

PLANNING & ZONING COMMISSION  
 Regular Meeting  
 May 21, 2013

The Planning & Zoning Commission held a public hearing & regular meeting on Tuesday, May 21, 2013. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

|                   |                         |
|-------------------|-------------------------|
| Stephen Kalkowski | James Macchio           |
| Paul Champagne    | Kevin Conroy            |
| James Sinclair    | Paul Chaplinsky         |
|                   | Michael DelSanto, Chair |

Alternates: Susan Locks  
 Ryan Rogers

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner/Acting Town Planner  
 Keith Hayden, Town Engineer  
 Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent: Jennifer Clock, Alternate  
 Randall Gage, Alternate

A quorum was determined.

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

**MICHAEL DELSANTO, Chairman, presiding:**

4. Approval of Minutes

A. Regular meeting of May 7, 2013

Mr. Kalkowski made a motion to approve and Mr. Sinclair seconded. Motion passed unanimously on a voice vote.

Mr. Lavallee read the legal notice into the record.

5. PUBLIC HEARINGS

A. Michael LeClair, special permit use application for parent/grandparent apartment, property of Southington Farms, LLC, 30 Curtiss Farm Court SPU #525.

Thomas Cocco here on behalf of the applicant. My address is 1897 Berlin Turnpike, Berlin, CT.

This is for a parent in-law for Michael LeClair. He has lost his father and he wants to move his mother in. We've infilled, I believe, in your packet some revised changes to the architectural renderings after discussion with the town building official. We modified the plans to accommodate only one entrance through the main portion of the home. I believe it meets all the guidelines.

I'm happy to answer questions.

Mr. Lavalley indicated everything was in order.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair closed this public hearing.

B. Southington Auto Wash, special permit use application for addition to existing car wash facility, 154 Queen Street SPU #526.

Jim Jones, Jones Engineering. We are representing the applicant Southington Car Wash at 254 Queen Street. This past winter due to a big snowstorm they lost their detailing hut. He is proposing here an addition to the existing building of 244 sf so he can use part of that for the detailing required and the car wash. We're here because the regulations require an addition to a car wash requires a special permit.

Mr. Chaplinsky asked for the details of the activities besides where the detailing is going to be. Is there any other activity going to be done there? Mr. Jones said on the other side of the building,

it shows two bays, and those are also going to be for detailing. Full service detailing than that part of the car wash. Other than that, that's all that is going to be done on the site.

Mr. Chaplinsky asked about the temporary structure. Mr. Jones said it was about 700 sf of temporary detailing shed. We are going to turn that into a real structure and attach it to the existing building.

Mr. Lavallee said he had nothing to add on this portion.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair closed this public hearing item.

C. The Hospital of Central CT, special permit use application for second medical office building on one parcel, 208 Main Street SPU #527.

Stephen Giudice, Harry Cole & Son, representing the applicant. 876 South Main Street, Plantsville.

As I mentioned at the previous hearing this was brought in requesting a second building as part of the site plan. That special permit was approved at that time; however the building was never constructed.

We are proposing now to move forward with the construction of this building. We've made some plan modifications. The building pretty much stays the same. We are proposing a modification to the parking area which we can discuss now or in the site plan portion of the application.

From a building perspective, same plan, same size, same square footage. We've been able to reduce the amount of parking based on the net square footage which is permitted per your regulations. The original plans used the gross square footage and the new uses the net square footage so we are able to reduce the parking down to 114 parking spaces.

Any questions, I'll answer them.

Mr. Sinclair noted this time around there was no access to the main facility which was a big problem with the plan. Mr. Giudice responded that he wouldn't say it was a big problem but it was not something that the hospital was in favor of. They didn't think it was necessary or the best course of action. There was some concern by staff at that time that they wanted that connection. I can tell you in our traffic studies, we did not include that. The concern was that the traffic at this (indicating) intersection would be a problem and that connection (indicating) would alleviate traffic at that location. We had acceptable services in our traffic study without that connection. We did before the OSTA for a certificate and they approved our traffic report. This will go back to them, as well, and it should be approved in this configuration.

