

PLANNING & ZONING COMMISSION
Public Hearing & Regular Meeting
August 2, 2011

The Planning & Zoning Commission held a regular meeting on Tuesday, August 2, 2011. Chairman Michael DelSanto, called the meeting to order at 7:03 o'clock, p.m.

The following Commissioners were present, viz:

Kelly K. DelDebbio	Paul Chaplinsky
Steve Kalkowski	Zaya G. Oshana
James Sinclair*	Michael DelSanto, Chair

Alternates:	Lisa Conroy
	Randall Gage
	James Macchio

Absent:	Francis Kenefick
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(*Arrived where noted at 7:05 pm.)

Ex-officio members present were as follows, viz:

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

(* * Arrived at 7:12 pm with the meeting in progress.)

The Chair seated Ms. Conroy for Mr. Kenefick and Mr. Macchio for Mr. Sinclair. A quorum was determined.

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: Regular Meeting of July 19, 2011

The Town Planner read the legal notice in the record.

Public Hearings:

A. Application to change zoning district boundary from "R-40" to "I-1_ property located in the northwest quadrant of town between Mount Vernon Road, Welch Road, DePaolo Drive and the Bristol town line(ZC #537)

Mr. Oshana presented the application first explaining who was on the subcommittee and their contribution.

(Mr. Sinclair entered the meeting.)

Mr. Oshana continued with his presentation noting this has been looked at by this board and by the prior PZC and has been in front of us for a couple of years now. It is something logical for the subcommittee to look at and bring in front of the entire commission.

It's a case of planning and leading and not following. Not letting something just happen when it comes to looking at land use. Right now the land is zoned R-40 and houses could be built there. Currently it is a mixed use area, heavy industrial uses and residential are in that area right now. It's a major excavation site for Tilcon. There is a former landfill on that area and the amusement park owns certain areas in that area. Right over the border in Bristol there is a trash facility and a leaf composting facility in that area. Is this an area that houses should be built on?

Discussion.

We felt as a committee that residential building in that area that currently has a landfill on it, contaminated groundwater on it, we didn't feel that residential development should be continued in this area.

We looked at industrial for this area. It made sense for I-1 to go up there. He explained what is allowed in I-1 per the regulation.

Discussion.

In planning, we need to focus on the highest and best use of property in Southington while not negatively affecting those current property owners that own property in this area.

The new zoning boundaries, if this were to be adopted would provide for significant buffers around the areas to protect the current residential areas that exist in this area. There are some wetland areas in the area and we want to make sure they have other boundaries around the area so people that own residences in the area have additional boundaries and buffers around them.

We would recommend that certain areas marked on the map be excluded from the zone change because they are currently occupied by residences but we would like to talk about upon the change of ownership of the properties, those properties would be converted to the new zoning proposed.

There are no plans in the works for this area. Explained it is purely a case of proper planning. It's land use at the highest and best and safest use. A proper and orderly plan is what we're looking for.

Mr. Oshana asked Councilwoman Urillo come up from the subcommittee and speak on behalf of the Council.

Dr. Stephanie Urillo made a presentation about the vision for the northwest quadrant of Southington. Because we hear we don't want this to turn into a Queen Street, we sent out notices to the residences in this area for the purpose of rezoning this land in this area to Industrial from Residential upon sale of the land, only.

A portion of the land involved in the rezoning consists of a landfill. No residences should be built on a landfill. Referred to the Rejean Drive area. The Town Council approved at its 7-25-2011 meeting if necessary for \$410,000 for continued payments for the cleanup of this site. It must pay these fees for clean with no choice. We do not want this repeated in the northwest corridor.

The best use of this land is industrial. Some land is zoned mixed industrial now and the subcommittee recommends zoning it to industrial. It consists of topography that includes wetland buffers as well as the standard buffers necessary to delineate the standard boundaries of the various properties.

Additionally, prior to the notices being delivered, this has been reviewed by multiple town departments including the Assessor's Office. Upon sale of a property which will now be zoned industrial there is benefit to the seller.

I wish to assure the public there is no hidden agenda from this subcommittee other than to provide a long term vision for the northwest corridor of Southington. We are simply planning for the long term future of Southington.

