

SOUTHINGTON PLANNING AND ZONING COMMISSION  
Special Meeting  
October 9, 2007  
Town Hall Council Chambers, 75 Main Street, Second Floor

MINUTES

Acting Chairman, Mark J. Sciota\*, called the Special Meeting of the Southington Planning & Zoning Commission to order at 2:19 pm with the following members in attendance:

John Carmody, Francis Kenefick and James Sinclair

Alternates: Kelly Kennedy Del Debbio

Others: Mary F. Savage, Town Planner and Anthony J. Tranquillo, Town Engineer

Absent: Zaya Oshana, Chairman  
John DeMello  
Patrick Saucier  
Michael DelSanto

Brian Zaccagnino, Alternate Commissioner  
Lisa Conroy, Alternate Commissioner

John Weichsel, Town Manager

(\* No power to vote.)

The Acting Chair seated Kelly Del Debbio for John DeMello. A quorum was determined.

**Mark J. Sciota, Acting Chairman, presiding:**

BUSINESS MEETING:

A. Country Club Estates, 150 Savage Street (S#1251) - 114 lot resubdivision application.

ACTING CHAIR: Mary?

MS. SAVAGE: Yes, the public hearing on this application has been closed. As the Commission remembers, this application is out of time on the 12<sup>th</sup>. At the last meeting, there were a

number of outstanding comments. The applicant's were to submit revised plans by Thursday, I think, of last week.

We got revised plans, I think, on Friday. The Town Engineer sat down and reviewed them. At that time, as of Friday, there were still about 40 outstanding comments. The applicant was to have revised plans here by 8:30 this morning for another staff review. Those plans came in about 9:00 am.

Staff did spend some time looking at those plans. I will let Tony elaborate on his opinion.

My staff recommendation is to deny because they, they are not satisfactory.

ACTING CHAIR: Tony?

MR. TRANQUILLO: Yah, actually, let me correct the timeline a little bit. We got plans last Monday at about 2:00 and they did not show up on my desk until about 4:00. Last Monday afternoon.

As you know, the meeting was Tuesday night. So, at Tuesday night's meeting, the plans were not ready. I had insufficient time to look at them by Tuesday. So, the Commission at that point said, let's have a special meeting and that'll give me an opportunity to review the plans. The statement from the Engineer was that everything was finished, in order, ready to be approved.

So, I spent about eight hours roughly between Wednesday and Thursday reviewing the plan and then I scheduled a meeting --- I believe it was 11:00, I don't remember the exact time, but this past Friday a meeting with the Engineer to review my comments.

And, this would give him an opportunity over the weekend to make the changes and then I asked him to submit the plans by 8:30 this morning recognizing that with the workload I have and the commitments I have, I would need them as soon as possible in the morning to have a chance to really go through them.

And, I got started at about 9:20. I had a meeting at 11:00 down at the pump station until 12:30. And, then lunch until 1:10 and then I came back and I had another meeting at 1:30. So, I've had a total of an hour and a half to review this new set of plans.

There are still some issues that are outstanding. As I said, I've only gone through half way through the plans but there are still conflicts and deficiencies in the plan.

Now, I have to make a comment here. Not to stand on a soapbox but, the system is broken. The way the system is

operating now, it's broken. The way we allow plans to come in, the reviews we make and allowing people to come in at the last minute, totally destroys staff time and staff efficiency.

Looking through these plans three and four times because you look at them the second time and they're not ready. Look at them a third time, they're not ready. Fourth time they're not ready. Every time I look through this set of plans, I have to devote significant amounts of time to verify that it's correct.

And, I understand the Commission's desire to move these things along and get them expedited as quickly as possible. I think on the other side of the fence, the process isn't being pursued as diligently as it should be. They're not developing their plans as diligently as they should. And, that creates all kinds of problems for us.

So, with that comment being made, let me just say that I spent an hour and a half, an hour and forty-five minutes and there are still things that have not been taken care of on this plan.

There's still one major deficiency down at the treatment -- - I'm sorry, down at the pond, number one. The grades on the pond itself are very flat. Some of the grades in the road are not correct. Cover on the pipe is not correct. That's one major deficiency right there.

