

PLANNING AND ZONING COMMISSION  
TOWN OF SOUTHLINGTON

JULY 17, 2018

The Planning & Zoning Commission of the Town of Southington held a regular meeting on Tuesday, July 17, 2018 at the John Weichsel Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Michael DeSanto, Chair, called the meeting to order at 7:01 pm.

The following Commissioners were in attendance:

Paul Chaplinsky	James Morelli
Susan Locks	Robert Hammersley
Dagmara Scalise	Michael DeSanto, Chair

Alternates: Joe Coviello & Peter Santago

Ex-Officio: Robert Phillips, Director of Planning & Community Development  
James Grappone, Assistant Town Engineer

Absent: Jennifer Clock, Commissioner  
Ted Cabata & Ross Hart, Alternates

The Chair seated Peter Santago for Jennifer Clock and a quorum was determined.

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

MICHAEL DELSANTO, Chair, presiding:

4. APPROVAL OF MINUTES

A. Regular Meeting of June 19, 2018

Mr. Chaplinsky made a motion to approve. Ms. Locks seconded. Motion passed unanimously on a voice vote.

5. PUBLIC HEARINGS

Mr. Phillips read the legal notice into the record for the following applications:

A. Shawn Raymond, Special Permit Application for a parent/grandparent apartment on property located at 114 Woodland Drive, zoned R-20/25 (SPU #603)

Shawn Raymond, 114 Woodland Drive, applicant presented. We're looking to add an in-law apartment above our existing garage.

My in-laws would be moving in with us. They currently live with us, but we'll give them a little space of their own.

Mr. Phillips asked about the required affidavit to submit this evening. There is nothing in the file. Mr. Raymond thought it was all taken care of.

Mr. Phillips then recommended the hearing stay open so they can submit the required information.

(Those speaking in favor of the application.)

None.

(Those speaking against the application.)

None.

Discussion about the lack of affidavit in the file.

Mr. Phillips said the approval could be conditioned.

The Chair, hearing no further comments, closed the public hearing at this time.

B. Phyllis Califano, Special Permit Application to construct a garage which will bring the total number of garage spaces in excess of three, property located at 110 Saddlebrook Path, in an R40 zone (SPU #604)

Phyllis Califano, 110 Saddlebrook Path, applicant, presented. She said she is allowed 1,092 sf of garage space currently only using 570. Looking to add another separate garage which I have about 520 sf left. Adding on less than 200+ sf for storage, tractor, sheds. I recently married and we're looking to merge two households into one. Some antique cars need to be stored in the garage.

The applicant clarified she currently has a two-car garage but she doesn't have space off the garage to add on to. It would be separate. The stand-alone garage is just under 700 sf and I'm allowed over 500. That would fit one car and some storage space.

(Those speaking in favor of the application.)

None.

(Those speaking against the application.)

Mr. Phillips indicated nothing was outstanding on this application.

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

C. Southington Water Department, Special Permit Application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, property located at 435 and 471 (rear) Mill Street, in zones R-20/25 and R-12 (SPU #605)

(The Minutes are prepared summary style and you may refer to the online video for the full 75 - minute public hearing presentation.)

Bill Casarella, Superintendent of the Southington Water Department presented. John McClellan from Tighe & Bond is here, as well, representing us as an environmental firm. We'll do a short video presentation.

(Refer to video.)

John McLellan with Tighe & Bond, consulting engineers, presented the proposed replacement of the Mill Street tank. There are two existing steel tanks currently at the site. They serve the main pressure zone of the Southington water system. Each one has a capacity of one million gallons. They were constructed in either 1948 or 1949 and 1964 or 1965. They are both in fairly poor repair and in need of complete rehab at this point.

The proposed project will replace those with a brand new concrete tank which has a two-million-gallon capacity. The combined capacity of the two existing ones. The decision to go with replacement with a new concrete tank as opposed to repairing the existing steel ones, painting and repairing steel tanks has become enormously expensive. It's almost as expensive to paint and redo an existing steel tank as it is to build a new concrete one. Then you are not locked in to doing it again every 15 years to keep up with the paint.

