

PLANNING & ZONING COMMISSION  
Public Hearing & Regular Meeting  
May 3, 2011

The Planning & Zoning Commission held a public hearing and regular meeting on Tuesday, May 3, 2011. Chairman Michael DelSanto, called the meeting to order at 7:01 o'clock, p.m.

The following Commissioners were present, viz:

James Sinclair	Steve Kalkowski
Paul Chaplinsky	Zaya Oshana, Jr.
Michael DelSanto, Chair	

Alternates:                      Randall Gage  
   James Maccio

Ex-officio members present were as follows, viz:

Mary Savage-Dunham, Town Planner  
James A. Grappone, Assistant Town Engineer  
Mark J. Sciota, Deputy Town Manager/Town Attorney \*  
Garry Brumback, Town Manager

Absent:     Kelly Kennedy DelDebbio, Commissioner  
             Francis Kenefick, Commissioner  
             Lisa Conroy, Alternate  
             Patrick Saucier, Alternate

A quorum was determined.

(\*Arrived where noted in the Minutes)

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

The Minutes are being prepared summary style and the video and audio tapes are available for further detail.

**MICHAEL DELSANTO, Chairman, presiding:**

APPROVAL OF MINUTES - Meeting of April 5, 2011

Mr. Sinclair so moved the motion to approve the Minutes. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

## PUBLIC HEARINGS:

The Town Planner read the legal notice into the record for public hearings.

A. Anjankumar N. Rao, home occupation application for online advertising business, 48 Panorama Drive (Map 045 Parcel 092) HO #62.

MR. RAO: Anjankumar Rao, 48 Panorama Drive, Southington. Like my application says, I am using my home address as the business address and I am applying to the planning commission so it's on record that this can be used for business address purposes.

There will be no extensions. No customer traffic. No installation. It's just me working in my home office.

My business is I provide the software and hardware --- I install screens in Mom & Pop stores. I have an online application that then allows me to sell them and create advertisements in those stores. All of that happens externally. There is nothing physical.

There is no inventory. As I get stores, I just ship products directly there and then when of my partners who does installation shows up and installs. I meet clients in the field at their work location.

There is no specific equipment outside of 48 Panorama Drive. This is my full time position.

These are online displays. They have them at the cashier. The focus is on Mom & Pop stores and not the larger stores.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair closed this public hearing item.

B. DBF, LLC, earth excavation application to modify previous stipulation, West Pines and Sandy Pine Drive, EE #132.1.

Stephen Giudice, with Harry Cole & Son and offices at 876 South Main Street. I'm here tonight on behalf of DBF, LLC. We're proposing to modify our special permit for an earth excavation operation.

Since you approved this project, D'Amico Construction has been on site working the area preparing the haul road. Explained.

There was one stipulation that requires us to turn right, exits out of the haul road on to West Street. We have gone into an agreement with Tilcon and they have a site at West Queen Street Extension. They really want almost 100 percent of this material.

We have hired a traffic engineer (Jim Bubaris) who did a traffic study and analyzed site distances for us. The clearing has been performed for the sight distance issues on West Street.

Mr. D'Amico has hired a flagman and we have proposed signage on the site, as well.

We have spoken to the State of Connecticut, as well. They have no issues. They were concerned about the sight distance and wanted to be sure cleared that appropriately but they did not require an encroachment permit.

We're asking the commission to reconsider this stipulation. The added safety factors we're proposing is outlined in our traffic report we feel would provide a safe means of egress heading north. Explained.

Mr. D'Amico is here as well to answer questions.

Mr. Chaplinsky asked Mr. Giudice to go through again the amount of material to move to West Queen and what that breaks down to in trucks per hour, days per week and the duration of the operation. Discussion.

Our goal is to get this done as quickly as possible and the right hand turn restricts makes it difficult to get it done as quickly as we'd like. Discussion.

Further discussion on the operation, i.e.: hauling route, number of trucks per day, sight distances and hours of operation.