By zoning these properties industrial in the future, the drive to attract businesses Southington increasing the business tax base and lessening the burden on residential property taxpayers. Schools would not be overcrowded as no additional homes will be built in this area.

I urge you to approve the change in zoning for this area from residential to industrial.

Mr. Oshana clarified there are certain areas on the map that contain residences and those properties have been carved out of the zone change. They contain homes and those homes will remain residentially zoned as they are right now. (Refer to map which is in the Town Planner's Office.)

In the event the residences are sold and have a change of ownership, those would then covert to the industrial zone.

Discussion.

The Guerette parcel was specifically discussed. Although the area would be rezoned, the different taxation would not kick in until some action was taken by the homeowner.

Discussion.

Basically, everything south of Welch Road would not be part of this and stays residential.

Discussion.

Mr. Kalkowski asked if the Town's position is more favorable if this is converted to industrial for the 29.2 acres that are owned by the Town versus if it stays residential. Mr. Brumbach explained it was the Assessor's opinion that if rezoned, the value will increase. However, one of the provisions is that those who currently live there won't experience an increase in taxes because of the value increase until such time as they sell or it develops in a different way. There is protection for the existing but there is also an increase in value for the overall parcel.

Discussion.

Various comments and questions by the commission regarding the change of zone and its ramifications.

Mr. Chaplinsky asked the Town Planner to address the intensity of the use. If you were to build this residential completely to its ability what would the intensity of the use be of this property versus an I-1 if you were to compare them subjectively. More intense residential or more intense industrial?

The Town Planner said that was a tough question to answer. There are a significant number of wetlands in the area, as well. (See the topographic map.) Of the 400 acres, staff would suspect there is at least 150 acres of wetlands and watercourses. The development scale would be different both on the type of use and the design. I would just echo that staff feels strongly given the development constraints, the information that we have about the area and all of the work the subcommittee has done to-date, that this area would be most appropriately zoned for Industrial at this point in time.

(Those speaking in favor of this application)

Lou Perillo, Economic Development Coordinator for the Town of Southington. I speak in favor of this application.

I do want to clarify with these facts some of the comment out there that are concerns. First of all, it's approximately 400 acres and Tilcon controls 200 of the acres. They have a trucking, mining and materials mixing operation going on there now. They're in an R-40 zone. That would not be an appropriate zone should a company of that nature want to come in. That use is appropriate for an I-2 use.

Lake Compounce controls plus or minus 150 acres to 180. Explained. They have publicly mentioned they would like to expand and that expansion would require a zone change. They did also publicly mention that due to the current state of the economy, their plans for expansion are on hold indefinitely.

This purely is a planning situation. We have a 32 acre parcel that is a former landfill. An opinion is you wouldn't want to have residential neighborhoods adjacent to a landfill.

There's about 25 acres of private ownership. A significant portion is vacant. The town has a venue going on for leaf composting and storage that would be more appropriate in an I-2, as well.

For that area, I'd love to do an I-3 on 25 acres of so. Explained the demand.

The main driver of this is existing use in a landfill. We do not have any plans that have come before you for residential nor industrial.

With all due respect to the neighborhoods on Norwood Drive, Cloverdale and Westover Lane, the whole idea is to try and protect this area. Welch Road is an established neighborhood with traffic implications from Lincoln College and Pine Valley.

We have in place existing infrastructure for the Tilcon parcel out of DePaolo Drive and up West Queen which has signalization, already. It wouldn't make any sense to put industrial development coming off of Welch Road further down. From a business standpoint it doesn't make financial sense to invest in infrastructure to build a new road when you already have one there with signalization.

Discussion.

Traffic and access were discussed. It isn't safe to have residential traffic going through industrial zones.

Discussion.

Buffers were discussed as being a planning aspect to get residential away from the industrial area.

Passed around a situation analysis.

Steve Giudice, Harry Cole & Son, Plantsville, CT spoke in full support of the application citing planning perspectives when looking at the maps. We have buffers in place to protect residential homes and I think it would be an orderly development of the town. It would be in the best interest.

Arthur Cyr, 103 Berlin Avenue spoke in favor of the application. Spoke about Queen Street and West Street.

I am a big proponent of economic development. This is an area that needs to be taken off the residential and made industrial.

