

PLANNING & ZONING COMMISSION
Public Hearing and Regular Meeting
January 7, 2014

The Planning & Zoning Commission held a regular meeting on Tuesday, December 3, 2013. Chairman Michael DelSanto, called the meeting to order at 7:00 o'clock, p.m.

The following Commissioners were present, viz:

Paul Chaplinsky Jennifer Clock
Stephen Kalkowski
Kevin Conroy Susan Locks
 Michael DelSanto, Chair

Alternates: Ryan Rogers
 Joseph Coviello*
 James Morelli*

(Appointed this evening)

Ex-officio members present were as follows, viz?

Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer
Mark J. Sciota, Deputy Town Manager/Town Attorney

Absent: James Macchio, Regular Member
 Anthony Cervoni, Alternate member

A quorum was determined.

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

4. APPOINTMENT OF ALTERNATES

Mr. Kalkowski nominated Jim Morelli as alternate. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

Mr. Chaplinsky nominated Joe Coviello as alternate. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

Both alternates were sworn in by the Town Attorney at this time.

(Applause, applause)

The Chair seated Mr. Coviello for Mr. Macchio for this evening's meeting.

5. APPROVAL OF MINUTES

A. Regular meeting of December 3, 2013

Mr. Kalkowski made a motion to approve the Minutes as submitted. Mr. Chaplinsky seconded. Motion passed on a majority voice vote with Mr. Coviello abstaining.

6. PUBLIC HEARINGS

Mr. Phillips read the legal notice into the record.

A. B & R Corporation, Special Permit Use Application for the construction of multiple buildings on one lot to facilitate the development of a volume reduction plant including anaerobic digestion and clean wood processing, 49 DePaolo Drive (SPU #531). Cont. From Dec.3

George Andrews, Lourierro Engineering, I'm a licensed professional engineer, licensed environmental professional in the State of Connecticut. I wanted to summarize the background on the site itself. The property B & R owns the property they're leasing from the town and talk about the buildings and structures both existing and proposed, and talk about the uses and then open it up for any questions. We have a team of design professionals here to address any questions that you may have.

To outline the site, we are at the end of DePaolo Drive. One primary access to the site from the cul de sac on DePaolo Drive. The overall site is about 35 acres that is owned by B & R. They've assembled four parcels to date with a fifth on the way. The Old Southington DePaolo Drive landfill is located right here (indicating).

There is a 19 acre leased area on the former DePaolo Drive landfill that B & R has negotiated with the town to lease to be able to expand their operations from the owned property.

Currently, we have two buildings constructed on the site. The first is a scale house which formulates the gate of access to the sites. It is manned fulltime. Any vehicles coming in are directed what to do from that location. It is about 160 sf, 10 x 16.

The next building is partially constructed. It is an office building that will house the administrative facilities and operations for the overall site. Both of these facilities as well as the maintenance facility were previously approved by this commission in previous applications.

The next building to be constructed is the maintenance facility. It is just over 5,000 sf and that is in the future for construction probably within the next couple of months. All were included in previous site plan applications.

Tonight we are talking about the newer components of the site. The new facilities are associated primarily with the anaerobic digestion (AD) process. We have an operations facility which is the brains of the operation. That allows operators to operate the AD process but the ancillary processes, as well.

With the AD process, we have two tanks. One is about 750,000 gallons and the second tank is an equalization tank that is about 230,000 gallons. Both are above grade tanks and detailed in a very nice presentation last month.

The receiving area has above ground and below ground structures.

The next building structure is a pulping and packaging facility. It allows the receipt of packaged food waste and separation of the package from the food product so it can be introduced in the AD process.

Lastly, we have the waste water pretreatment facility. Once the food waste goes through the digestion process, the waste will be discharged to the wastewater pretreatment facility and be pretreated for discharge to the sanitary sewer of the town.

On the rest of the site we have mulch manufacturing operations and storage which we've been before you with prior applications and they've been approved.