I'll go through the major components of the project and show some renderings and pictures.

- The main component is the new two-million-gallon tank. Same height as the existing one which is a 65' side wall height. The overall height is more like 75' as shown on the site plan submitted. That's to the very top of the dome but it is 65' to the top of the sidewall as what you can see from the ground.

- The project will include a new communications tower. The height of that is 120'. That one will allow us to take all the existing antennas now carried on the existing tank. This will result in an overall height of the communications equipment of about 25' higher than the existing ones on the steel tanks. The reason for that is the water department currently has issues with their radio system as a result of interference from trees, et cetera. The extra height will overcome that.

- The project also includes accessory buildings for the communications equipment that will have at least one standby generator. A new driveway and parking area. Some site piping and drainage work. And, appurtenances to the project.

Showed and explained the submitted site plan.

He explained the project sequence: constructing the new tank, constructing the communications tower and then demo of the existing tanks.

Access in and out of the site was explained in answer to a query by Mr. Chaplinsky.

Showed and explained a rendering of an aerial photograph of how it looks right now.

Showed and explained a rendering of what it will look like after completion of the project.

- Demolished the two existing tanks, the existing communications building will remain with two new communications enclosures. A little new parking area. Newly paved accessway. You can see the new tank which is a very slender, truss structure.

- Some screening and landscaping will be provided. The whole area will have a new fence and probably a brown color so it doesn't stick out as much. Arborvitaes will be provided (indicated).

If you look up, you'll see the tank, but most of the time when you are looking out the window, the arborvitaes will be a screen for you.

Discussion.

Explained tank #1 needs the most work as it is updated. Safety corrections have to be made and the cost to do that one tank is \$800,000. The other tank is \$600,000. It's half the cost of putting a new concrete tank in. Makes perfect sense to move forward and have a concrete tank that'll last a hundred years, at least.

Discussion.

With the communication tower, we are having problems and they don't only provide access for the SWD, but also for the town, too. It'll help us and town out with communications.

Mr. Chaplinsky asked the reason for concrete versus metal tanks. Mr. Casarella answered the biggest reason is cost. The trend right now is concrete. Steel is less expensive to build, though.

Discussion.

Mr. Chaplinsky asked why not put the antenna on top of this tank like the other ones and have a shorter antenna versus building off the ground. Mr. McLellan responded the main reason is they need the extra height. Their antenna has to be at a height of 120' to work properly. The structure of the tank will not permit the antenna to be on top of it. The tabling and equipment interfere with the maintenance of the tank, as well. More desirable to have it as a standalone.

Discussion.

Maintenance of concrete versus steel tanks was discussed in response to a question by Mr. Santago. Mr. Casarella explained there is very little maintenance with concrete compared to steel which needs to be painted every 15 years. Concrete last about 40 years before you have to do any maintenance to them.

Discussion.

The Chair asked, with this tower, does that fall under the State Siting Council? Mr. Phillips said all of the existing tenants will be relocated to the new tower. The fact that it is a new location, the reality is your regulations require if it is a new location, you could have a hearing for public input for the Siting Council. This is on the same property. This is a public hearing. No new tenants on the tower. If it did go to the Siting Council, the evidence here could be presented to them.

Mr. Casarella added this is a Class 3 structured tower. That means the first 60' is enhanced and cannot fall. The next 60' is the only thing that could fall. We do have the radius we need for the fall radius there. This is the best tower you can get. It's a tower and not a monopole.

Discussion.

Mr. Phillips pointed out that they are requesting a waiver which requires a two thirds majority vote since the tower itself is taller than the distance to the property line, even though it collapses at the midpoint. A separate vote.

The tower is 120' and is designed to break in the middle at 60'. If it exceeded a certain load for wind or earthquake, it wouldn't fall with a 120' radius, it would fall with a 60' radius. The 60' radius is contained on this site.

Safety measures were discussed.