There's also a plan that was submitted just this morning that I saw for the first time, Sheet C-10.3, which is part of the sanitary sewer and water main design. Again, major conflicts there with the water main design. If we allow it to be built that way, there'll be major conflicts between the storm and the sanitary system. I'm sorry, the water main rather and the sanitary system. I saw this this morning at 10:00. And, there's no way to respond to this and have it corrected --- some effort on his part to get him to think about what he's doing down here, with the water main system and get it designed so it works. That's just an example of what happens. This plan should have been submitted two months ago. It was submitted four hours before the meeting to approve and act on it.

Putting that kind of pressure on the staff just is not fair. Totally unfair. What it does is it forces us to make mistakes and miss things. So, with everything being said and all that's happened here, this project, I certainly have to say that I am very unhappy with the way it's been delivered and pursued. And, I have no choice but to recommend denial at this point.

I wouldn't feel comfortable approving this with just an hour and half's worth of review on the final set.

ACTING CHAIR: Just procedurally, Mary, your punch list is in the file already and Tony your punch list is in the file already and for the record you -- I'm sorry?

MR. TRANQUILLO: The original punch list.

MS. SAVAGE: The original punch list.

ACTING CHAIR: And, your testimony, I guess to the Board today is that, that you have no way of knowing or in Tony's case, obviously, there's a situation where you know that several of the punch items have not been met, the ones you specified here today.

MR. TRANQUILLO: That's correct.

ACTING CHAIR: And, you also stated that --- correct me if I'm wrong --- that you haven't had a chance to review this, the entire thing and many more punch items may be --

MR. TRANQUILLO: There may be other things, here, too.

ACTING CHAIR: Mr. Sinclair?

MR. SINCLAIR: Mary, so your recommendation is to deny without prejudice or just a flat denial?

MS. SAVAGE: Well, I would recommend denial.

ACTING CHAIR: I think the term deny without prejudice, you're assuming a situation where they're going to be just reapplying and possibly waiving the fees.

In this particular case, this is one, I believe, the time runs out on Friday. So, if there's rationale for denial, based upon staff, that is what you have to do.

MR. CARMODY: I have a question.

ACTING CHAIR: Mr. Carmody?

MR. CARMODY: Did we -- you said there was a lot of pressure put on you to get this done. Did we do that? The Commission? Because Monday was a holiday? Did we plan improperly by having this on Tuesday instead of Wednesday?

MR. TRANQUILLO: No. I think this is an extreme example of how the system is broken. This happens on many applications, not just this one. Where there is constant delays, sometimes delays on our part. I'm not going to say there isn't because we have work to do on a day-to-day basis. So, even though we try to get our checklists done with thirty days, sometimes that slides a little bit, too.

But once the applicant has the checklist, it's the presumption that he's pursuing it diligently. And, often times they don't. They wait until the last minute, make their changes or make three quarters of the changes and then throw the plans back in. And, then the pressure is on us to either overlook things or miss things or just approve them with incomplete plans.

I will tell you that many other Towns will not even accept a set of plans unless they can look at it and say on a preliminary basis the plans are complete. They won't even accept a set.

We accept anything that comes in the door and sometimes that works against us.

MR. CARMODY: Okay, well, I am assuming there are two sides to every story. Are we in a position to be able to listen?

ACTING CHAIR: No, the public hearing is closed. So, therefore, there is no other testimony that's allowed.

The people sitting at this table are the only people who can actually talk today.

MR. GIUDICE: Can I address the staff, at least?

ACTING CHAIR: If you wish to ask for a small outside meeting, I will recess the meeting for five minutes, if you so desire.

MR. GIUDICE: I would please request that, yes.

ACTING CHAIR: I will recess this meeting for five minutes to 2:25. Everyone back here at 2:25.

(Whereupon, the meeting was recessed at 2:20 o'clock, p.m.)  
(Whereupon, the meeting was resumed at 2:31 o'clock, p.m.)

**MARK J. SCIOTA, Acting Chair, resuming the Chair:**

ACTING CHAIR: Mary?

MR. CARMODY: Do you want a drum roll?

MS. SAVAGE: I have no comment.

MR. TRANQUILLO: After a heated discussion in the hallway, we're going to recommend that you, if you wish to, approve this with the condition that the plans go through a final review to take care of all the checklist items.

MR. SINCLAIR: I have a question: How many checklist items are there?

MR. TRANQUILLO: Again, I have no way of knowing for sure. I'd say maybe a dozen. There's no way to know for sure because I haven't had a chance to go through the entire set.

MR. SINCLAIR: Well, you know, we talked about this at the last meeting and we're getting to the point where we are stipulating things to-death.