There are provisions for the 50 foot buffer and is it adequate to protect these people? I would say let's protect our citizens and a 50 foot buffer is not adequate in my opinion. It needs to be a treed buffer with fences and swales and everything to protect the people until they decide they want to see their neighborhood turned into an industrial site.

Discussion.

Discussion about increasing the buffers.

In response to questions by Mr. Gage, the Tilcon operation was discussed with respect to noise and complaints.

The Town Planner explained the 50 foot residential buffer and the 35 foot landscaped buffer mandatory for the I-1 zone. The proposal would have an effective 85 foot landscaped buffer.

(Those speaking against the application)

Mark Colk, 115 Welch Road. Spoke against the application. He cited wetlands just west of Norwood Drive drainage. The 85 foot is not big enough of a buffer. Noise concerns were noted.

Discussion.

When I want to sell my house and it's industrially zoned all down my street, who is going to buy my house?

Discussion.

Buffers were discussed.

Discussed the landfill.

If you put the industrial zone too close to the houses, we're going to feel it as we won't be able to sell the house very well the same way as we can now.

Discussion.

There have been complaints about Tilcon and Lake Compounce. Explained.

Traffic speed on Welch Road was discussed.

Ed Senerschal, 125 Welch Road. Spoke about Tilcon's operation.

When is the last time you took a water sample over here? We're all on wells, not city water.

Discussion.

I'm against it.

Julie Merrill and I own the Highland Golf Range with my brother and sister. It's slightly in this zone and I was never notified. I found out today about this meeting.

I haven't talked to one person in the neighborhood who is for this change. I can hear the factory bordering along Cloverdale land my property at night.

Discussion.

You represent the people who live in Southington. Is there anybody on this committee for West Street who actually lives on West Street and represents the people

who live on West Street. That area is full of people who live in homes that they want to keep. I don't see them represented here. I suggest you get someone from the area who lives on West Street to be on your committee so it is more fair to the people who live there now.

Discussion.

I'd like to say when Tilcon used to be Tomasso I heard that Tomasso agreed that they got use of that land and agreed when they were done with that land they were going to turn it over to the town to make a park.

(Applause)

I wish someone would investigate that.

Frank Karnes asked about the properties in Cloverdale and along there. Does the zone include those properties? The Chair explained those will remain residential.

Discussion.

It seems that an easier solution would be to make it so no one can build on the town dump without having to change an entire area to suit one particular aspect of a problem.

Discussion.

Is there a mixed use option that could also create the type of tax revenues the town is looking for but also keep a more residential tone to the areas that would be conducive to that.

Chad Segall, 0 Mount Vernon Road, under Susan Segall. Property I am dealing with is the property that is still listed as yellow in the upper left-hand corner of the map. It hasn't been changed.

My brother wasn't contacted regarding this meeting and he has property directly across the street in Bristol. Also, a condominium owner I know in Regal Park was not contacted. The Town Planner will provide the contact list within the 500 foot buffer.

Discussion.

Regarding my property, it's zoned R-40 and I don't know what the best use for that property is. We have condos to the north and general business to the west. You want to adjust to the east and south.

Why go with industrial as opposed to a commercial/general business zone where the town is still generating tax money without necessarily getting some of these other residents riled up. They might be more inclined to deal with a business park next to them as opposed to a manufacturing facility.

Discussion.

I might want to change to industrial, but not being able to see into the future, I need more education on this.

Discussion.

Buffers were discussed.

Tax ramifications were discussed in changing the zone.

David Bell, 76 Cloverdale Road. I'd like to know if a traffic study has been done in this area.

Discussed the traffic in the area now.

I hope you do a traffic study before this is approved for a zone change.

Richard Landino, Westover Lane. Spoke of the impact on property values.

(Comments/Questions/Answers amongst the Commission)

The Town Planner explained the Tilcon Operation noting it is grandfathered in.

Traffic Study appropriateness was discussed by the Town Planner in response to a comment by Ms. DeDebbio.

Discussion about the agreement for a park.

General discussion about the application.

The Town Planner entered into the record a response by the CC R PA indicating there is no conflict. Memo on file in the Planner's Office.

