

PLANNING & ZONING COMMISSION
 Public Hearing & Regular Meeting
 November 15, 2011

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, November 15, 2011. Acting Clerk Mark Sciota, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky	Kevin Conroy
Stephen Kalkowski	James Maccio
Paul Champagne	Michael DelSanto, Chair

Alternates: Randall Gage

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner
 Anthony J. Tranquillo, Director of Public Works / Town Engineer
 Mark J. Sciota, Deputy Town Manager/Town Attorney
 Garry Brumback, Town Manager

A quorum was determined.

Kevin Conroy, Paul Champagne, James Maccio and Stephen Kalkowski were sworn in by the Town Attorney.

(Sworn, sworn)

Congratulations!

(Applause)

ACTING CLERK, Mark J. Sciota:

ELECTION OF OFFICERS

CHAIR

Mr. Chaplinsky nominated Mike DelSanto be re-elected as Chairman of the Planning & Zoning Commission. Mr. Kalkowski seconded.

Nominations for Chair were closed hearing no other nominations.

Nomination passed 6- 0 -1 abstention by Mr. DelSanto.

Congratulations!

MICHAEL DEL SANTO, Assuming the Chair:

Vice Chair

Mr. Kalkowski nominated Mr. Chaplinsky for Vice Chairman. Mr. Champagne seconded the motion.

Hearing no further nominations, motion passed 6 to 0 on a roll call vote.

Congratulations!

Secretary

Mr. Chaplinsky nominated Stephen Kalkowski for Secretary of the PZC. Mr. Champagne seconded.

Hearing no further nominations, motion passed 6 to 0 to 1 with Mr. Kalkowski abstaining on a roll call vote.

(Mr. Tranquillo entered the meeting at this time.)

The Chair asked for a nomination to fill the seat vacated by Mr. Oshana.

Mr. Conroy nominated Jim Sinclair for the remainder of the term. Mr. Kalkowski seconded.

Hearing no further nominations, motion passed 7 to 0 on a roll call vote.

Welcome back!

Appointment of Alternates

Mr. Conroy nominated for alternates Susan Locks and Ryan Rogers. Mr. Sinclair seconded.

Hearing no further nominations, motion passed 8 to 0 on a roll call vote. (Mr. Gage voted, as well)

Welcome and come on up - Congratulations!

(Applause)

Mr. Sinclair and the alternates were sworn in by the Town Attorney.

(Sworn, sworn)
 Congratulations!

(Applause, applause)

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance to the American Flag was recited by everyone in attendance.

5. APPROVAL OF MINUTES

A. Regular Meeting of November 1, 2011

Mr. Sinclair made a motion to approve which Mr. Chaplinsky seconded. Motion passed on a majority voice vote with Mr. Conroy abstaining.

6. PUBLIC HEARINGS

The Town Planner read the legal notice in the record.

A. Jason and Paige Flint, special permit use application for parent/grandparent apartment, 164 Empress Drive SPU #499.

Jason Flint, 164 Empress Drive presented. This is for my father in law and mother in law. My father in law just had a couple of knee surgeries and they need a range, one level living. Their house is currently on the market and we're going to finish an in law apartment on our house for them.

Mr. Chaplinsky asked for a description of where the in law apartment is going to be.

Mr. Flint said facing from the road, it's the right rear corner of the house. The structure is there. The house was built last year and we framed the in law. The drainage is in place. The shell is up.

(Those speaking in favor of the application)

No response.

(Those speaking against this application)

No response.

The Chair asked if the required notes were on the plan. The Town Planner said they were not and that needed to be stipulated as part of any approval. The affidavit is on file.

The Chair closed the public hearing.

7. BUSINESS MEETING

A. Jason and Paige Flint, special permit use application for parent/grandparent apartment, 164 Empress Drive SPU #499.

The Town Planner advised this is subject to Section 11-22 of the regulations. As a matter of standard operating procedure, we have notes that we like to have on the plan which we would like stipulated:

- Either the accessory apartment or the main unit be owner occupied.
- The parent/grandparent apartment permits are non transferable and terminate upon the sale of the property or the death of the parent or grandparent for whom the apartment was permitted.
- The parent/grandparent apartment shall never be offered for rent.
- The Commission shall have the power to revoke any special permit granted under this section with a determination that any condition is not being complied with.