Mr. Grappone confirmed he reviewed the plan. It is a single tank. Hazard plan, for insurance requirements, were discussed as to a catastrophic issue and notices that go out to property owners adjacent. (Emergency Action Plan)

Mr. Casarella pointed out the improvement with the concrete tanks is the mixing system. We don't have a mixing system with the other two tanks. You want to keep the water mixing, flowing. Nothing stagnant. This system has an automatic mixing system built in for water quality purposes.

The area will be fenced all around and there is going to be locked gate. Also, a fenced in area around the communication building. Double fence, inside and outside.

Minutes are prepared summary style. Please refer to the video on line for the full commentary by each speaker.

(Those speaking in favor of the application)

(None)

Those speaking against the application)

1. Paul Serafino, 264 High Tower Road. A property owner adjacent to the project.

Questions:

- A fence around the entire location, is that the entire property line on both properties or is that around the tanks and facilities?

- Arborvitaes will be placed. Is there a plan for remediation around the four or five sides of the parcels adjacent?

- Clearing. In the rendering it shows basically lawn on all those lots around the tanks and communication tower. Existing it is partially wooded with brush. Is that all going to be cleared to the perimeter fence? What will it look like finished?

- There are some existing structures on the properties. One has been demolished and left in place. I'm wondering if it will be removed from the site as well as part of this project. An old concrete structure left in a pile of rubble. Demolished about a year ago.

- As far as coverages on the parcels, is this getting close to our allowed coverages for those parcel or is there extra room if the top portion of the parcel shown as lawn would want to have a future variance from an abutter.

Answer: Never. Once the town owns a piece of property, they'll never sell it.

- Existing sidewalk from High Tower that connects to the fenced area. Will that remain? Demolished? Lead to a new location?

- Construction timeline and duration?

2. Richard Magnoli, 49 Ridgewood Road. Some questions, also.

- How tall is this particular unit compared to the unit that is going to be built?

- More elaboration on the amount of clearing on the site.

- Extent of the arborvitae that will be provided for contiguous property owners.

3. Rob Bergman, 220 Hilltop Drive, and Lorie Bergman, 220 Hilltop Drive. Questions.

- The clear of the land. More visible in a residential area if the trees are taken down. Does the clearing need to be done? The arborvitae won't do much to cover it all up.

- Noise from the project?

- The towers, simple antenna or round dishes on it?

- Any other site considered for the tower? It is a residential neighborhood.

- What will the communications tower going to look like from our neighborhood? It's hard to tell.

- Maintenance on the tanks, the cost. I keep hearing the painting of the tanks. I've not heard about water quality or pressure being a problem. How pressing is the issue now and why do we have to address this now.

- Construction timeline and measures in place to determine it is adhered to.

(Rebuttal)

A lot of the questions are with regard to buffering to shield the tanks. We have a site plan application on tonight. Fencing and the arborvitae came up. Are you going to be clearcutting and putting in grass?

The land is going to be clear-cut. It's going to be grassed and mowed. We are not part of the town so taxes aren't involved with the SWD at all. We get revenue from water sales and that's it.

As far as the path that goes through there, that's the town's decision as our land stops there. We don't really have any say on that, at all. We'll work with the town but we don't know what they're going to do with that.

We will completely fence in the whole area, new and old. We'll try to make it pleasing. Either brown or black. Even the tank could be blended in. They do paint the tank. The goal is to blend everything in.

The timeframe, if everything goes through, we're hoping to bid out in the fall of 2018 with construction to start in the spring of 2019. Tank would be built in six to eight months. Then the tower would be built in two to three months. Complete project done in a year. Demolition is done last. Explained the demolition process.

We follow the same regulations as the town. Seven am to five pm. Saturday is seven am to two pm.

There will be traffic. We have an easement in place for a year. We are working with a timetable. We're assured we can get it done in that timeframe.