MR. TRANQUILLO: Well, what we talked about in the hallway was that since this has been kind of under the old system, that we would follow that old system for just this one last time.

The Commission is having a special meeting. It's a very large project. It was under the old regulations. All of which could be considered immaterial in this case but for professional courtesy I think an accommodation perhaps is to approve with the condition --- and this, I promise you, will be the last one.

ACTING CHAIR: What timeframe, Tony, do you suggest, assuming it gets voted on as to getting you the conditions?

MR. TRANQUILLO: Well, I have to make the final review by the end of the week. Get the plans back to them and then I would give them a couple of weeks.

ACTING CHAIR: Comments? Mary, you have nothing further on your end?

What about your checklist?

MS. SAVAGE: I haven't been provided a revised set of plans since the meeting last week. It's my understanding that my comments have all been addressed. They relate to sizing of the lots and the agent has indicated to me that he has responded to them. I have his written response saying that he has done them and he agrees to them.

So, I feel that that is sufficient for the file. I would like to state, you know, staff is going to be adamant about drawing a line in the sand and expecting the agents to treat staff with the same professional courtesy that we offer to them. And, you know, moving forward, that's only as good as the Commission and how you support staff, as well.

So, you know, um, we need to work together to move these projects along. And, the projects that don't get moved along, we're looking forward to working with you as a team.

ACTING CHAIR: Questions for staff?

MR. KENEFICK: The original punch list that you people had, was there anything added to it? In other words, when they, if they did what they were supposed to do on the punch list and then they brought the plans in and was there more added to that?

MR. TRANQUILLO: Generally, we went off the original punch list, which was dated August 2<sup>nd</sup>. And, then there was a slight modification on August 6<sup>th</sup> or 7<sup>th</sup>. That's the punch list we've been working on.

But as the design has been perfected, there has been some other things that have revealed themselves. Like the sheet I just told you about that was added this morning.

There's also an issue about the pond down at the bottom being flat. When we made some changes, then there was a problem that was created with grading. So, some of the changes they made resulted in additional comments.

MS. SAVAGE: I didn't add any comments. My comments were just reiterating questions I had originally. And, I also asked them to put all the subdivision notes on every single subdivision sheet that would be filed instead of just on the one master sheet. I feel subdivision notes should be on all subdivision mylars. So, my comments were all the original ones.

ACTING CHAIR: Any other questions? Mr. Sinclair?

MR. SINCLAIR: I'm not sure if this would be to you, Mark, or Tony. What happens in the event that there's situations, punch list items that you guys can't come to terms on?

MR. TRANQUILLO: Well, then that would be a problem. I suppose it would or might come back to the Commission. But I don't see any items that fall into that category.

MR. SINCLAIR: They might come back to the Commission and at this time ---

ACTING CHAIR: It won't come back to the Commission. Tony's punch list will be, assuming you approve it, Mary's punch list and Tony's punch list are gospel. That's the way it's approved. There will be no refereeing on behalf of the Commission.

So, if you approve this, based upon Tony's punch list and Mary's punch list then that's gospel.

MS. KENNEDY DEL DEBBIO: Can I ask a question? Is the whole, with the pond number one and the um, the sanitary sewer, Tony, that you had mentioned, are those all ironed out at this point?

MR. TRANQUILLO: No. They're not shown on the plan. I mean, the applicant says he can accommodate all of those issues, but they're not on the plan.

MS. KENNEDY DEL DEBBIO: So, is that part of -- have you already settled on what the, what needs to be done?

MR. TRANQUILLO: No. No, we have not because I haven't made a final review of the entire plan. I've only gotten through about half of it.

ACTING CHAIR: Questions? Mr. Carmody?

MR. CARMODY: No, it's not really a question. Well, I guess it is. Sort of. But if we approve it the way you asked us to, to me, it sounds like our staff is going to get what they want and that's it. There is no gray area. They either comply with what you say, or it's not going to be done. Yes or no?

ACTING CHAIR: As long as the staff, what their punch lists and the eventual review, state what's in the regulations --- obviously, they can't state that the street has to be called Tranquillo Way, but they can state as long as it's in the regulations, then there is no negotiating between the applicant.

MR. CARMODY: Right, okay.

ACTING CHAIR: The only issue here is, which is different than most, is the fact that Tony's seeing a design for the first time, so he can't tell you, here are my punch list items for that design. He's just saying the design is insufficient the way he looks at it.