I would also remind you this is a special permit application and that is Section 8 and as part of that this is a use located in a residential zone. You need to make a finding whether or not this use is compatible with the surrounding structures.

The house construction is completed and it was built in compliance with our regulations and they are now asking for permission to utilize this section of the structure.

Mr. Sinclair made a motion to approve with the stipulation the notes read by the Town Planner be added to the plan. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

B. The S. Carpenter Construction Company, site plan application for proposal to fill and grade the property in preparation for future development, 64 Triano Drive, SPR #1599.

Stephen Giudice with Harry Cole & Son at 876 South Main Street in Plantsville represented the application. This is a lot that was part of the South Farms Industrial Park --- Triano Drive Subdivision.

We are proposing to fill the parcel to allow for future construction of a building and parking area. We've done preliminary site layouts and the owner doesn't have a specific user, yet. But

they'd like to have the pad set up and the site leveled for a possible/potential owner.

The property is in an I-2 zone, served by public water and public sewer.

Gave a history of the subdivision explaining a Cease & Desist Order on this site.

We've addressed staff with the exception of two minor comments I spoke to the Town Planner about today. We have also gotten agent approval from the Conservation Commission for grading within 50' of a wetland.

I'll answer questions.

The Town Planner recommended a table because we are looking for feedback from the City of New Britain Water Department. There is some grading being done within their easement area. We would want to hear from them before action on it. If by the next meeting they haven't acted on it, we could entertain stipulating prior to a zoning permit hearing from them. I did discuss that with Mr. Giudice today.

Mr. Brumback suggested doing this "subject to". Discussion followed.

The Town Planner advised staff's position is it is a major water main with a lot of fill.

The Town Attorney suggested approving it with the stipulation no building permit until we get the appropriate documents.
Discussion.

Mr. Giudice added there is proposed grading on the easement but there isn't any proposed fill over the actual water lines. We've done test pits and the easement is wider than where the water lines are.
Discussion.

The New Britain Water Department request has not been done yet by the applicant. A written response from them could take a couple of weeks or four weeks.
Discussion.

The Town Planner noted this was a comment on the September 26th checklist. If the commission would like to stipulate prior to the issuance of any further permits that we hear back from the water department that is within your discretion. The town would not want to issue any additional permits to put the town in jeopardy.

Mr. Brumback said the key is to try and help move the process along. To come back through and regenerating all the paperwork and

doing that for want of a permit that Steve is highly likely going to get seems like an awful lot of administrivia for a small gain.

Discussion.

Mr. Kalkowski asked why action was not taken on September 16th. Mr. Giudice said he was notified it was a concern. This is not a typical situation we've had to respond to in the past. We always do it preconstruction.

Mr. Chaplinsky made a motion to approve with the stipulation that we have the approval from the New Britain Water Department prior to issuing the permit. Hopefully we'll get this thing going before the wintertime. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

C. Yarde Metals, site plan modification for proposed 10,000 square foot addition to existing building, 45 Newell Street SPR #1524.6.

Sev Bovino, Planner with Kratzert, Jones, representing the applicant. This plan was approved for a 30,000 sf addition. After analyzing the operation management has decided to expand that to 40,000 and that's why it is before you tonight for the additional 10,000 sf of space.

Management also analyzed the traffic movement within the facility and property and realized they needed an additional curb cut in the front of the facility (indicated). It is shown. The reason for the curb cut is there is trucks at this location exiting all the time and there's office personnel that parks here and walk across. They don't want to create additional traffic with trucks. Explained the traffic patterns.

This is served by public water and sewer.

We received staff comments. The project is intended to start immediately after your approval and completed in the Spring. It is slab on grade. No major problem with the comments.

I'll answer questions.

Mr. Conroy asked about the traffic patterns for the warehouse and the office. Mr. Bovino said they are trying to limit the amount of trucks that come into this area.

Explained.

Mr. Conroy asked if there was any consideration given to separating the two movements with the additional curb cuts. Mr. Bovino said the office needs to come to this location and this loading area needs to exit here. It's an existing situation that cannot be separated.