We have a new operation I'd like to touch upon. Up until the time of the lease with B & R, the town had a leaf composting facility on the parcel. B & R has taken over the operation of that leaf composting facility. They'll be expanding it which will entail a smaller portion of the overall parcel it was initially operated on. Just slightly smaller, but more intense. Explained.

The operation is a volume reduction facility and we were in front of you before. We take trees, root balls, et cetera and process them into mulch products for a variety of different uses and sale.

The proposed activities previous presented to you and approved include mulch manufacturing, wood chip & compost storage, grinding and coloring of mulch, storage of earth materials, storage of roadway millings and clean wood processing.

The composting operation will be looking to receive more leaves. There are solids associated with the AD that'll be added to the compost. Very nutrient rich solids will be added.

Associated with the AD process, biogas will be generated and used to operate a combined heating & power until that'll product power generated and distributed out to the grid.

That summarizes the activities, buildings and uses on the site.

I'll take any questions.

Mr. Chaplinsky asked for discussion on the road millings and clean wood.

Discussion.

Venting of the biogas was discussed. How often it will be done, how much is vented was discussed by Allan Johnson of Quasar Energy Group, Cleveland, Ohio.

The digester's potential for leakage was discussed along with any special containment measures required was explained by Mr. Johnson.

Odor was discussed. Mr. Johnson described the biofilter associated with this plant. On the solids & liquids pit, any air displaced by the delivery of organics is displaced through the biofilter and the odors are mitigated through that.

Discussion.

Mr. Phillips interjected engineering had provided some comments on the biofilter that was discussed. And, they recommend they use a different, newer technology such as a chemical scrubber based upon experience with previous digester operation and how the biofilter was insufficient at reducing odors. I would recommend that stipulation.

Attorney Tracy, attorney for the applicant, added that ultimately the question of the odor control will be up to the DEEP. They do regulate this and a separate permit for this facility is required from

DEEP. We thought staff's comments were valuable and will investigate. Ultimately, it's DEEP's call.

Mr. Conroy asked about the wood sourcing area. Are you certified in any way to accept wood that is currently banned for transit outside this region from DEEP due to the ash bore infestation? Will you be accepting wood from those areas?

An operations and maintenance manual was prepared for this site and as a component we have a section that talks about pests. There are regulatory programs associated with processing that, explained Mr. Andrews. The manual was submitted with the application to the DEEP and approved. It talks about certain pest infested materials that would be rejected from the site.

Discussion.

Mr. Conroy asked if we could follow up to see whether we can expect such material to be entering the site.

Discussion of what other things besides rotting food would be used in the digestion process. However, it was explained that this a food waste only digester including fats, oils & grease.

Operations of the pulp & packaging building was discussed.

That completed the applicant's presentation.

(Those speaking in favor of the application)

Lou Perillo, Economic Development Coordinator, Town of Southington. The economic development office supports this application for several reasons. There are multi-benefits to the town. I've worked with this company for 1.5 years and they've done everything they said they would do. They brought in over 15 jobs and they're bringing in substantially more with this facility. They've invested approximately \$10 million. They've paid conveyance tax and will be paying property taxes. They're not within the enterprise zone there are no tax abatements available to them at this time.

It's a sustainable company. Explained looking at the reuse of the food waste to produce power. That's important for this business and for many businesses in town.

Discussion.

They're also helping reduce the town's expense and the town benefits by gaining tax dollars. We're not paying for our leaf composting project which was over \$20,000 a year. They're going to handle that. We are looking to work with them to further that effort.

The sustainability and power generation that could go to either the town to purchase or some adjacent factories before going to the grid. Multiple benefits.

Many issues presented such as the biofilters could be handled through site application. It has been well vetted through two public hearings and we request support and approval of this application at this time.

Arthur Cyr, 103 Berlin Avenue. There was mention of one part of the site having a barrel roller to chip up logs and stumps. The only question I have is how noisy is it. My concern is where this is located is south and east of Lake Compounce and their new campground. I'm curious of the noise level of this operation.

Other than that, this sounds like a homerun for the Town of Southington from A-Z.

(Those speaking against the application)

None.