Mr. Brumback asked for the purposes of safety to be sure to coordinate with the SPD traffic division. All costs will be incurred by the applicant and whatever they feel is necessary in order to make sure that that intersection remains safe throughout the process needs to be complied with.

The plan is to start as soon as possible. It's ready to go.

The flagman is a full time position and as long as trucks are going in and out of the site, he would be there.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair closed the public hearing at this time.

7:20 pm.

#### BUSINESS MEETING:

A. Anjankumar N. Rao, home occupation application for online advertising business, 48 Panorama Drive (Map 045 Parcel 092) HO #62.

The Town Planner noted this is a straight forward application. It is a home occupation in accordance with Section 2-08 which talks about uses that are appropriate for residential neighborhoods and hinges around traffic to/from the site, external modifications, noises or other disruptions to the residential neighborhood. This application is in order and ready for action.

Mr. Sinclair made a motion to approve the application. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

B. DBF, LLC, earth excavation application to modify previous stipulation, West Pines and Sandy Pine Drive, EE #132.1.

The Town Planner advised this is a fairly straight forward application which was very accurately portrayed by the applicant. I did give you a copy of the previous approval letter and all of those stipulations would still apply although they have been taken care of. You don't have to restipualte them but should you chose to modify the right turn out, it would not do anything to the previous stipulations.

Staff is supportive of the application. All bonding is in place and the site prep work. We would agree with the Manager in that it would be appropriate to stipulate that the applicant is responsible for any traffic issues which may arise and certainly you've heard the applicant agree to a stipulation requiring a flagman on site during hauling hours. We feel that would be appropriate, as well, should you choose to do that.

The application is ready.

The hours of operation are 8:00 am to 5:00 pm, Monday thru Friday. No weekends and no legal holidays.

Mr. Chaplinsky made a motion to approve with the stipulation that the application is responsible for any traffic issues that occur, for a flagman on site during all hauling hours and that they abide by whatever the Southington Police Department deems appropriate for safety in that area with all costs incurred by the applicant. Mr. Macchio seconded. Motion passed 4 to 3 with Mr. Kalkowski, Mr. Sinclair and Mr. Oshana opposed.

C. Strollo Brothers and Sons, Inc., site plan application for a 3,840 sf industrial building and parking area for a towing and repair facility, 22 Triano Drive, SPR #1583

Stephen Giudice, Harry Cole & Son represented the applicant. This is an application for a 3800 sf building on Lot 2 on Triano Drive. We've presented this in the past and we have received comments from staff. We've revised the plans accordingly.

This proposal went before the ZBA for a special exception for a public garage. This is going to be a satellite office for Strollo Brothers out of Cheshire.

We've made some modifications to the site. We've moved the building southerly and put the parking on the north to try to shield some of the operation from Lazy Lane.

This is I-2 zone but the applicant is sensitive to the abutting properties.

Happy to answer any questions.

The Town Planner said the application is ready for action. The subdivision Mylar, easements and bonds have been posted. It's ready to go.

Mr. Sinclair made a motion to approve. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

D. Special Permit Use application of Dennis Repoli to construct multiple buildings on one lot, Parcel 70, Queen Street (Map 133, Parcel 70) SPU #492

The Town Planner advised this item has been withdrawn.

E. Dennis Repoli, site plan application to construct 3 two-story medical office buildings, Queen Street (Map 133, Parcel 70) SPR #1579.

The Town Planner advised this item has been withdrawn.

F. Wendy Rivera, site plan application for proposed 13,310 sf pharmacy, 1724 Meriden Waterbury Road SPR#1584

Sev Bovino, Planner with Kratzert & Jones, represented the application. This is a proposed pharmacy, 13,310 sf at 1724 Meriden Waterbury Road. It is 2.1 acres of land. It has sewer, water and gas utilities. It's in a B zone.

Showed an aerial shot of exactly where the property is.

Comments were received and responded to in writing. Your consultant recommended some additional signage on the site, striping and one way parking arrangement on the west side of the building. The maps have been revised to reflect that.