(Those speaking in favor of the application)

No response.

(Those speaking against the application)

No response.

The Chair closed this public hearing item.

(The Chair closed the public hearing portion of the meeting at 7:10 o'clock, p.m.)

#### **REGULAR MEETING**

##### 6. BUSINESS MEETING

A. Michael LeClair, special permit use application for parent/grandparent apartment, property of Southington Farms, LLC, 30 Curtiss Farm Court SPU #525.

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

B. Southington Auto Wash, special permit use application for addition to existing car wash facility, 154 Queen Street SPU #526.

Mr. Sinclair made a motion to approve. Mr. Chaplinsky seconded.

Mr. Conroy asked if the Planner's checklist had been addressed. Mr. Lavallee said that would be addressed under the site plan item.

Motion passed 7 to 0 on a roll call vote.

C. Southington Auto Was, site plan modification for a proposed 1,444 s.f. addition, 254 Queen Street SPR 1643.

Jim Jones, representing the applicant. We had some late comments.

1. There was a question regarding removal of surplus material from the site if there would be any. I assume there would be a small amount, very little and it would be removed from the site.

2. The Planner asked for our disposal to be incorporated into the catch basin just outside of the addition. We have no problem doing that.

3. Proper handicapped parking, striping, signage and make sure it's up to code. We've actually moved it. There will be new striping and new signage there. It will now be up against the new building.

4. He is also suggesting that the southeast and southwest corners, we put in a pylon to protect the corners of the building from traffic. That's not an issue.

5. Relative to the signage, there was no plans for any additional signage. The lanes are not changing and the people who go here are pretty familiar with it. The lane that appears to go to the detail area is also used for access to the car wash itself when it backs up and they'll continue to do that. No problem in the past.

6. No new roadside signage proposed.

We can deal with all of those minor comments, he concluded.

Engineering gave four comments today, too.

1. Proposed utilities for the addition. The answer to that is no other than what is coming from the building. No water in there. No sewer. No bathroom in there.

2. As to roof drainage, the engineer would like to see us tie into the existing drainage system there. We will do that.

3. This building is being put in an area that has been pavement in the past so there is no increase in runoff. I have to prepare a letter or put something in the plan that it doesn't require ZIRO.

4. According to FEMA mapping, the most recent flood elevation in the area is 156. And, the Planner noticed some of our elevations in the area are below that a little bit. The reason for that is the datum on the new FEMA maps is 88 and the datum on this map is 1929. The elevations raised about 9/10 of a foot. If necessary, we'll raise the floor of the proposed addition to be sure it's above the flood elevation. It is very close.

Mr. Chaplinsky made a motion to approve the Planner's and Engineer's stipulations. Mr. Sinclair seconded. Motion passed 7 to 0 on a roll call vote.

D. The Hospital of Central CT, special permit use application for second medical office building on one parcel, 208 Main Street SPU #527.

Mr. Sinclair made a motion to approve with the comment he liked this plan a lot better than what he saw a couple of years back. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

E. The Hospital of Central Connecticut, site plan modification for proposed 2 story building and associated parking, 209 Main Street, SPR 1642.

Steve Giudice presented. We discussed the changes to the plan during the special permit. I'll answer any additional questions.

Mr. Lavalley asked if he had any issues with the checklist provided. Mr. Giudice said he did not and had submitted a response to the checklist addressing all the comments.

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

F. Chris Fields, special permit application for live-fire training facility, 75 Aircraft Road, SPU #524.

Mr. Lavallee advised stipulations were generated after the meeting with representatives.

1. The design criteria for the proposed range at 75 Aircraft Road shall be inclusive of the range systems project or equal.

2. Shop drawings are to be signed off on by the contracted company and are to be designed built to the satisfaction of the Town of Southington building official.

3. The range that is installed shall meet or exceed the Town of Southington zoning regulations, Section 5-00.4.

4. The shoot house must be (Inaudible) and no children under 12 are allowed to be in the shoot house.

Mr. Sinclair made a motion to approve with the Town Planner's stipulations. Mr. Chaplinsky seconded.

Motion passed 7 to 0 on a roll call vote.