Rebuttal:

With regards to the noise, Mr. Andrews said the site is permitted through the DEEP under a general permit for the volume reduction facility. They've been operating under that permit since April. Tub grinders have been operating at the site since then and we haven't encountered any complaints. Should there be any, we would certainly respond to those. It is a diesel engine and operates outdoors so there is noise associated with it. I think the location is self serving in that it's considerably lower than the majority of the land around it. It's screened, as well. With that, we have a fair location for such an operation.

The Chair noted Kevin had some questions about the ash bore and contaminated wood products being brought in. Is that with regard to this process or the process already approved? Mr. Conroy said the question was in general as part of the presentation. Mr. Sciota said it would not hold up the approval as it is being done. They can provide the answer to Mr. Conroy but it shouldn't hold up this part as they are approved to do it now.

The Chair said with regards to odor, legally what could we do as far as stipulation? Could we do a one year approval and have them come back? Mr. Sciota said there are problems with that and the most logical thing to do is have the engineering put a recommendation in. You can stipulate that. If DEEP asks for something different, then we administratively modify it because we can't supersede them.

Discussion.

The Chair closed the public hearing at this time.

B. Request for change of zoning district boundary, Wonx Spring Road, Map 62, Parcel 142 from I-1 to R-12 (ZC #544)

Stephen Giudice with Harry Cole & Son, representing the applicant. You may remember this parcel. It is an I-1 zoned, 33 acre parcel. We had a 9-lot subdivision granted approval a few months back from the wetlands commission and this commission.

Upon certain circumstances we've decided to come back before the commission and request a zone change for this property. Explained the location.

The parcel did have contamination on the property and it was cleaned and there are areas of the property that are restricted by environmental land use restrictions imposed by the DEEP.

During the previous subdivision application there was a lot of testimony about how this property didn't fit an I-1 use with the abutting zones. We thought long and hard before coming to you to change an industrial to residential zone. But we felt this would be in the best interest of the neighborhood.

Our proposal is to change it to R-12. We believe the change would benefit the abutting properties. Explained the access to the site.

We believe in changing the zone to residential, it would have a positive impact from a traffic perspective. We think it's the best fit for the residential surrounding and we think the R-12 would be a good transition from the R-25 to the industrial zone that will remain I-1 and the I-2 near 84.

I'll ask to keep the hearing open and at the next meeting I'll have a proposed development plan to submit.

(Those speaking in favor of the application)

None.

(Those speaking against the application)

Arthur Cyr, 103 Berlin Avenue. A proposal to change an I-1 zone to R-12 is probably the best example of bad planning that could come before this commission. We don't have enough usable industrial land in this town. To turn it to R-12, the next thing we'll be hearing is the BOE saying we need an addition on Plantsville and/or Strong School. Give us another \$2 million.

The last thing we want to do in this zone is make more R-12 land available.

Missing out of Mr. Giudice's presentation was the word: condominiums.

This is without a doubt one of the worst planning presentations I've heard in my 12 years of coming before you.

I ask the entire commission to vote: no.

Mr. Giudice stated there are a lot of factors. This is a unique piece of property and we feel this is probably in the best interest for most of the people in this area that are residents of the Town of Southington and asked for a continuation of the public hearing.

Mr. Kalkowski asked Mr. Perillo to come up and give any comments he has about this application.

Mr. Perillo said he would be glad to answer any questions specifically. He gave a presentation based on fact. I understand the concerns of the residents and I get it. I'm not against the application as submitted.

I am in favor of industrial development. We have a tremendous need for it. It's just a very difficult situation in the sense you are doing the Master Plan of Development now and if this does get converted to residential use, I would urge the commission during the POD to look for an avenue of replacing 35 acres because we have one lot left on Industrial Drive available for sale. We need inventory.

This is unique application. The neighbors presented some very good arguments. I gave my presentation, obviously based on facts and what the zoning regulations allow.

Any specific questions, I'll be glad to come back next meeting.

The Chair left the public hearing open to the next meeting.

C. Estate of Barbara Gugliotti, resubdivision application for 4 lots (plus existing house lot) Glenwood park road, Assessor's Map 64, Parcel 106 (S #1301).