The costs: Tank # 1 is in poor shape and we were cited two years ago we had to do something with the safety of the ladder. It is a screened overflow and they don't allow that any more. We had to build a platform on the roof. A few reasons that made it necessary we have to move on it now. The total project cost is probably \$3.5 to \$4 million. (Tower, demolition, site work, pipe in the ground, utilities in the ground)

We have a low interest loan from the state funding program.

The structures on the property are on the property we just bought and when we get the approval, the trees have to come down to put in retention ponds. It has to be clear-cut with all the stumps coming out.

Discussion.

We thought for the houses closest, we put arborvitae to help make it more pleasing. It will take probably five to eight years to get decent growth.

Our plan is grow grass and keep it nice and neat in there. That's what our other new tanks are like.

Discussion.

The tank in Marionville is 25' high. This one will be 65'. Our system runs off that elevation. We have different pressure zones.

Discussion.

Hilltop doesn't get water from that tank. You are getting water from the West Queen Street tank.

Discussion.

Water pressure was discussed.

We are forced into doing this project now. We try to rotate our tanks, painting them, which is costly. We have four steel tanks left out of seven tanks in town. If we change these to concrete then we'll have only two steel tanks left. Those are due up for painting, too.

As for moving the communication towers elsewhere, it's our property. Height is a big issue. The higher they are, the better it is.

Discussion.

The same equipment that is on the towers now will be up there. The top will look the same.

When it is all said and done it will be another 25' feet over what we see here, confirmed Ms. Scalise.

Discussion.

Redundant pathway importance was discussed.

(Commission comments/questions)

Mr. Chaplinsky asked about tree removal and how many trees would be removed from the site. A lot are on the site with the tanks and only a couple of markings say tree to be removed.

Discussion.

Mr. Chaplinsky asked why take those down since you are vacating the site where the tower is. Mr. Casarella said drainage will be put here (indicated) and we have to cut the trees to put the drainage in. Explained it has to be done for maintenance purposes, as well.

Mr. Chaplinsky noted it is a lot of trees. Sight is an issue from the neighbors with the arborvitaes. Between now and the next meeting, I'd like you to talk to staff and the community, and it might be worth you considering planting tree for tree on the property line. So, in five years you'll have more mature trees along the property line taller than arborvitaes. And maybe talk with staff about how you put some trees around the perimeter to alleviate a little bit more of the view.

Secondly, could you talk about the walkway between Hightower and Mill? It looks like you will eliminate the walkway or it will be inside the fence. Mr. Casarella said that has nothing to do with the SWD. That's town owned. That was an access to Kelly School from Mill Street. I believe it is still used. We have no say over that. The town will make a decision on that. It's the town's property, their access.

The Commission may want to consider that as part of this application with respect to stipulations noted Mr. Chaplinsky. We have a program of connecting school systems with roads and I'd hate to see one lost.

Lastly, Mr. Chaplinsky noted the picture showed doesn't have a large amount of equipment on top of it. Some towers have ornaments to break up the look of it. Is that a possibility? Cosmetics to disguise them. Mr. Casarella said if you do that here, you would still see the bottom. I don't know how you would cover the bottom area.

Discussion.

Maybe staff could look at that and make a recommendation for something that might be beneficial for that.

Mr. Hammersley asked the size of the catch basins. Mr. McLellan said the larger one is something like 75,000 gallons and the smaller one is something on the order of 50,000 gallons. He noted the location on the screen. These are required for water runoff.

Finances were discussed in response to a question by Mr. Hammersley.

Mr. Morelli asked for the applicant to come up with paint schemes for the project. I think that you should have some kind of idea so we can get feedback from the public on that.

Discussion.

He liked Mr. Chaplinsky's suggestion to replace the perimeter buffer with some tall trees it would satisfy a lot more people.

Ms. Scalise brought up water quality. Concrete versus steel tank, does it affect water quality or taste? Mr. Casarella said it keeps it cooler. The water in there is moving constantly. The concrete tank mixes the water as it comes in and help the water quality to be better. The water will be fresher.

Explained.

Taste and hardness of the water was discussed.

Issues with stagnant water were discussed by Mr. McLellan.