G. Zoning Test Amendment, Section 4-00 (new 4-05 - West Street Business Zone) ZA #571.

Mr. Lavallee advised staff did have an opportunity to meet with some of the residents in the zone, some of the property owners. Mark and I met with them and they had some concerns with the West Street Business Zone. I drafted a compilation of what was brought forth to us.

1. Mr. Nelson Merrill from the Highland Golf Range property at the corner of Welch/West Street. He has supplemented his thoughts with a letter under separate cover. The primary concern was the requirement for an 800' setback from West Street for residential use. His property falls short of the setback by 100' roughly. He questioned whether the commission would entertain a reduced setback on the west side of West Street. Additionally, the requirement of a 100' buffer to a residential zone for a mixed use development, should this apply to the west side of West Street, as well?

2. Christine Matteo, 1671 West Street. She inquired about reducing the minimum lot size to either 1.5 or 2 acres from the 2.5 and the possibility of keeping the business overlay zone with West

Street frontage. Could the minimum setbacks be reduced from 75'. And, the 400' frontage requirement be reduced to 200'.

3. Mr. Paquette at 1506 West Street at the corner of West Pines and West Street. The property owners would like to be included in the WSB zone to have the ability to take advantage of the business component.

The Chair turned it over to Mr. Chaplinsky who is Chairman of the Subcommittee for West Street.

Mr. Chaplinsky thanked staff for meeting with the residents and getting ideas folks on the corridor may have. I do suggest we table this item to give staff a chance to consider the final input and have a final draft before us either at the next meeting or the meeting after that. In the meantime, we'll also try to work on the maps.

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

H. Supreme Forest Products and Materials, Inc. site plan to facilitate expansion of existing operations on adjacent parcel including mulch and woodchip storage, aggregate storage, roadway milling storage and volume reduction activities, DePaolo Drive (former landfill) SPR #1641.

Mr. Lavallee advised this item is ready for action contingent upon filing the lease agreement approved by the council.

Mr. Sinclair made a motion to approve with the Town Planner's stipulation that the lease agreement be approved by the town council.

Mr. Macchio seconded. Motion passed 7 to 0 on a roll call vote.

I. Wonk Road Partnership, 9 lot subdivision application, Wonx Spring Road, assessor's map 062, Parcel 142 (S#1295).

Steve Giudice on behalf of the applicant. As I mentioned at the last meeting we are currently before the IW commission with this application. We have received comments from the Town Planner/Wetland Enforcement Officer. We are working on addressing those comments. We are in the process of revising the plans and hopefully go before that commission.

At the last meeting I presented our proposal. A 9 lot subdivision with the new road to be called Progress Drive. This is an I-1 industrial zone. We do have some concerned neighbors here tonight that live in the surrounding area.

We don't have the build out plans for the individual lots at this time. The users will vary depending upon each lot and we did lay out conceptual layouts for each parcel. This is just conceptual in nature which shows the buildings and parking areas and how we think the property could be developed. Again, it's all conceptual.

Each lot will come back before this commission and possibly the IW Commission depending on wetland impacts.

One of the biggest issues with this site is it had been contaminated. It was subject of a major clean up. The property was monitored by the DEP. There's approximately 60 to 70 monitoring wells on the property. They did receive a final letter of no audit from the DEEP. However, there is environmental land use restrictions placed on the property. There are easements on the property that restrict use of the property without ultimate sign off by the DEEP.

Anything we are proposing as far as earth movement, etc. will have to go back before the DEEP, as well.

We need to start the process with this commission and the Conservation Commission. That is where we are at right now.

We are looking for a table tonight and I'm happy to answer any questions.

Mr. Chaplinsky asked about the access points. Mr. Giudice said the existing paved driveway comes in off of Wonx Spring Road and into the property. The proposed roadway will pretty much follow that location. We have wetlands on each side so we are maintaining the existing driveway location wise for our proposed roadway. Wonx Spring Road is the only proposed point of access. Metals Drive is a private road and we do not have permission to access that road.