Sev Bovino, Planner with Kratzert, Jones & Associates, presented the applicant on behalf of the applicants.

The parcel in question is at the end of an existing cul de sac, Glenwood Park Road. The property is 3.42 (+/-) acres and it is served by public water and sewer. It is elevated in relation to the neighborhood. Explained.

He noted the property with the homestead which is accessed from Buckland Street up to Crescent Road. Explained.

This property was approved in 2005. Phase I consisted of 2 lots plus the residence. Today the proposal is to extend the cul de sac to the north and become a permanent cul de sac with four additional lots proposed plus the existing residence. Depending on the grading, we will probably discontinue the driveway and create an access from here and tie the utilities to the new roadway system.

This property was subject to an earth excavation permit in 2012 and it is almost completed. As soon as it is, we will move to the next phase which is to do the development.

We have received staff comments and we are working on them. We expect at the next meeting to submit revised maps and submit responses to the comments to satisfy all concerns.

Any questions, I'll answer them.

The access for 117 Crescent was discussed in response to a query by Mr. Conroy.

(Those speaking in favor of the application)

None.

(Those speaking against the application)

None.

The Chair left the public hearing open as staff is looking for information.

7. BUSINESS MEETING

A. B & R Corporation, Special Permit Use Application for the construction of multiple buildings on one lot to facilitate the development of a volume reduction plant including anaerobic digestion and clean wood processing, 49 DePaolo Drive (SPU #531).

Mr. Phillips advised this is ready for action with the stipulation they meet the engineering requirement necessary in accordance with state permitting specifically for odor control. The language was a scrubber for odor control.

Mr. Chaplinsky made a motion to approve with the language discussed earlier which was the stipulation for a chemical scrubber that meets with the approval of the town engineering department. Also, I'd like to add a stipulation for the future pest infested materials for the grinding operation.

Mr. Sciota said currently the operation is there and I'm not sure what the permit aspect of it is. They have a permit now from DEEP that allows them, are you saying they can't do it? Mr. Chaplinsky said they testified right now they're not bringing materials in as they don't have a permit and they're not bringing in pest infested materials. The application reads it is for a volume reduction plan including anaerobic digestion and clean wood processing. Mr. Conroy said the term is: quarantined wood products.

Ms. Locks seconded the motion. Motion passed 6 to 1 on a roll call vote with Mr. Conroy opposed.

B. Request for change of zoning district boundary, Wonx Spring Road, Map 62, Parcel 142 from I-1 to R-12 (ZC #544)

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

C. Estate of Barbara Gugliotti, resubdivision application for 4 lots (plus existing house lot) Glenwood Park Toad, Assessor's Map 64, Parcel 106 (S #1301).

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

D. Magnoli Enterprises, Inc., 1 lot resubdivision application, property of Ann Griffin Egan, Trustee, et al, Loper Street, Map 158, Parcel 051 (S#1300)

Stephen Giudice, Harry Cole & Son presented the application on behalf of the applicant. This application was before you previously. This is a 1-lot subdivision and we're proposing to cut a 3.5 acre parcel off of a 48 acre parcel on Loper Street in Southington. Our intentions are to come back before you with a resubdivision to break this up into multiple lots. For a transfer purpose to purchase the property we need cut this out first.

This is located in an R-20/25 zone. It's serviced by public water and public sewer. The one issue that came up was sight distances. We did measure sight distances at the property intersection with the proposed driveway at 419' west and 329' to the east. That is on the revised plans.

I don't believe staff had any further issues with this application. I'll answer any questions you may have.

Mr. Conroy asked the town engineer, the plan shows sightlines of 347' to the west and 335' to the east. Is that consistent with our town standard for this road? Mr. Hayden said he didn't know off the top of his head what they are, but Jim checked them and he says we're good.

Mr. Phillips indicated the item was ready for action.

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

E. William and Jerry Blocher, 20 lot subdivision application, Steeplechase Drive (Map 56, Parcel 42) FF #242 / S #1298.

Stephen Giudice, Harry Cole & Son, represented the applicant. This has been before you for quite some time. It took us a while to get through the conservation commission but we were successful with that at their December meeting.