This is a water quality improvement. The importance of chlorine in the water was discussed by Mr. Casarella.

The plans are available at this Municipal Center in the Planning & Zoning Department for your review.

Mr. Casarella can be contacted directly at the water department.

The Chair left the public hearing open until the next meeting, which is August 21<sup>st</sup>, 2018.

D. Shannon Knudsen, Special Permit Application to increase the number of children allowed in a day care from 16 to a maximum of 36, Village Green Nursery School, property owned by First Congregational Church, located at 37 Main Street in a CB zone, (SPU #606)

Shannon Knudsen, 37 Main Street, Southington. Read a prepared speech which is attached hereto as part of the record. (Please refer to the Minutes or the online video.)

(Those speaking in favor of the application)

Unidentified Speaker: Great program, love it. Wonderful.

Rob Brown, Senior Pastor at First Congregational Church, 37 Main Street. We see the Village Green Nursery School as a central part of our ministry. There is no religious teaching at the nursery

school. It's a way that the church supports the Southington community and to be able to expand the nursery school, particularly when many nursery schools based in churches (Plantsville Congregational Church & Grace United Methodist) have closed, it provides a very needed asset for our community to get children ready for kindergarten. We are very much in support of it at the church.

Dan Knudsen, Shannon's husband. I wanted to emphasize the importance of having accessible child care for a town so parents don't have to drive half hour to a different town to take their kids so they can go to work.

Thank you.

(Those speaking against the application)

None.

Mr. Chaplinsky asked if the parking requirements are met for the expansion. Mr. Phillips said there is no specific requirement or parking regulation for daycares, but there is enough municipal parking located nearby that there shouldn't be any problem. In the past, there was a daycare with about the same amount of kids and there were no issues I could find.

Engineering is recommending that the spaces be relined so you can better see the parking spaces.

Discussion.

The parking lot is owned by the church and leased to the town. There is parking readily available.

Hearing no further comment, the Chair closed this public hearing.

## 6. BUSINESS MEETING

A. Shawn Raymond, Special Permit Application for a parent/grandparent apartment on property located at 114 Woodland Drive, zoned R-20/25 (SPU #603)

Ready for action subject to the condition that the applicant submit an affidavit that the accessory apartment will be only occupied by a parent or grandparent.

Mr. Chaplinsky made a motion to approve with the staff's recommended stipulation. Ms. Locks seconded. Motion passed 7 to 0 on a roll call vote.

B. Phyllis Califano, Special Permit Application to construct a garage which will bring the total number of garage spaces in excess of three, property located at 110 Saddlebrook Path, in an R40 zone (SPU #604)

Ready for action with two suggested stipulations:

- Health Department septic reserve area approval upon submittal of the zoning and building permits.

- Submit proposed graded plan to engineering upon submittal of the zoning and building permits.

Mr. Chaplinsky made a motion to approve with staff stipulations. Mr. Morelli seconded. Motion passed 7 to 0 on a roll call vote.

C. Southington Water Department, Special Permit Application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, property located at 435 and 471 (rear) Mill Street, in zones R-20/25 and R-12 (SPU #605)

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

D. Southington Water Department, site plan application to construct a new 65-ft water storage tank and a 120-ft tall communications tower, including demolition of existing water storage tanks, new communications buildings and site work, and requesting a waiver of the communications tower fall radius requirement, property located at 435 and 471 (rear) Mill Street, in zones R20/25 and R-12 (SPR #1760)

Mr. Chaplinsky so moved a motion to table which Mr. Hammersley seconded. Motion passed unanimously on a voice vote.

Tabled to August 21, 2018.

E. Shannon Knudsen, Special Permit Application to increase the number of children allowed in a day care from 16 to a maximum of 36, Village Green Nursery School, property owned by First Congregational Church, located at 37 Main Street in a CB zone, (SPU #606)

Mr. Hammersley made a motion to approve and Mr. Chaplinsky seconded.