Discussion.

The Town Planner said the application came in last week and we did the checklist yesterday. If you wanted to act on it tonight, we recommend you stipulate these comments. Otherwise we recommend a table and they'll be ready for the next meeting.

Mr. Sinclair made a motion to approve with the stipulations as outlined in the Town Planner's Memo of November 15, 2011.
Mr. Kalkowski.

Mr. Tranquillo added in response to a query by Mr. Chaplinsky that he felt this was beneficial for the safety of the site.

Motion passed 7 to 0 on a roll call vote.

D. Mt. Southington Ski Area, site plan application for a 40' by 60' building to house a new compressor, 396 Mt. Vernon Road SPR #1603.

Sev Bovino, representing the applicant, presented. This is on Mt. Vernon Road. It's served by public water and septic system. Indicated on the map the area of activity. It is in what's called the north parking area, Parking Area B. It's right at the edge of the existing parking so it does not impact the parking area that's there now.

This proposed building will be right at the edge of the grass area. There are a couple of containers there now, a fenced in area. The 60 by 40 building will be situated right there so it will not impact parking either in the gravel area or the paved area.

There are underground utilities that need to be taken to this building. There needs to be a separation of 10' from the septic fields to the utility. Indicated on the plan.

This is a slab on grade building with no bathrooms. They come here to check on the compressor on a regular basis but the man facility is farther south on the other side of the property.

This will start in the Spring of 2012.

We received staff comments which were very minor in nature.
(Reviewed)

I'll answer questions.

Mr. Bovino explained the reason for the water to the building is for the compressor. Again, no bathrooms.

The building will also be used for storage.

The Town Planner noted the application was just submitted and we just gave comments today. Staff would recommend a table because we would like to hear back from the police department with regard to public safety. There has been concern about traffic there. And we want to hear back from the health department as this is within 10 feet of the septic system.

Noise was discussed.

Mr. Chaplinsky made a motion to table. Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

E. Request under Section 8-24 for the purchase of 1043 South Main Street MR#463.

The Town Planner explained the request. It's for the purchase of the property just to the north of Kennedy Middle School. It's a little over 1 acre and it's pursuant to the referendum which was approved by the voters. Dr. Erardi and staff are here to answer any questions.

Dr. Erardi presented. He referred to Page 3 of a packet he handed out pointed out the outlined parcel under discussion. In stipulation with the agreement we have with the realtor, the referendum must have passed and approval through all boards and commissions on or before December 15th. For a closing to be on before December 30th of 2011.

He explained this is on the parking lot side of JFK running parallel to the school property line. Discussed the structures on the property. It's one parcel, one purchase. This property will be used to alleviate parking and create an appropriate buffer between our school and Working Street. We will make sure the requirements thru PZC are met as we move forward.

We're looking for an approval to move forward to purchase this property on or before the first of the New Year.

Mr. Sinclair made a motion to send back a favorable 8-24 to the Council. Mr. Kalkowski seconded.

In response to a query, the environmental report was clean.

Motion passed 7 to 0 on a roll call vote.

F. Request under Section 8-24 for the purchase of the Primus property MR#464.

Attorney Sciota explained the 8-24 which the PZC is very familiar with. This approximately 24 acres off of Hightower Road. I'm happy to the State has come through for the Town of Southington, yet again, and has awarded us a grant of \$2.335 million. The Council has added the \$65,000 as open space and we have the money to purchase this property. We're looking for a favorable 8-24 back to the Council.

Mr. Sinclair made a motion to send back a favorable 8-24. Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

G. Request for road acceptance, April Lane S #1264.

Staff recommends a table. Still some paperwork to do. Mr. Sinclair did a motion to table. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

H. April Estates, request for release of \$9,800 E & S bond S#1246.

Staff supports this. Mr. Sinclair made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

I. Rivercrest, request for release of \$5,000 E & S bond, 1450 Meriden Waterbury Road SPR #1365.1.

Staff supports this. Mr. Chaplinsky made a motion to approve and Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

J. Rivercrest, request for release of \$60,000 bond in lieu of site plan compliance SPR #1365.1.

The Town Planner provided information to the Commission. Some of the homeowners are here in audience, the developer's attorney is here and the homeowner's attorney is here. I did pass out a packet of correspondence prior to the meeting from the file. The top letter is July 28, 2011.