MR. CARMODY: Well, clearly, we talked about this at the last meeting, at the end of the last meeting, our system and the way we do things has to change. We have to revamp it a little bit. I don't think we do it midstream with this application.

I'm comfortable going with what you recommend. But yah, we have to change the way we're doing things going forward. Like, draw a line in the sand, like you said. I don't think it's --

MR. KENEFICK: Make a motion for approval with Tony's stipulation.

MR. CARMODY: I'll second that.

MR. KENEFICK: And, that they're right. We've got to draw a line in the sand and you know, this cannot happen again.

MR. CARMODY: I second it.

ACTING CHAIR: We have a motion and a second. The stipulation being that the applicant conform to all items from the Engineer and the Planner. And, we have a second on that. And, those items to be done prior to any building permits being issued, is that correct, Mr. Kenefick?

MR. KENEFICK: Yes.

MR. CARMODY: Yes, and I second that. Same thing.

ACTING CHAIR: Questions? Discussion?

(No response)

Mary, please call the roll.

MS. SAVAGE:	Mr. Carmody:	Yes
	Mr. Kenefick:	Yes
	Mr. Sinclair:	No
	Ms. Kennedy Del Debbio:	No

MR. SINCLAIR: Mr. Chairman, we have plans in front of us now with, we don't know where they sit. We don't know how many punch list items will come out of these plans. We don't know where it's going. The buck stops at this Board. Without the Board having the opportunity to review the final plans and Tony and Mary's final checklist, I can't approve it.

So, I make a motion to deny.

ACTING CHAIR: We have a motion to deny. Do I have a second?

MS. KENNEDY DEL DEBBIO: Second.

ACTING CHAIR: Motion to deny and a second. Discussion, please?

(No response)

Mary, please call the roll.

MS. SAVAGE:	Mr. Sinclair:	Yes
	Mr. Carmody:	No
	Mr. Kenefick:	No
	Ms. Kennedy Del Debbio:	Yes

ACTING CHAIR: We have two to two. No motion is on the table.

MR. KENEFICK: We've been here before.

MR. SINCLAIR: Just a procedural question. I know we have until Friday to finish this. Is there any way we can have a meeting in a couple of days and allow another member to come here?

MS. SAVAGE: It's October 12<sup>th</sup> that's the deadline. Is that Thursday? Or Friday?

ACTING CHAIR: That's Friday. We have 24-hour notice for a special meeting. Today is now Tuesday. So you can have a meeting on Thursday. I would not have a meeting on Friday.

I would ask again that --- do I have a motion?

I will not accept a table motion right now. Do I have any other motion?

MR. KENEFICK: Discussion?

ACTING CHAIR: Discussion.

MR. KENEFICK: We're looking at what Tony just told us that everything that he finds in this plan, the applicant's going to do. I mean, it's not like they're not going to live up to the plans.

MR. CARMODY: I agree with you. I mean ---

ACTING CHAIR: All right. I'm going to take it upon myself then. Since I do not see any party changing their mind on a four-member board, I am going to request or require that the Planner put together a special meeting for Thursday, October 11<sup>th</sup>.

MR. TRANQUILLO: Excuse me, Mr. Chairman. Can I ask a question?

There's now way we could do it on Friday? Because Thursday at 11:00 give me a day and a half.

ACTING CHAIR: Well, my problem with Friday is that before I schedule a special meeting on Friday, I want to double check those dates, Mary, because if it's Friday, does it mean it expires on Friday or we still have Friday? I don't know the answer to that and I don't want to risk an automatic approval.

MS. SAVAGE: We don't know for sure if we even have a quorum because I don't know who is traveling and who else could come. We had a hard time getting people to come to this meeting.

ACTING CHAIR: The problem I'm going to have then is this. Obviously, we're not going to get a vote here today. If we cannot schedule a special meeting the rest of the week, this becomes an

automatic approval on, I'm assuming Friday is still a good day, so it on Saturday morning, it becomes an automatic approval, so we have to have a special meeting.

The four people that are here, are you available Thursday afternoon?

MR. CARMODY: No, I'm not.

ACTING CHAIR: Kelly?

MS. KENNEDY DEL DEBBIO: Um, Thursday afternoon? Yes.

ACTING CHAIR: Fran?

MR. KENEFICK: Not at 2:30.

ACTING CHAIR: In the afternoon at all?

MR. KENEFICK: I've got an appointment at 2:30 and I don't know how long that's going to be.