We received comments from planning, engineering and the water department. Plans have been revised as well to reflect those comments and they were responded to in writing.

The applicant is aware that the approval will possibly granted with some stipulations as the Town Planner will read.

Our consultant has worked with your consultant to address all of the traffic issues. Joe Balskas, our traffic engineer is here tonight if you have any questions.

Joe Balskas, Tighe & Bond, licensed professional engineer in the State of Connecticut. We did an extensive review of the plan and worked with staff on the comments from your engineer, Bruce Hillson. Discussed.

The Town Planner said there has been several reviews and checklists and communication back and forth between Mr. Hillson and Mr. Balskas, staff and Kratzert, Jones & Associates. At this point the application is ready for action. Staff would recommend a number of stipulations for your consideration, most of which are things that cannot be done, yet, but we would look to have done prior to zoning permit.

From the March 21<sup>st</sup> checklist, comment #31.

From the April 8<sup>th</sup> checklist, comments 2,4,8,9 and 12.

A stipulation that the final drainage design and the type of pipe at Canal Street, flared end, would be subject to the approval of the Director of Public Works.

And, a stipulation that staff is looking for the easement for the land which will be eventually deeded to the town at the intersection to be provided for review and finalized prior to the zoning permit.

The applicant agrees to essentially these stipulations and we are supportive of action on the project.

Mr. Sinclair made a motion to approve with Mary's stipulations.

Mr. Chaplinsky indicated he had a question. Mr. Sinclair removed his motion.

Mr. Chaplinsky asked the applicant if he agreed with the stipulations.

Mr. Bovino went over the stipulations. He noted comment #31 is a question he has for the traffic engineer. You are referring to the crosswalk that is at Canal Street and Meriden Waterbury Road on the east side up on the little hill. I thought that there was a comment that that was no longer needed from Bruce Hillson.

(Pause)

Mr. Bovino noted at one time there was a recommendation to widen the intersection at Canal Street as you head westerly, to have a bypass lane. It was discussed with Bruce and it is no longer necessary.

The Town Planner advised staff is asking to keep it in as part of the approval because of the proximity to the bike trail and certainly with the road widening work the ultimate authority is the state traffic authority.

Discussion.

Mr. Balskas said as a result of back and forth with Mr. Hillson, there is no improvement being proposed at this intersection, any more. You are saying you want a painted crosswalk across 322 as part of this? We can't agree to that at this point in time as we don't know what the DOT is going to say. They're going to way to see provisions for warrants for why a pedestrian crossing is needed there.

Discussion.

The Town Planner asked if the applicant would agree to discuss it with DOT. Mr. Balskas said they are certainly willing to talk with them about it. The Town Planner was satisfied with that revision. We want it at least considered and reviewed with the state being the ultimate authority.

Mr. Bovino said the rest of the stipulations are okay.

Mr. Sinclair made a motion to approve with the revised stipulations. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

G. Sixty Six Realty, LLC site plan application for a proposed 25,713 sf building, 199 Lazy Lane, SPR #1586

Stephen Giudice represented the applicant. This was presented at the last meeting. We have received comments from staff and we are diligently working on them.

Unless you have any questions, we would request a table.

In response to a query, it was noted no hazardous material would be stored on site.

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

\*\*\*\* The Chair recused himself from this item turning the Chair over to Mr. Chaplinsky. \*\*\*\*

PAUL CHAPLINSKY, Assuming the Chair:

H. Simone DelBuono, site plan application for proposed restaurant, office and storage building, 122-130 Center Street, SPR #1581) - request for 65-day extension

Mr. Bovino, on behalf of the applicant, requested a 65-day extension and indicated he would follow up with a written request.

Mr. Sinclair made a motion to grant the 65-day extension which was seconded by Mr. Kalkowski. Motion passed 6 to 0 on a roll call vote.