Mr. Conroy asked about the buffer between the proposed development and the residential area. Mr. Giudice said it was a 35' buffer. And, the regulations do require a buffer on the perimeter of industrial subdivisions. It requires a 35' buffer.

The physical characteristics of the buffer are existing vegetation with some areas where we do not meet the 35' requirement and we would supplement the areas where need be. It is mostly grasses

in this area (indicating). It is not evergreen. I haven't walked the entire property. It's at grade.

Mr. Chaplinsky asked since there will be a table, any problems with walking the site? Mr. Giudice said he didn't believe so. Mr. Sinclair asked for the property to be marked.

Discussion.

The Chair noted there are folks in the audience tonight and he asked the Acting Town Planner about a petition received. They are asking for this to be put back on the record as a special permit use application so there can be a public hearing.

Mr. Lavallee said the request is for a public hearing, at your discretion. You can open it up for public input, as well.

The Chair advised we are not going to put this on for a public hearing. It is an industrial site in an industrial zone. It doesn't meet the qualifications for an SPU. What we will do at the next meeting and I know we have a petition signed by 85 signatures and there's probably more. That's great. We want to hear your concerns. We can't let 85 people get up and talk.

I am going to ask you to please get two or three representatives to come to the next meeting and speak to us, 5 minutes apiece, and give us your paramount concerns.

If it's wetlands, you are sending it to the wrong people. That stuff has to get wetlands. If you talk about wetlands problems at the next meeting, I'll stop you and tell you to give it to the wetlands commission. We depend on their recommendation when we make our recommendation.

Discussion.

I will allow that at the next meeting when this application comes up but it will not be put up for a public hearing.

Mr. Chaplinsky asked the information pulled together by the residents be given to staff prior to the meeting so we can have different perspectives without being on the spot to have to make a decision. Giving it to the Town Planner would be helpful in helping us to make educated decisions.

Discussion.

Mr. Conroy stated he did see this as an isolated I-1 in the middle of a residential zone. I, myself, would be interested in

hearing from the residents on things relating to the buffer area and access. I would welcome a public hearing on this one.

(Applause, applause)

Mr. Conroy made a motion to have a public hearing on this particular application scheduled for the next meeting. Mr. Sinclair seconded.

(Applause)

Motion passed 5 to 2 with Mr. Kalkowski and Chair DelSanto opposed.

Check the website at [www.southington.org](http://www.southington.org) for the specific date for the public hearing added the Chair. And, forget everything I said earlier.

(Applause)

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

Mr. Sinclair recused himself from the next item. The Chair seated Ms. Locks for Mr. Sinclair.

J. Maria Elena Guzman, site plan modification to add outdoor patio, 1217A Queen Street (El Pulpo restaurant) SPR #1644.

Sev Bovino, Planner with Kratzert, Jones representing the applicant. This restaurant is located in a retail plaza at 1217 Queen Street just prior to the Plainville town line. It's served by public sewer and private well. The land area is 1.77 acres.

The proposal is for an outdoor patio to be used for dining. It's a seasonal use. Not used in inclement weather. The patio area is 330 sf. It's located in the front of the building.

The parking requirement breakdown is shown on the sheet. In addition to the patio, we are proposing a planting area in the front of the building to soften the look of the facility.

Staff has requested parking spaces in the front of the building be restriped and the handicapped space be located near the entrance to the patio (indicating). We need to label the spot and put the

appropriate dimension on it. There are additional handicapped spaces to the north. We need one near the entrance.

The plans include the architectural plans which shows the view of the patio area and how the treatment is going to be.

The applicant has no objection to staff's request in terms of striping and the spot being in front of the facility.

I'll answer any questions.

Mr. Lavallee advised it is ready for action. The only other minor comment I did not address with Sev was the width between the structural bollards that are there. If we can reduce that from 11 to the width of a car so there are no issues. Mr. Bovino said he would revise the plans and give them to staff.

Mr. Chaplinsky made a motion to approve with the town planner's stipulation. Mr. Kalkowski seconded. Motion passed 6 to 1 with Mr. Macchio opposed.

K. Perjoni Family Jewelers, site plan application for proposed retail building and parking lot 834 & 848 South Main Street SPR #1645.