ACTING CHAIR: All right. If we could have it on Friday, are the four of you available. Probably Friday --- no, we can't, Tony. We have interviews all day Friday.

MR. TRANQUILLO: That's right. In this room.

ACTING CHAIR: In this room. It's going to have to be Thursday, during the morning?

MR. CARMODY: I'm here at 9:30, actually, at the Town Hall for something else. I could do it Thursday morning.

ACTING CHAIR: Do you see any of you sitting here today changing your vote?

MR. SINCLAIR: No.

MS. KENNEDY DEL DEBBIO: No.

MR. CARMODY: No.

ACTING CHAIR: I am going to ask that we schedule a meeting, special meeting prior to -- prior to the cut off date, which we believe, is Friday. And, I'm looking for a table.

MR. SINCLAIR: Move to table.

ACTING CHAIR: Hold on, wait.

MR. SINCLAIR: I'll remove that.

MR. TRANQUILLO: I would suggest either very late in the day or the evening. Give me more time to react. And, even at that, I'm not sure that the applicant is going to be able to make the changes on the plans in time.

ACTING CHAIR: I think it's going to --

MR. TRANQUILLO: I don't think Thursday is going to do any good.

ACTING CHAIR: No. I think the deck has to be changed. The deck. Adding a person, whatever. That's the only way. One way or the other the deck has to be changed.

MR. TRANQUILLO: But the real effect of this is not going to make any difference because even if I sit down now and review it, have it to him by say, the end of the day tomorrow, he's not going to have time to make the changes.

MR. CARMODY: No. We just need an odd number of voters.

ACTING CHAIR: I have an even number right now, which is making it impossible.

MR. KENEFICK: Right.

MS. SAVAGE: If I may, I will state though, that when we were in the hallway, the agent, you had a very good familiarity with the outstanding issues that we were looking to address and does know what we're looking for and has assured us that they would be taken care of. So, I do feel that the plans will be revised per our checklist.

I'm more comfortable as far as approving this application with stipulations than other ones that we may have.

MR. CARMODY: What I was going to say then, by no means am I trying to muscle in on dissenters, but what I am saying is, if we don't get the special meeting --- I'm just saying --- if we don't get it, um, then it gets approved without the stips automatically. That's all I'm saying. So, we had better get a special meeting and have enough voters to, you know, break a tie or else it's going to get approved without the stipulations that we want. I just want you guys to note that that is the case.

MS. SAVAGE: I'm not convinced, um; I think there's a couple of Commissioners that might not be available. So, I am concerned about not being able to get the meeting.

MR. TRANQUILLO: Yes. That's the worse case scenario, if you can't get a meeting, it gets approved as is.

MS. SAVAGE: Then we don't get our stipulations. And, with it facing, I hate to say it, but facing a significant number of stipulations that will affect the utilities, um, we're better off having them.

MS. KENNEDY DEL DEBBIO: I'm sorry, John. Maybe I'm just new at this, but how does it get approved without stipulations?

ACTING CHAIR: State law states that you have so much --- a Commission has so much timeframe, usually 65 plus 65, to act on an application such as a subdivision. If it's not acted on during that period of time, it's conceived as an automatic approval.

But on the flip side of that, as your Acting Chairman, to be pushed into a situation where you vote for something because we don't know if we're going to have a special meeting or not, I think, is not the way to go.

I think that it's Tuesday. If we can drum up enough people for a Thursday afternoon or Thursday evening, then something is wrong with all of us.

MR. KENEFICK: You know, it's --- this is tough because you know you're banging heads here. We've done business with these people before. They're not going to run away. They're going to do what Tony says to do. You know. I can't see denying something like this because we're getting a little headstrong with each other. I mean ----

ACTING CHAIR: Looking for a vote.

Any motions?

MR. CARMODY: Motion that we convene a special meeting some time on Thursday to get this done.

MR. SINCLAIR: Second.

ACTING CHAIR: Any discussion on that?

(No response)

Call the roll.

MS. SAVAGE:	Mr. Carmody:	Yes
	Ms. Kennedy Del Debbio:	Yes
	Mr. Sinclair:	Yes
	Mr. Kenefick:	Yes

ACTING CHAIR: All right. I'm looking for a table.

MR. SINCLAIR: Move to table.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote.)

ACTING CHAIR: The meeting is adjourned at 2:45 pm.