Hearing no further comments/questions, the Chair closed this public hearing item.

B. Zoning regulation text amendment, Sections 2-12.1 and 2-19 regarding corner lots (ZA #559)

The Town Planner introduced the application noting it was a zoning tax amendment which was generated after a great deal of work by Mr. Chaplinsky's subcommittee. The proposal is intended to address restrictions on corner lots with regard to the installation of structures. She noted it does indicate changes to two sections of the current regulations which she explained.

Section 2-12 regarding corner lots was referenced and explained. This redefines the front yards. The proposal before you is to redefine the front yard areas to have a primary front yard which is where the access or entrance to the house is and the secondary front yard which is the other yard. This is generally for people who live on a corner lot and want to put up a fence in their secondary front yard (side yard or back yard) to enclose their backyard for children's safety or to shield their pools, et cetera. Explained.

This is an effort to reduce the restrictions on construction on corner lot properties.

(Those speaking in favor of the application)

Arthur Cyr, 103 Berlin Avenue. He explained he was an owner of a corner lot and was in favor of this amendment. He concurred with everything that is being done for people who live on corner lots so they no longer have to deal with two front yards or two side yards and you can't do this and you can't do that.

Thank you.

Tim Michaels, 14 Jody Lane. I have a corner lot. We support this legislation because as it currently is it is too restrictive.

(Those speaking against the application)

No response.

(Commission comments/questions/ answers)

The Town Planner noted a correspondence from CCRPA which is on file in the Town Planner's office stating it is not in conflict with the regional plan of development or any other plan.

And, an email from the South Central Regional Planning Commission stating there is no negative impact to the habitat or ecosystem of the Long Island Sound. The email is on file in the Town Planner's Office.

Hearing no further comments, the Chair closed this public hearing item.

Business Meeting:

A. Application to change zoning district boundary from "R-40" to "I-1" property located in the northwest quadrant of town between Mount Vernon Road, Welch Road, DePaolo Drive and the Bristol town line(ZC #537)

The Chair noted a lot of information was received. Mr. Chaplinsky added a lot of this was done in the best interest of the community to reflect the activities that are going on on the site already. A lot of due diligence and review work went into this. He noted he was looking forward to supporting this. He wanted to hear more about the buffers.

Discussion followed amongst the commissioners regarding the buffer issue.

Discussion followed about what is allowed in an I-1 zone referring to the present regulations.

Mr. Oshana made a motion to approve ZC #537 changing the zoning district boundary from R-40 to I-1, property located in the northwest quadrant of town between Mount Vernon Road, Welch Road, DePaolo Drive and the Bristol town line with a

stipulation that in the event of change of ownership of land identified by the Town Planner that it will convert from the residential to industrial zoning. Specifically, regarding the Guerette property, it will change zoning designation with the change of ownership. The zoning change will take effect 15 days after publication. Ms. DeDebbio seconded. Motion carries 7 to 0 on a roll call vote.

B. Zoning regulation text amendment, Sections 2-12.1 and 2-19 regarding corner lots (ZA #559)

Mr. Chaplinsky stated that the intent of this to give people more flexibility and room on their property and it is a collaboration of efforts. He was happy the commission was moving forward on this and made a motion to approve. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

*** Mr. Sinclair left the meeting at this time. Mr. Macchio was reseated for Mr. Sinclair. ***

C. Ellen Lewitt, site plan modification to allow the temporary location of a hot dog vendor cart, 254 Queen Street (SPR #1253.3)

The Town Planner introduced the application. She noted the applicant was in the audience if you have questions. This is an application for approval of a temporary location of a hot dog cart at Southington Auto Wash and Lube at 254 Queen Street. The property is currently zoned business. The cart will be located near the grassy area near the road. The hours of operation are approximately 10:00 am to 2:00 pm weekdays and slightly longer on weekends. There is a letter from the property owner giving permission in your packet of material. This is on private property and the proper mechanism for any kind of placement of something on private property is site plan approval.

As a side bar I will tell you that staff feels that the proper mechanism for this type of temporary use would be through the ZBA as they already do temporary approvals and seasonal approvals on public property.

This is before us as a site plan modification because that is the only avenue available. WE are hoping to change that in the future. You need to consider the location, any potential impact on the area.