Mr. Giudice explained this application. They already do have a very, very small shop located just down the street. The family does the house, the vacant parcel and the building where Napoli's Deli is. They are proposing to construct a small retail facility, approximately 2200 sf. I will have a rendering for you at the next meeting.

The building will be even with the front of Napoli's. We are proposing 21 parking spaces with most of them in the back of the property. We have five spaces for residents of the two family house on the adjacent parcel (indicated). We'll have cross easements to cover the two properties. They are family owned.

We are currently before the IW Commission with this application. We'll have a site walk tomorrow.

We have underground storage for storm water control and we have a small detention area in the back of the parking lot. We have a dumpster pad in this location (indicating). Two way traffic through here.

Any questions, I'll be happy to answer them.

Mr. Sinclair made a motion to table. Mr. Kalkowski seconded.

The Chair noted for the record he would reseal Mr. Sinclair.

Motion passed unanimously on a voice vote.

L. Galaxy Development, LLC, site plan modification to change proposed use from sit down restaurant to multi tenant building with drive thru restaurant, retail and medical office, 365 Queen Street SPR #1605.1.

Patrick Dogherty with Midpoint Engineering and Consultants. My address is 126 South Bridge Stet in Auburn, MA.

You are pretty familiar with the site. It's the southeast corner of the intersection with Queen Street/Loper Street. There were six buildings on the site. Over a year ago I came before you and we got a special use permit for multiple buildings on the site. We reduced it from six to two buildings. Along with that we proposed a site plan showing the two buildings being the existing Webster Bank with a renovated canopy and an additional drive thru lane as well as a 7500 sf sit down restaurant.

Last fall, we initiated construction on the Webster Bank building. About that same time the restaurant tenant fell through.

The applicant has secured new tenants for the property. It would be four separate tenants in one building. The anchor tenant would be Panerra Bread with a drive thru. A medical user. And, two retail spaces very close to being leased out.

At the last site plan there were two points of contention reviewed over several meetings. One being current curb cut on Queen Street and the second being the buffer plantings on the east side of the property between the residential use and the project.

This site plan is identical to what was previously approved in the access to Queen Street as well as the buffer plantings. The limits of work have changed slightly. Discussion of the wall being moved 14' to allow separation between the curb cut and the building to allow proper circulation for the drive thru.

We did receive planning staff comments and we've addressed them. They were on landscaping and screening of the dumpster.

The proposed uses are allowed in this zone. The parking is appropriate. Landscape buffer and setbacks are appropriate.

I'll answer questions.

Mr. Conroy asked if a revised traffic study has been submitted due to the change in use from a sit down restaurant to multiple uses including the fast turnover drive thru. Mr. Doherty stated a traffic study was not required before as the increase in trip generation did not necessitate a fully study. We did submit a trip generation calculation and an internal circulation review. That was reviewed by the board's consultant. We have not resubmitted the documentation as it is very similar, added Mr. Doherty. Mr. Conroy advised him to resubmit the trip generation report.

Mr. Conroy asked about the queuing length available on the drive thru. Mr. Doherty said eight spaces from the pickup window up. The tenant recommends four. From the speaker back, including the speaker, five.

Discussion.

Mr. Conroy said usually you look at nine and closer to twelve for a drive thru. He would like to see some information on the drive thru queue and the trip generation. And, if it makes sense, a revised traffic study.

Discussion.

Lastly, Mr. Conroy mentioned the screening at Loper Street and the Queen Street driveway. Has engineering reviewed the sight distance for the intersection at those three locations? In the last site plan, we were concerned about the plantings on the corner of Loper. I want to make sure those are still very low. Mr. Lavalley said he would make sure that's addressed.

Mr. Kalkowski discussed the lanes and the drive thru. It seems pretty busy. He noted the dumpster pad seems to be encroaching on the left lane and he is also concerned about the parking spaces where cars I would like to understand from the engineer their thought process. It doesn't seem very good as far as the design goes. Mr. Doherty said this dumpster is scheduled for pick up when they're not open. He explained the lane configurations. The parking spaces along Loper Street are for employees. Low turnover.

