicated stop bars and do not enter signs would be added to the property. Attorney Ziogas noted the handicapped parking would be near the building on the north side of the property. The attorney stated that 3 trees would be added to the existing landscaping. Attorney Ziogas indicated one box truck delivery per week was sufficient. The attorney made the Commission aware the applicant would like to expand the services in the future. Attorney Ziogas noted there were no outstanding comments. Attorney Ziogas indicated that the applicant did not require a dumpster.

Staff indicated the Building Dept. did not have a chance to respond to the comments.

The City Planner reviewed the documents for the application.

No one else spoke in favor of the application.

No one spoke against the application.

The hearing is closed.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

MOTION: Move that Application #2525 - Special Permit for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant, be approved, with the following stipulations:

1. The use shall be conducted in accordance with the drawings "Site Plan #277 West Street Property of: Aesthetic Artist Professional Suites, LLC Bristol, CT.", with a last revision date of April 2, 2025.
2. This Special Permit shall authorize the use of the property as a Personal Service Establishment.
3. This Special Permit shall not become effective until it has been filed in the City land records in accordance with the provisions of the Connecticut General Statutes.
4. The Special Permit stipulations contained in this approval, along with any conditions and safeguards attached thereto, shall remain with the property.
5. Failure to strictly comply with the documents, plans, terms, conditions and/or safeguards approved by the Commission as a part of this Special Permit shall be a violation of the Regulations. The Zoning Enforcement Officer shall notify the applicant in writing of the specifics of the non-compliance and shall provide a reasonable time-period for compliance therewith. Unless there is full compliance within such time-period, the Commission may, following a duly advertised public hearing, rescind and revoke such Special Permit.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application #2525 is approved with stipulations.

The hearing is closed.

By: Marra

Seconded: NAME.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

MOTION: Move that Application #2526 - Site Plan for a Personal Services Establishment (beauty/barber shop) at 277 West Street; Assessor's Map 28, Lot 136A; R-15/BT (Single-Family Residential/Downtown/Neighborhood Transition Overlay) zone; Aesthetic Artist Professional Suites, LLC, applicant, be approved, with the following stipulations:

1. The Site Plan shall be conducted in accordance with the drawings entitled "Site Plan #277 West Street Property of: Aesthetic Artist Professional Suites, LLC Bristol, CT.", with a last revision date of April 2, 2025.
2. The Site Plan shall not be signed off until all remaining staff comments have been addressed and the plan revised accordingly.
3. 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 Article 4 Section 16.3.16. of the Zoning Regulations. The performance bond shall be posted by the applicant with the City before the Certificate of Occupancy is issued.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application #2526 is approved with stipulations.

5. New Business

- a. Application #2402 & 2524 - Request to extend the Site Plan expiration date from May 12, 2026 to May 12, 2031 for multi-family dwellings at 370 Emmett Street (Thornberry Ridge); Assessor's Map 3, Lot 36-2; A (Multi-Family Residential) zone; Thornberry Builders LLC, and Quality Contracting, LLC, applicants.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow and LaFreniere to vote on Application #2524.

City Planner spoke with the applicant's attorney that requested Application ##2502 & 2524 be extended for 5 years which was not a concern to Staff.

MOTION: Move to approve a 5-year extension for Application #2402 from May 12, 2026, to May 12, 2031, which was originally approved on May 12, 2021; additionally, Application #2524, a revision to the approved plan (additional 21 units), approved on by the Zoning Commission on March 10, 2025, and is also extended to May 12, 2031.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is approved.

Item 3.a. from Receipt of New Applications was resumed that was relocated under New Business.

- a. Item Application #2529 - Site Plan for a (1) a Mixed-Use Development containing two non-residential units (first floor) and four dwelling units (second floor) and (2) Parking on a separate lot under the same ownership at 216 Central Street and 15 Circle Street; Assessor's Map 42, Lot 22 & 23; BN (Neighborhood Business) zone; Forestville Properties, LLC.

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on Application #2529.

MOTION: Move to continue discussion and review of Application #2529 to the May 12, 2025, Regular Meeting of the Commission, and have this item placed under "Old Business" on the May agenda.

By: Marra

Seconded: Harlow.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

The application is continued.

6. Staff Reports

a. Zoning - March 2025

Mr. Peate reviewed his monthly report for March dated April 1, 2025. The Zoning Enforcement Officer indicated the complaints were increasing and he was very busy investigating complaints on properties. Mr. Peate said that many commercial signage was being removed from the public right of way. The ZEO noted a member of the Code Compliance Committee spoke to him about a PSA for removing signs from the public right of way.

The City Planner indicated that it is his guidance to the Commission that Commissioners should not be taking down any commercial signage no matter where it is located. If there is a question about a sign and/or its location, the ZEO should be contacted.

Commission inquiries: The Zoning Enforcement Officer indicated he could not enforce the restaurant at the Chippanee Golf Club because a liquor permit that was signed off on for the State. Mr. Peate was able to have the large signage and boat removed from the property. The Zoning Enforcement Officer mentioned the commercial activity was increasing on the property. The Commission noted the backhoe was relocated and that area should be improved somehow.

7. Communications

There were no communications.

8. Adjournment

Chairman White designated himself, regular Commissioners Marra, Goodwin, Harlow, LaFreniere to vote on the adjournment.

MOTION: Move to adjourn at 8:00 P.M.

By: Marra

Seconded: White.

For: LaFreniere, Goodwin, Marra, Harlow and White.

Against: None.

Abstained: None.

This meeting was recorded.

Respectfully submitted,

Nancy King
Recording Secretary

David White, Chairman

Richard Goodwin, Secretary