And, if you were to approve this application we would recommend the approval not be for more than a one year term because we are going to be suggesting a zoning text amendment to facilitate the ZBA handling these matters.

Ellen Lewitt of Berlin Avenue, applicant. She noted it is a seasonal thing and can't be done in the winter as it is too cold. We'll probably be there until just after Thanksgiving.

The exact location of the cart was discussed.

Ms. Conroy noted her concerns with the limited parking near the cart and people pulling in and pulling out of the site. The Queen Street traffic may be affected.

It was noted by the applicant that the Route 10 Diner and Subway have been approached and they don't have a problem with patrons using their parking.

Mr. Chaplinsky spoke in support of the application indicating he liked the one year restriction. He didn't see the traffic as an issue. He then made a motion to approve with the stipulation as recommended by staff that it be for a one year period. And, also the stipulation there be no sight line obstruction as per town staff review. Mr. Macchio seconded. Motion passed 5 to 2 with Ms. Conroy and Mr. Oshana opposed.

D. Request of the Southington Water Department for approval under Section 8-24 to install a new 8-inch water main on Spring Lake road from Kuhr Drive to a location approximately 615 feet northeast (MR#461)

Tom West, Water Department Superintendent presented the application. This is a proposal for a water main installation on Spring Lake Road from a location next to Kuhr Drive extending northerly toward a right of way or easement where we required a developer to install a water main from Pepperidge Drive out to Spring Lake Road.

The intent is to complete a loop and to complete that prior to the town paving this extension of road. This is 600 feet of road that the town will be paving this next season and our intent is to get this loop completed for water quality purposes and for fire protection purposes before the road is paved. It is an 8-inch water main. We are not adding any fire hydrants in the area.

If this is approved and we get our approvals in place, this will be completed later this summer. It is about three weeks of work.

The Town Planner added staff is supportive.

Mr. Chaplinsky made a motion to approve and send back a favorable 8-24 recommendation. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

E. YMCA Camp Sloper, site plan modification application for proposed 40 x 60 program building for camp and outdoor center programming, 1000 East Street (SPR #1519.1.)

Mark Pooler, 22 Jeremy Woods Drive, Outdoor Center Director for the YMCA. We are proposing and hoping to build a program building. The building will be in memory of Malanie Rossini. Explained.

It will be used for day camp purposes and outdoor center programs as well as a building for environmental education.

No facilities are proposed for inside the building. We are hoping for your support.

The Town Planner added the application is ready for action.

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

F. DC Development & Construction, LLC, 4 lot subdivision application, 207 East Street (S #1282)

Stephen Giudice from Harry Cole & Son, 876 South Main Street, Plantsville represented the application. This was presented at a previous meeting. To review, it is a 4-lot subdivision on East Street adjacent to #207 East Street.

We are proposing three frontage lots and one rear lot. The properties are served by public water and onsite septic systems.

Drainage was explained.

The existing shed will be relocated to conform to setback requirements on the rear parcel.

The property is divided by a zone line, R-12 in the front and R-20/25 in the rear.

We did combine the driveways for lots 3 and 4 for proper sight distances.

We are working with staff. We received comments and addressed the comments and submitted written responses to the comments today.

Ms. Savage Dunham said that staff did provide a checklist today and received comments as well as sets of two of the four sheets of the plans. The agent is correct in that staff did not have time to review the revised plans. Speaking for myself, the comments I generated are minor in nature on the August 2, 2011 checklist and in my opinion should you choose to approve, I believe they could be stipulations. Mr. Tranquillo concurred.

Mr. Chaplinsky made a motion to approve with the stipulation that the August 2, 2011 checklist items have written responses from the applicant and be complied with.

Mr. Chaplinsky withdrew his motion.

Mr. Chaplinsky then made a motion that the rear lot is the highest and best use of that property. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

Mr. Chaplinsky then remade his motion to approve the plan with the 10 items listed on the August 2, 2011 checklist as stipulations. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

G. Tahoe Realty, LLC, site plan modification to waive completion of municipal parking lot and pedestrian sidewalk as originally approved, 120 West Main Street (SPR #1558.2)

The Town Planner advised the Agent has requested a table to the next meeting.