This is for a 20-lot residential subdivision to be served by public water and sewer. It's an extension of Steeple Chase Drive.

It will be a permanent cul de sac due to the wetlands on the property. We have a large acreage of open space being proposed. We have a sewer crossing proposed at this location (indicating).

I believe we've addressed all the concerns and comments of staff after an extensive review. I'll answer any questions.

Lot sizes and home sizes were discussed.

Mr. Phillips indicated the item was ready for action.

Mr. Conroy asked for review of the floodplain application. Mr. Giudice pointed out the small wetland crossing and a very small area of floodplain filling as part of our construction. We did propose a retaining wall in that area to reduce the amount of floodplain filling. A very small amount.

We're proposing to compensate that by grading around our detention basin areas. There is a proposed a culvert crossing.

Discussion.

Mr. Chaplinsky made a motion to approve the floodplain filling application FF #242. Mr. Kalkowski seconded. Motion passed 7 to 0 on a roll call vote.

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

F. ** Lovley Development, Inc., 94 lot subdivision application, 300 Welch Road (S#1302)

Andrew Quirk, Kratzert Jones & Associates, represented the application this evening. Here also is Mark Lovley of Lovley Development and Sev Bovino with Kratzert, Jones & Associates.

This evening this is an application you reviewed and approved for a special permit for an open space preservation subdivision. It is bordered by Welch Road to the north, residential properties to the east, West Pines Drive to the south and Grannis Pond to the west. Total property area is approximately 138 acres.

We have received the wetland map amendment and wetland approval at the last meeting.

Tonight we are seeking subdivision approval for the same subject property.

He reviewed the open space subdivision requirements that were approved at the time.

- Located in R-40 zone. With the reductions the minimum lot size would be reduced to 22,500 sf.
- Each lot must have an unrestricted area of at least 75%.
- Front yard 50' and rear yard 40' and side yard 20'.
- All lots have a minimum lot width of 110'.
- Any rear lots have to be twice the area.

This is the same layout shown at the open space preservation presentation. It's for 94 lots with 74 acres of open space. A reconfiguration of the golf course to maintain it as a 9 hole executive course.

He explained the five different phases. The entire project will probably take about four to five years to complete.

The subdivision standards:

- All permanent cul de sacs at 24' wide and less than 1,000 ft. Longest is 600'.
- All through streets meet the standard for 26' wide roads.
- Sidewalks proposed are per the regulations. They are on one side of the all through streets and not required on permanent cul de sacs.

Private septic and public water. We did receive health department approval for septic systems for all 94 lots. We've been working with the engineering department so that in phases four and

five, if they connect to a future sewer line in Welch Road, the subdivision lays out for approximately 41 lots that could connect to the town sewer.

We did receive minor water department comments. There is public water available on both Welch Road and West Pines Drive. Very minor comments.

He explained the storm water management plan with the three storm water basins proposed.

We will have street trees, existing and proposed plantings to supplement.

Open spaces areas were described.

- Reconfigured 9-hole golf course. (About 60 acres)
- We have a small area along Welch Road for stormwater purposes. It is about six-tenths of an acre.
- Passive open space configuration. This is along an existing water body in the center of the property. Approximately 10 acres.

Stormwater management was discussed describing the three basins. ZIRO is achieved for each and meet the stormwater quality requirements.

We reviewed engineering comments and believe they can be addressed at the staff level. We did address planning comments at the time of the wetland approval.

I will answer any questions.

Construction access to the site was discussed in response to a question by Mr. Conroy.

Further discussion of the phases which septic systems and which may connect to the proposed sewer system.

Mr. Phillips indicated there are still a number of items under review. I would suggest a table.

Mr. Sciota said he wanted to talk to the applicants about the ownership of the golf course. Explained.