Discussion.

Mr. Champagne said the problem we had last time is if you're going out to Queen Street southbound you would go around the building

and take a left to go north on Queen Street and if they have to go south they'd have to go back around and back out on to Loper. We still have a no southbound on Queen Street.

Discussion.

Mr. Macchio asked about the drive thru, what are the hours of operation. Does this need to be considered? When we had the public hearing people were very concerned about the hours of operation. Mr. Dogherty said he would find out the hours.

Mr. Macchio asked about the medical use. Mr. Dogherty said it is like a clinic. It's not 24 hours.

Mr. Chaplinsky said buildings that have been approved on the north and south end of Queen Street and one on West Street; we are starting to adopt the colonial lines on buildings. I'd be interested in asking if you had a rendering that you would consider with colonial type treatments versus the flat roof shown here. Discussion.

Mr. Doherty said that would have to be passed thru to the tenants. Especially national.

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

#### 7. ITEMS TO BE SCHEDULED FOR PUBLIC HEARING

Lancaster Land, LP, petition to enact a zoning regulations amendment of text, new Section 3-08.22 of the HOD regulations ZA #573, June 18<sup>th</sup>.

The Chair advised this could be scheduled for the 18<sup>th</sup> of June.

#### 8. ADMINISTRATIVE REPORTS

(1) West Street Subcommittee

Nothing this evening.

(2) Mr. Lavallee reported a request to appoint a member representative from the planning & zoning commission to CCRPA.

The Chair said Rudy Cabata has done it in the past and I know he serves on that commission honorably.

Mr. Sinclair made a motion to appoint Rudy Cabata. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

9. RECEIPT OF NEW APPLICATIONS

Mr. Lavallee noted the HOD Regulations, Zoning Amendment. The Hospital of Central CT special permit application before you tonight.

Mr. Kalkowski reported that his committee met with folks from Sign Pro Signs. The purpose of the meeting was to start gathering requirements around A-framed signs design standards. We had a very good presentation and he brought a sample. Walked us through some requirements he would propose us adopting.

I'd like to ask if the commission would be okay with him coming to our next PZC meeting and give a short presentation on the design standards and bring a sample.

Everyone agreed to that.

Mr. Conroy cautioned to be careful that our standards don't result in a proprietary sign. As long as it's the industry standards.

Mr. Chaplinsky asked if there was significant activity in the number of permits being issued. Mr. Lavallee said there has been two. Discussion.

There are a lot of violations now and we don't have the capacity to enforce right now. The Chamber of Commerce would be contacted added Mr. Kalkowski.

The Chair said we have to have a break until we got all planning department positions filled.

10. EXECUTIVE SESSION to discuss real estate matters

The Chair asked for a motion to come out of the regular meeting and go into executive session.

Mr. Sinclair made a motion to adjourn to executive session excluding the press and public but including the town planner, town attorney, town engineer and Mr. Perillo.

Mr. Chaplinsky seconded.

Motion passed unanimously on a voice vote.

(Meeting adjourned to Executive Session at 7:59 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 real estate matters

The following Commissioners were present, viz:

|                   |                         |
|-------------------|-------------------------|
| Stephen Kalkowski | James Macchio           |
| Paul Champagne    | Kevin Conroy            |
| James Sinclair    | Paul Chaplinsky         |
|                   | Michael DelSanto, Chair |

Alternates:        Susan Locks  
                         Ryan Rogers

Ex-officio members present were as follows, viz:

David Lavallee, Assistant Town Planner/Acting Town Planner  
Keith Hayden, Town Engineer  
Mark J. Sciota, Deputy Town Manager/Town Attorney  
Lou Perillo, Economic Development Coordinator

No motions were made or votes taken during executive session.

Mr. Sinclair made a motion to adjourn from executive session.  
Mr. Kalkowski seconded. Motion passed unanimously.

(Executive session was adjourned at 9:20 o'clock, p.m.)

**REGULAR SESSION**

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

(Meeting was adjourned at 9:21 o'clock, p.m.)

---

Mark J. Sciota  
Acting Secretary