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

H. Knight's Crossing Development Co., LLC request for release of \$100,000 Subdivision bond, Knights Crossing (S #1167)

Staff supports this. Mr. Oshana so moved a motion for approval. Ms. Conroy seconded. Motion passed unanimously on a voice vote.

I. West Pines Section II, request for release of \$188,000 subdivision bond (S#1213)

Staff supports this. Ms. DelDebbio so moved the motion for approval. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

J. West Pines Section II, request for release of \$8,500 Public Improvement bond (S#1213)

Staff supports this. Ms. DelDebbio so moved the motion for approval. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

K. West Pines Extension, request for reduction of erosion and sedimentation bond from \$50,000 to a new amount of \$20,000

Staff supports this. Ms. DelDebbio so moved the motion for approval. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

L. P.P.&D, LLC, request for bond in lieu of site plan compliance in the amount of \$29,300, 963 Queen Street SPR #1563.

Staff supports an extension term of 90 days. Mr. Oshana so moved the motion. Ms. Conroy seconded. Motion passed unanimously on a voice vote.

M. P.P.& D , LLC request for release of \$4,800 public improvement bond, 963 Queen Street, SPR #1563.

Staff supports this. Mr. Chaplinsky so moved the motion which was seconded by Ms. DelDebbio. Motion passed unanimously on a voice vote.

ITEMS TO SCHEDULE FOR PUBLIC HEARING

None.

ADMINISTRATIVE REPORTS

- Update on West Street Corridor study

The Town Planner stated that with regard to this item, she lets the commission know that Milone& MacBroom was the consultant hired. The consultants are going to be meeting with the subcommittee on Wednesday to obtain some guidance and insight from the subcommittee and an Agenda has been provided to the members.

The work is progressing on schedule and we anticipate at this point having the consultants at the September 6th meeting to present their findings to the full Commission. We are excited about this.

Your bonus administrative report is coming around right now. This will be a future proposed zoning text amendment from staff and I will go into it in depth at the next meeting. It is regarding temporary/seasonal vendors on private property. I will save the full briefing for the next meeting.

I would just draw your attention to the packet and I did hear from the entire Commission regarding the Rite Aid sign. I included a copy of the cease & desist that was sent out July 27th and I attached some previous correspondence our office has sent out. I want to assure you that we are working diligently with Rite Aid within the confines of the regulations. Sometimes it doesn't go as quickly as we would like. We are working on it and the documentation shows that.

RECEIPT OF NEW APPLICATIONS

I have no list for you this evening. One is the Tahoe Realty item which would have been before you this evening but was continued.

COMMISSIONER COMMENTS

Ms. DeIDebbio asked about the calendar for fixing West Street and West Center Street. I had gotten an email and forwarded it to Mr. Brumback.

Mr. Brumback responded we are in the process of evaluating that. The stumbling block is the drainage and we want to make sure we fix that. Pulverizing will be done this construction season.

EXECUTIVE SESSION to discuss pending litigation

Mr. Oshana made a motion to adjourn into executive session including the Town Manager, Town Attorney, Town Engineer and Town Planner to discuss pending litigation but excluding the press and public. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned to executive session at 9:23 o'clock, p.m.)

EXECUTIVE SESSION

The Southington Planning & Zoning Commission entered executive session immediately following their meeting with the following in attendance in order to discuss pending litigation.

The following Commissioners were present, viz:

Kelly K. DeDebbio	Paul Chaplinsky
Steve Kalkowski	Zaya G. Oshana
Michael DeSanto, Chair	

Alternates:	Lisa Conroy
	Randall Gage
	James Macchio

Absent:	Francis Kenefick
	James Sinclair

Ex-officio members present were as follows, viz:

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

No motions were made or votes taken during executive session.

Mr. Oshana made a motion to adjourn from executive session. Mr. Macchio seconded. Motion passed unanimously.

(Executive session was adjourned at 9:57 o'clock, p.m.)

REGULAR SESSION

Ms. DeDebbio made a motion to adjourn the Town Council meeting which was seconded by Mr. Chaplinsky. Motion passed unanimously.

(Meeting was adjourned at 9:58 o'clock, p.m.)

Mark J. Sciota
 Acting Secretary