She gave background information. This is a multifamily development. We have a bond in lieu of site plan compliance. Your regulations state when a multifamily development gets to 75% CO, we require a bond in lieu of site plan compliance to insure the site is completed prior to issuing any more COs. A copy of that bond in lieu of site plan compliance is in the middle of the packet of your information. It's for \$60,000.

It is for the final roadway paving. It says additionally any sidewalk and erosion and sedimentation control measures will be

required to be completed before issuance of permits for the remaining units.

The developer has been working to close out the project. We've been working between the developer and the homeowners' association who are getting ready to take over the project. There have been a number of punchlists generated during the staff's inspection of the project for completion.

The Association has raised concerns primarily at this point with regard to sidewalks. There are sidewalks that are showing some scaling and superficial aesthetic issues. The HO approached staff and the town and wanted us to compel the developer to replace those sidewalks using the bonding money. We did look at it and staff felt that was a private matter.

Staff did meet with the developer and their attorney and the association and their attorney and we asked the association to do some testing if they wanted to support their claim the sidewalks were not up to town specs and we should indeed use the money to repair them.

We got that information in and Tony Tranquillo did review the testing. Attorney Sciota advised us if staff felt the sidewalks met the town specs then it would be a civil matter and not something we would use the bonding money for. That correspondence is on the top of your paperwork.

We did provide the HO opportunity to provide additional information or take other steps.

Staff's position is that the sidewalks are structurally sound. It is an aesthetic issue that may have been caused by too much water when the sidewalks were floated or perhaps some de-icing materials were applied. It's difficult to ascertain after the fact.

That's where we are at. Staff's position is just that the sidewalks do meet our standards and as such any aesthetic issues is between the developer and the HO is really a civil matter and the town wouldn't compel the developer using the bonding money for that.

Mr. Tranquillo added the defects are mainly cosmetic. Structurally they appear to be sound. I am not sure it would ever be possible to ascertain what caused the problem. Explained.

Mr. Sinclair asked how long ago the sidewalks were poured. Mr. Tranquillo responded approximately 3 to 4 years ago. Mr. Sinclair noted a picture with a significant crack going down the panel. Mr. Tranquillo added most of the complaints are surface defects. He did not walk the entire sidewalk.

Discussion.

Mr. Chaplinsky asked about inspection of the site. Mr. Tranquillo explained his department has made several inspections. Mr. Chaplinsky said he would not classify all of these cosmetic in nature. However, it is not up to this commission to assign cause in this situation.

Discussion.

Sidewalk specifications were discussed.

Attorney Sciota said normally the town doesn't get involved once it meets the town specs which are defined by staff. The extra test was taken for testing in this case. I thought in this case, after meetings, that if the attorney for the residents wanted to and I thought it would happen they would get an expert to sit down with the Town Engineer and discuss why they felt it did not meet our specs.

Our staff as well as the independent testing is stating that it meets the town specs. One or two spots in mind, you can release the bond subject to the engineering department. They would make whatever final call they have to make.

Discussion.

We are at the end of our bond request and close to the 65 days, we have no legal recourse at this point. It meets our specs. If there are a few areas that have to be handled, that's something engineering handles as we've done in the past. The bond would be released subject to whatever engineering corrections have to be made.

Mr. Brumback added with this kind of crack, it is clear there are areas that we need to reinspect and we can do that.

The 65 days would be up prior to the next meeting.

Mr. Chaplinsky stated this is a very difficult situation and there are concerns here from a lot of people who are at the meeting. I went to the site this morning pretty early and I walked a number of the sidewalks and I saw some of the things in the pictures that were here. The difficult thing is our hands are tied with respect to what our authority is from a legal perspective. I do think we need to work more closely with the residents of this area. We owe it to them to take one final look at the sidewalk with town staff and I suggest we walk every square inch of the sidewalks in this neighborhood and do a thorough investigation for spalling, cracks, areas that might not be deep enough. I'll make a motion to approve the release but contingent upon a very thorough inspection and review that we have met the inspection requirements.

Mr. Kalkowski said there also has to be remediation.