SOUTHINGTON PLANNING AND ZONING COMMISSION  
Special Meeting  
October 11, 2007  
Town Hall Council Chambers, 75 Main Street, Second Floor

MINUTES

Acting Chairman, Mark J. Sciota\*, called the Special Meeting of the Southington Planning & Zoning Commission to order at 10:30 am with the following members in attendance:

John Carmody, Francis Kenefick and James Sinclair

Alternates: Kelly Kennedy Del Debbio  
Brian Zaccagnino

Others: Anthony J. Tranquillo, Town Engineer and John Weichsel, Town Manager

Absent: Zaya Oshana, Chairman  
John DeMello  
Patrick Saucier  
Michael DelSanto

Lisa Conroy, Alternate Commissioner

Mary F. Savage, Town Planner

(\* No power to vote.)

The Acting Chair asked Mr. Zaccagnino if he had read the Minutes and/or saw the tapes of these prior meetings. Mr. Zaccagnino said he had read the Minutes. A quorum was determined.

**Mark J. Sciota, Acting Chairman, presiding:**

BUSINESS MEETING:

A. Country Club Estates, 150 Savage Street (S#1251) - 114-lot resubdivision application.

MR. TRANQUILLO: After extensive discussions with the Engineer and the reworking of the plans, Mary and are now are prepared to recommend approval of this subdivision.

There was about a dozen items after the last meeting and we sat down with the Engineer. Two of them were major and the other ones were fairly minor engineering comments. Those two issues have been taken care of.

And, I also checked Mary's comments. She had three basic comments. And, that has been taken care of, so we both recommend approval.

ACTING CHAIR: Are you requesting any stipulations?

MR. TRANQUILLO: No.

ACTING CHAIR: Discussion?

MR. KENEFICK: Mr. Chairman, I'd like to make a motion for approval of this application.

ACTING CHAIR: Motion for approval. Do I have a second?

MR. ZACCAGNINO: Second.

ACTING CHAIR: Second by Mr. Zaccagnino. Discussion, please?

MR. CARMODY: I just want to be clear. Tony? So, when we first discussed it, it was, let's deny it. Then you guys met outside and hammered some things out. There were still some items left open and at that time were you not comfortable with okay, approve it, but with the stipulation that you meet my checklist?

MR. TRANQUILLO: No. I was uncomfortable doing that, but I was willing to stipulate the checklist in order to beat the --

MR. CARMODY: The clock.

MR. TRANQUILLO: -- clock.

MR. CARMODY: But now you have had more time?

MR. TRANQUILLO: We've had --- we actually after the last meeting Tuesday, I met with the Engineer right after that meeting. We went through the plans, spent about an hour and a half. There were still twelve items that had to be taken care of and he's done that now.

MR. CARMODY: So, you are comfortable?

MR. TRANQUILLO: Yes.

MR. CARMODY: Okay.

ACTING CHAIR: Any further discussion?

MR. KENEFICK: Mr. Chairman, I'd just like to mention --- nothing part of the motion or anything but, I just hope that the Town and the owners of this golf course can get together in the future and do some creative thinking or do some creative plans to keep this a golf course.

ACTING CHAIR: Duly noted.

Any other discussion?

MS. KENNEDY DEL DEBBIO: I just wanted to mention that I whole-heartedly agree with Mr. Kenefick but I also wanted to state that I am very happy that all the stipulations have been taken care of.

Thank you.

ACTING CHAIR: Any other discussion?

MR. SINCLAIR: I'd like to thank the Town Engineer for putting in a lot of extra work on this one. He really came up and --- at our last regular Board meeting, we had said that we weren't going to be approving applications with multiple stipulations. It had to be right or it wasn't going to get passed. And, I think now we're living up to our own promise.

I'd like to thank you and I'd like to thank Mr. Giudice for sitting down and taking, I know, the better part of the last day and a half to get this worked out.

ACTING CHAIR: And, Planner Savage, also.

MR. SINCLAIR: And, Planner Savage.

ACTING CHAIR: Any other comments?

(No response)

The motion is to approve.

Carmody:	Yes
Kenefick:	Yes
Sinclair:	Yes
Del Debbio:	Yes
Zaccagnino:	Yes

(Motion is approved 5 to 0.)

Any other business? This is a special meeting so there really isn't any other business.

MR. SINCLAIR: Move to adjourn.

MR. CARMODY: Second.

(Motion passed unanimously on a voice vote).

(Whereupon, the meeting was adjourned at 10:38 o'clock, am)