\*\*\*\* Mr. Chaplinsky relinquished the Chair to Mr. DelSanto.\*\*\*\*

MICHAEL DELSANTO, Resuming the Chair:

I. AMJM Realty, LLC, site plan application for proposed construction of 5,-16 sf building, 36 Triano Drive SPR#1587

Stephen Giudice represented the application. This is Lot 3 on Triano Drive. The applicant is AMJM Realty, LLC aka Andy Meade. This is a .76 acre parcel, 30,778 sf. We're proposing a 5,000 sf building.

We are proposing some paved parking spaces in front of the building. And, some stone area in the back for some possible storage of equipment.

The building is going to be split between two separate users.

ZIRO on site is provided through a detention basin as part of the South Farms Subdivision. We have provided a water quality control basin and a large flood plain excavation along the Rails to Trails area.

The drainage was discussed.

Site serviced by public water and sewer.

We have received staff comments and we are in the process of revising the plans to address their concerns.

I'll address questions.

The proposed use right now is for part of the building to be used for a landscaping business. The other half is for spec.

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

J. Timberlou, LLC, site plan application for the proposed construction of a 2,500 sf building, 54 Triano Drive, SPR #1588

Mr. Giudice, representing the applicant, indicated this is Lot 4 and known as 54 Triano Drive. It's a .69 acre parcel. We have a small swath of wetlands in the back of the property. We're maintaining an existing tree line along the back.

We are proposing a smaller building due to the limited building area on the site, a 2500 sf building, 50 by 50. We have one user and three parking spaces. We have a paved area in the front and stone areas around the back of the building.

Public water and public sewer.

This proposed drainage system is connected to Lot 3 and ties into the catch basin on Triano Drive. ZIRO is provided by improvements as part of the South Farms Subdivision.

The proposed use is for a local tree clearer.

In response to a request by Mr. Sinclair, Mr. Giudice will bring elevations to the next meeting.

Equipment to be parked on site were discussed.

The Chair said he was delighted to see these applications come before us in this industrial subdivision. Local businesses, local people. This is win/win. That's a testament to the Board, to staff and to Lou Perillo. Money in the bank for the Town of Southington and it's not draining our services. This is what we set out to do and this is good stuff!

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

K. Tilcon Connecticut, Inc., request for a 2 year extension of earth excavation approval, West Queen Street and Welch Road EE #24.12.

Sev Bovino represented the application. This is located at the end of West Queen Street and parallel with Welch Road. There is a gate at the western end of the property. The activity is in the westerly portion of the property. It is an 18 acre area out of 184 acre property that they own there. The truck movement is from the north coming through the screening facility and heading easterly to West Queen Street to the light.

The proposal is a renewal for two years. The request is for 100,000 cubic yards. All the appropriate notes are on the plans.

I'll answer questions.

Mr. Sinclair asked how much longer this operation was going to stay active. Mr. Bovino said it would stay active for a while.  
Discussion.

Discussion of the operation noted the operation is to be 8:00 am to 5:00 pm Monday thru Friday. This is R-40 zone. The machinery on site will be one truck, one water truck, two loaders. Transport purposes there will be 12 to 18 trucks per day per past history.

Mr. Sinclair made a motion to grant the 2 year extension. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

L. Town of Southington, flood plain filling application for temporary disturbance, Churchill Road at Eight Mile River (FF#226)

James Grappone, Assistant Town Engineer, represented the application. This activity will take place on the westerly end of

Churchill Street. It's in the vicinity of the Forestville Fishing Club. The flood plain, where there is unknown elevations for the 100 year flood plain, is the location of where the Eight Mile River crosses Churchill Street via under the road by way of an arched culvert. Often times this area floods.

Last month we received a favorable authorization to proceed from the Conservation Commission.

We are providing this application for your concurrence for a temporary disturbance within the flood plain area and the buffer areas.

The amount of disturbance is approximately 1500 sf. It will be temporary by way of paving an existing gravel area within 75 feet of the area. That area is presently processed stone and aggregate. That material on many occasions has spilled out into the wetland so we are proposing mitigation, also.

Discussion.

This is protection and cleanup activities.

The Town Planner advised the item is ready for action and staff supports it.