Mr. Chaplinsky modified his motion to include inspection and remediation of any nonconformities to the regulations.

No second. Motion fails.

Mr. Sinclair said he didn't feel comfortable not knowing exactly what we're looking at making a motion to leave this up to parties outside this commission. I'll make a motion that we deny the request to release the \$60,000 bond. Mr. Kalkowski seconded.

Exposure by the Town of Southington was discussed if this motion to deny passes.

The Town Attorney suggested asking the applicant for a short extension of the 65 days. It does expose us to litigation at this point. If you regulations say the applicant asks for a release of the bond and we have to take action within 65 days and the staff is telling us that it meets our specifications of course there is exposure to the town.

Discussion.

The applicant and his agent are present.

The Chair asked the applicant for an extension to the next meeting of December 6th so staff can reinspect and come back with a full report. Identify what the developer would be compelled to do.

Mr. Kalkowski advised he considered this to be a safety issue and maybe in disagreement with two staff. Commented on the picture of the stairs. Legitimate safety concern from perspective. I'll go on record disputing the guidance we got from town staff and let's see where this takes us.

Mr. Sinclair echoed the sentiments with no disrespect to staff.

The applicant asked to have the matter passed for a few minutes.

The Chair passed the matter going on with the Agenda. He also stated we are not going to have public input on this tonight. No public input on this.

K. Riedel, request for release of \$4,000 public improvement bond, 449 Prospect Street S #970.

Staff supports this. Mr. Sinclair so moved the motion which Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

L. Request for release of \$1,500 public improvement bond, 60 Interstate Park Drive, SPR #1036.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

M. Request for release of \$2,600 bond in lieu of site plan compliance, 60 Interstate Park Drive SPR #1036.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

N. Szpak, request for release of \$3,500 public improvement bond S #985.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

O. Motta, request for release of \$3,300 public improvement bond, 756 Main Street SPR #941.

Staff supports this. Mr. Sinclair so moved the motion which Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

P. Telfer subdivision, request for release of \$2,400 public improvement bond, 976 Flanders Road S #1103.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

Q. Lovley Development, Inc. request for release of \$75,000 subdivision bond for box culvert, Trotter's Crossing S #1279.

Staff supports this. Mr. Sinclair so moved the motion which Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

R. Lovley Development, Inc. request for reduction of subdivision bond to a new amount of \$50,00 Trotter's Crossing, Phase VI, Pacer Lane S #1279.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Macchio seconded. Motion passed unanimously on a voice vote.

S. Dean's Stove and Spa, request for release of \$3,000 public improvement bond, 120 West Main Street SPR #1558.

Staff supports this. Mr. Sinclair so moved the motion which Mr. Macchio seconded. Motion passed unanimously on a voice vote.

T. Dean's Stove and Spa, request for reduction of Bond in Lieu of Site Plan Compliance to a new amount of \$20,000, 42 West Main Street SPR #1558/FF#217/ZP #12552.

Staff supports this. Mr. Chaplinsky so moved the motion. Mr. Macchio seconded. Motion passed on a majority voice vote with Mr. Kalkowski and Mr. Sinclair opposed.

U. Twinco Corp. request for release of \$245,000 Public Improvement Bond, BJ's Wholesale Club, Spring Street SPR #1551.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

V. Sorbello Estates, request for reduction of subdivision bond to a new amount of \$27,500 Farmstead Road S #1269.

Staff supports this. Mr. Sinclair so moved the motion. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

8. ITEMS TO SCHEDULE FOR PUBLIC HEARING

Nothing new to schedule.

9. ADMINISTRATIVE REPORTS

The Town Planner passed around an updated contact sheet. I'd like to have the filled in and it is for staff's use. We will see that the commission gets this information.

She also passed around a Cease & Desist Order with regard to the Rite Aid matter. She talked to the manager again this morning and it is a corporate matter. She will be in contact with the appropriate person from corporate.

Discussion.

The Town Planner passed around for information some training programming which is free should it interest you.

Discussion of the Cease & Desist matter and what happens from now on. Recourse was also discussed.

J. Rivercrest, request for release of \$60,000 bond in lieu of site plan compliance SPR #1365.1.

Continuation from previous in the meeting.