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

G. Bagno, LLC, request for 2 year extension of approval, West Street (Map 143, Parcel 16) EE #137.

Mr. Phillips advised this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

H. Wonk Road Partnership, LLC, request for 90 day extension file Mylar, Wonx Spring Road S #1295.

Mr. Phillips advised this is ready for action. Mr. Chaplinsky made a motion to approve. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

I. Twinco Corp. request for release of \$72,000 Bond in Lieu of Site Plan Compliance, Spring Street, BJ's Warehouse SPR #1551.

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

J. Twinco Corp., request for release of \$10,000 E & S Bond, Spring Street, BJ's Warehouse SPR #1551.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

K. Beacon Electric, request for release of \$3,100 E & S Bond, 198 Clark Street SPR #1604.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

L. Beacon Electric, request for release of \$3,000 Public Improvement bond, 298 Clark Street SPR #1604.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

M. Lovley Development, release of \$50,000 subdivision bond, Trotter's Crossing S #1279.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

N. Blocher Farm Estates, release of \$18,900 Public Improvement Bond, Southington Ridge, S #1270.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

O. Blocher Farm Estates, reduction of Phase I subdivision bond from \$677,000 to a new amount of \$213,900, Southington Ridge S #1270.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

P. Blocher Farm Estates, reduction of Phase II subdivision bond from \$780,000 to a new amount of \$270,864, Southington Ridge S #1290.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

Q. Ct Land and Home, LLC reduction of E & S bond from \$19,000 to a new amount of \$5,000, 790 Meriden Avenue (Fieldstone Subdivision) S #1281.

Staff advises this is ready for action. Mr. Kalkowski made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

R. EtAl, LLC, release of \$10,000 maintenance bond, 474 Mill Street and John Street (St. John's Place) S#1283.

Staff advises this is ready for action. Mr. Coviello made a motion to approve. Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

8. Plan of Conservation and Development

The Chair said it is time to starting working on this. Every ten years municipalities are required by state government to update this plan. We'll have a subcommittee with a couple of planning & zoning members, a town council person, maybe ex-officio members like Lou Perillo, yourself. Rob and I will work on that. Maybe meet every couple of months. The budget and RFP items have been discussed.

Mr. Phillips felt now is a good time to do a full comprehensive update.

Discussion.

The Chair also stated he is putting together other subcommittees and the commission will be hearing from him.

9. Items to be scheduled for Public Hearing

- Continuation of Wonx Spring item
- Continuation of Gugliotti item

10. Administrative Reports

Mr. Phillips noted that items 2,4 & 6 on the receipt of new applications are being handled administratively.

11. Receipt of New Applications

Passed around the list to the commissioners. Items 7 & 8 were on the agenda and 1,3 & 5 are new.

Mr. Phillips advised that every other year, the CBA holds a planning & zoning crash course. It's on a Saturday. I highly recommend it, however it is not offered this spring. It is next spring. It is worthwhile to take the course when it comes around next year. I'll mention it.

Mr. Phillips said the Southington-Cheshire YMCA has their 85th Annual Meeting. I have information on that for anybody that is interested.

And, the Connecticut Federation of Planning & Zoning Agencies has a save the date which March 13th for their annual conference. That might give some good legal case background, too.

12. Executive Session re: Real Estate

Mr. Chaplinsky made a motion to go into executive session barring the press and public, including the town attorney, the town planner and the town engineer. Mr. Kalkowski seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned to executive session at 8:38 o'clock, p.m.)

EXECUTIVE SESSION

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

The following commissioners were present, viz:

Paul Chaplinsky	Jennifer Clock
Stephen Kalkowski	
Kevin Conroy	Susan Locks
Michael DelSanto, Chair	

Alternates: Ryan Rogers
Joseph Coviello
James Morelli

Ex-officio members present were as follows, viz:

Mark J. Sciota, Deputy Town Manager/Town Attorney
Robert Phillips, Director of Planning & Community Development
Keith Hayden, Town Engineer

No motions were made or votes taken during executive session.

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

(Executive session was adjourned at 9:05 o'clock, p.m.)

REGULAR SESSION

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

(Meeting was adjourned at 9:06 o'clock, p.m.)

Mark J. Sciota
Acting Secretary