Mr. Sinclair made a motion to approve which was seconded by Mr. Macchio. Motion passed 7 to 0 on a roll call vote.

\*\*\*\* Mr. Sinclair recused himself from the following item. \*\*\*\*

M. Lion Condo Association of Southington, Inc., site plan application for proposed conversion of retail space to a restaurant with additional associated parking, 971 Meriden Waterbury Road SPR #1589

Stephen Giudice represented the application. It is a 1.75 acre parcel of land on Meriden Waterbury Road. I just printed out a few pictures. (Passed around) I'm sure you're familiar with this property.

It is a 20,000 sf building that's been in existence for some time. It contains a couple of different users. Explained.

The applicant came before you for an 8-24 referral to utilize town property for parking to meet the demands of the requirement for additional parking. The proposal was put in an additional restaurant into Unit 5. Burgers and fries type of facility with some seating and take out.

The site has a paved parking area in the front with 46 parking spaces. We have a couple of handicapped spaces located in the northwest corner of the parking. We have an existing dumpster behind the building.

Going through this process, unfortunately, it kind of grew. It went from adding some parking spaces to adding an enclosed dumpster, adding a handicapped ramp for accessibility. Once we went through our parking calculations, we tried to take the calculations from today and apply it to an existing older building with a limited parking lot. Our parking lot got bigger than we actually need.

We're proposing an additional restaurant in Unit 5. We're proposing to restripe the parking lot. We're adding additional parking spaces along the westerly side of the building along with some striping to keep the cars travelling on the access to the drive in away from the parking spaces.

We're proposing a rain garden at the rear of the property. We're handling the increase in runoff by tying roof leaders into the collection system and discharging them into a rain garden at the rear of the property.

We're proposing to relocate the dumpster to the rear of the building and fence it, as well.

In speaking with the applicant about the proposal, they're kind of overwhelmed with what this has led to as far as a site plan application. We have received staff comments. Nothing unreasonable we can't address. But from their perspective, they're saying do we really have to do all this? The parking lot is kind of empty as it is now. Can this commission do anything that allows for future parking development, if needed? The burden of the improvements is getting more difficult for them to make this process move forward.

Discussion.

The Chair commented the applicant is approaching dangerous ground. The application comes before us and we hope that every application for business is successful and so successful that you can't get into the parking lot. If we don't put these safeguards in place now, the last thing we want is congestion there and traffic backed up on to 322.

And, you have your 8-24 approval and that's out of our hands. I believe the Town Council has already voted on it. That's a done deal.

Discussion.

Mr. Giudice was not asking to remove the 8-24 approval. We have a plan that with a few more tweaks works. What I'm asking for is some sort of relief when it comes to actually coming up with the parking count.

Discussion.

The Chair asked for comments from staff.

Ms. Savage Dunham stated that staff also is supportive of the project. This was just submitted April 27<sup>th</sup>. We did a checklist on the matter quickly and we are working diligently to move the project forward.

With regard to the parking requirements, there were parking requirements and other things on site that were not up to the requirements when the Sushi Restaurant wanted to come in. Staff went through that process as a zoning permit. We became aware this project was coming down the pike. So, we've been working with the Sushi Restaurant to accommodate them knowing that their handicapped parking requirements, ADA requirements, relocating the dumpster was going to be accomplished in the very short term. We did not hold that up for the site deficiencies.

The front parking lot is going to be striped and it is not up to our current standards. We're not saying put your island in every ten spaces and put a tree in. We're taking that position which I think is a relief of a sort.

We've taken the position already of providing some relief. This parking is required to support the restaurant use which hopefully will be very successful. We feel the parking will be utilized. It's been through the 8-24 process. There's been a requirement that parking be constructed prior to CO of the restaurant.

Staff and the town have been working along but I don't have the authority to pick one certain establishment and say you don't have to do that but this person across the town does. That's not something that we can do in this position.

(Mr. Sciota entered the meeting)

We are working in partnership with the application to lease them some town land to be able to meet the requirement. We're not aware of any other changes there for storage and business. So with Mr. Giudices' work on this project, their parking needs are likely met for quite a while.