Attorney Stewart Margolis, representing the applicant, Brodach Rivercrest, LLC. I want to reiterate that the developer who is here tonight takes his responsibilities to the town to comply with the regulations and to develop in a responsible manner. Reputation is of utmost importance to him.

He has met with town officials. He has complied with all of the town specifications. The practice of this board is to approve the release of the bond subject to the engineering department reviewing and inspecting and requesting compliance with anything they deem appropriate. Mr. Brodach indicated to me he is more than happy to comply with the requests, i.e.: with reference to this crack identified tonight.

However, both the Town Planner, the Town Attorney have all indicated there has been compliance with the town specifications. This has gone on for several months. There is ample opportunity given to show there is a lack of compliance with the town specs and there is no evidence that's come through to indicate that.

So, the developer, who once again will meet with the Town Engineer will comply with any requests with respect to cracks and matters which are normal but he is not going to agree to an extension of the period of time for the release of the bond. He has done thing in a cooperative manner and has complied with the town requirements.

The specs have been met and he doesn't feel there is any reason why this board should treat him any differently. If your practice is to release the bond if there is compliance with the specifications then we request you release the bond subject to the customary provision of the Town Engineer to inspect and note any additional repairs that would be needed.

Mr. Sinclair stated his motion still stands. He is evidence tonight that is in conflict with what I'm being told by our staff. I make a motion not to release the \$60,000 bond. I renew my motion. Mr. Kalkowski seconded.

The Chair commented for the record he felt we were wading into some pretty dangerous territory here. This is a private matter as we have been told by our legal expert. This is out of our control. I don't think government belongs in it.

Roll call: Champagne: No

Chaplinsky:	No
Conroy:	No
Kalkowski:	Yes
Macchio:	No
Sinclair:	Yes
DelSanto:	No

Motion to deny fails.

Mr. Brumback said for the record he would make sure our staff does a complete and thorough inspection of the remaining issues and that we will get the standards met across the board before we release any amount of the bond necessary to make that happen.

Mr. Chaplinsky put his motion back on the table which was set forth earlier in the Minutes with respect the requirement that all the sidewalks within the development need to be inspected by the town staff and approved by the Town Attorney/Town Manager and any nonconformance's be remediated before release.

Mr. Conroy seconded.

Mr. Conroy gave his professional background. Sidewalks are a day to day activity for me. I have not had the opportunity to review the town's specifications, but I will say the matter before us today is about whether or not the town has the authority and jurisdiction to withhold this bond. That is the auspices under which I am casting my vote.

Professionally, in the pictures that I have seen and the specs that I am familiar with, I would not hesitate one minute in rejecting the sidewalk panels that I saw in those photos.

I would encourage the developer to do what is right. It's probably about \$10,000 worth of work.

I would also encourage the town staff to conduct the review in a judicious manner and I know they will do so.

Mr. Gage said this board needs to act according to the administrative rules we're under the auspices of following. I would vote for this motion were I voting.

Mr. Sinclair said he'd be voting against this motion. This board has the final say and we abdicate that we abdicating our responsibility and handing thing over to the staff. We have the final vote for a reason.

This is to release the bond, please call the roll.

Roll call: Champagne: Yes

Chaplinsky:	Yes
Conroy:	Yes
Kalkowski:	No
Macchio:	Yes
Sinclair:	No
DelSanto:	Yes

Motion carries: 5 to 2.

10. RECEIPT OF NEW APPLICATIONS

The Town Planner reviewed the two new applications which were acted upon this evening: Yarde Metals and Mount Southington.

OTHER COMMENTS

The Town Attorney explained about the workshop he holds in his office. We can do a group session or a meeting alone. Just give my office a call and we'll schedule something. We go through ethics, the regulations and Robert's Rules of Orders and Procedures.

The Chair said this is a requirement and he wants everyone to do this. It's important. Hopefully you can get it done before the next meeting.

The Town Planner added if you have any questions at any time about an application or a development, or a concern, do not hesitate to call me or email me. You know where I am.

The Chair echoed that comment.

11. ADJOURNMENT

Mr. Chaplinsky made a motion to adjourn which was seconded by Mr. Macchio. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:20 o'clock, p.m.)