Discussion.

Mr. Chaplinsky said he was supportive of working some arrangement out that's beneficial and making sure we're meeting ADA compliance and we're getting what the town needs for a safe operating environment for the applicant, as well. Maybe the applicant can talk with staff and bring something back as far as an arrangement.

Discussion.

Attorney Sciota, after being briefed on the issue, advised there is no mechanism regarding changing the number of parking spaces required on the site plan.

Discussion.

The cost of doing the actual work is the concern, advised Ms. Savage Dunham.

Discussion.

Mr. Giudice is going to meet with staff to come up with a plan that may better suit the applicant's needs. Everyone agreed.

Mr. Chaplinsky made a motion to table and Mr. Oshana seconded. Motion passed 6 to 0 on a roll call vote.

N. Request for release of \$73,000 Public Improvement bond and \$214,000 Subdivision bond, 149 Lazy Lane, Southfarms Subdivision S #1211.1.

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

\*\*\*\* The Chair reseated Mr. Sinclair\*\*\*\*

O. Luty Estates, request for release of \$1,200 erosion and sedimentation bond, Pleasant Street S#1204.2

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

P. Harvey Waller, Phase I, request for road acceptance

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

Q. Knights Crossing, request for acceptance of knight's Court pending receipt of a \$45,000 maintenance bond S#1167.

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

R. Hillcrest Orchards, LLC request for a 2 year extension of earth excavation approval, 508 & 544 Meriden Waterbury Road EE #121

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

S. Michael Meade, request for release of \$4,600 earth excavation bond, 72 Summer Street EE #131

Staff recommends a table on this item. Mr. Sinclair so moved the motion which Mr. Kalkowski seconded.

Mr. Chaplinsky had a question. Mr. Sinclair removed his motion.

Mr. Chaplinsky asked if this was ready. The Town Planner said it is not ready. The site is not stable, yet. We put it on the Agenda and performed an inspection and a little more stabilization is needed. It would be premature to release the bond.

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

#### ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Gary and Roseann Grindle, special permit use application for parent/grandparent apartment, 115 Woodfield Road SPU #496, May 17

The Chair advised this item could be scheduled for the 17<sup>th</sup>.

#### ADMINISTRATIVE REPORTS

Nothing this evening.

#### RECEIPT OF NEW APPLICATIONS

Ms. Savage Dunham passed around a list of new applications which is on file in the Town Planner's office and explained each.

#### COMMISSIONER CONCERNS

Mr. Sinclair brought up the community gardens site plan from the town and we were told it had been approved administratively. I just want to say that this is not an attack on any group, any committee or any commission. It is not an attack on the application itself. It is

an attack on the process. I firmly believe that a site plan should have come before this commission to be discussed.

Discussed.

Mr. Chaplinsky asked if there was a process we go through for administratively approving things versus not administratively approving things.

The Town Planner said in the past the Board has authorized staff to sign off administratively on minor changes. Also, sometimes new applications which are deemed to be in minor in nature. That is not an uncommon practice. I do typically with the Chairman if I have any questions to get his sense on the matter and take my direction from the commission in that way.

The Chair advised in this instance, the Town Planner did check with him.

The Town Attorney added this is a first time deal with the town. The Manager and I are in agreement on this particular case in that this is really a test case. If there is an issue, rest assured we will take care of the issue.

Discussion.

Mr. Sinclair said the neighbor to the east is worried about privacy concerns and she'd like some screening there. Attorney Sciota advised the town did allow her to keep her driveway on top property.

Discussion.

Mr. Sinclair reiterated this is undiscovered country and the place for the decision is to be made is with this commission and not administratively.

The Chair said he received a correspondence from the applicant on the Ideal Forge site and he's delighted to report out that he'll be starting that project on the 24<sup>th</sup> of May. Nice to get this downtown Renaissance project extended to the lower part of Center Street. I'm delighted that's coming our way.

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

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