Discussion of the relining suggested. Mr. Hammersley noted it is a parking lot owned by the church and leased to the town. The church does not have the funds to take on a restriping project or it is going to be very tight. If we are going to require the restriping, that could reflect in an increase back to the town and I'm pretty certain that the town doesn't want to be in a situation where they don't have access to the parking lot. I do think to the Chairman's point; the members of the church and the town get together and have a discussion.

The Chair agreed with Mr. Hammersley. The Pastor will work with town staff on the restriping with no stipulation on the application.

Motion passed 7 to 0 on a roll call vote.

F. Request for reduction of subdivision bond to a new amount of \$125,100, LaCourse Pond Estates (S #1315)

Ready for action. Mr. Chaplinsky made a motion to approve. Mr. Morelli seconded. Motion passed unanimously on a voice vote.

G. Informal discussion – Mission BBQ

No Representative present. Mr. Phillips advised the town had Mission BBQ looking for a building CO and we have to issue a certificate of zoning compliance prior. We had a hang up because they kept bringing in their military vehicle they have. It's a smoker. It has advertising on it and they kept parking it up in front in the corner of the lot taking up four parking spaces. Looking for a CO is our best defense to handle any potential zoning issues.

A good back and for the for a while. We told them not to do it and they rolled it back the next day. It got a little egregious there for a while. But they have since kept it in the back and we did issue the CO.

They requested this information discussion with the PZC to talk about their specific situation.

I wanted to bring up the bigger conversation which is the fact that if you go up and down Route 10 right now, everybody has one.

The Chair said they are not here in response to this Agenda item. We are not going to entertain it. They can't park their truck in the front and use their truck as a sign. They can't do it. If they want to be on the next Agenda and actually show up, they can do that.

Hold their feet to the fire until they come and explain it.

Many businesses on Queen Street do it and this is not our first discussion.  
Discussion.

Mr. Morelli brought up the right hand turn on the Chic-Fil-A lot. Everybody turns left. Is there anyway to get recourse on that? The Chair explained it happens on other sites all the time. (Panera Bread)

Discussion.

A letter will be sent to Chief Daly on this issue.

Mr. Chaplinsky said we need to make the turns sharper coming out with more defined curbs. Now the curbs are forgiving. We need to consider more signage.

Discussion.

Right turn only is difficult to enforce explained Mr. Grappone. You have to make it wide enough for a box truck and that's the dilemma.

Ms. Scalise commented it is virtually impossible to find your way out the way they've configured that space. The Chair said you have to wait until everything is open and signage is complete. Mr.

Phillips agreed they need to connect to Outback Plaza. It's being discussed.

Discussion.

Ms. Scalise asked if there were any options to require signage or put up signage that would indicate where you are supposed to turn and what you can do. A lot of times people just don't know where they are supposed to go.

Discussion.

Discussion of it being a state road which adds a layer of difficulty.

Mr. Hammersley read and heard about the Mission BBQ issue. Driving down Route 10, the trampoline park (not a Southington business) parked right outside of Shop Rite and kept it there all weekend. Another van sat there all weekend, too, for the purposes of advertising that business.

My pet peeve is let's have consistency across the board. I've talked about how I don't like the signage, but if we're going to give Mission BBQ a problem, it's only fair to give everyone a problem --- especially a business not located in our town or within a ten-mile radius.

If we allow this to continue, eventually we end up with these things all the way down this road the Meriden Waterbury Turnpike and West Street. What's to stop it?

Discussion.

Ms. Scalise asked about regulation options. Mr. Phillips explained we have been looking at it as a mobile billboard. It's a tough call here.

Discussion.

Mr. Chaplinsky said somebody should look at this and do some studies to benchmark how other people do it. What's legal, what's not. The zoning regulations are difficult to enforce and the only way to do that is with an ordinance.

Discussion.

Mr. Phillips noted it is a cat and mouse game, really difficult to enforce.

Discussion.

A change needs to be made to see that our community doesn't become billboard central added Mr. Hammersley. Ms. Scalise said it behooves us to look at issues like this because there are limited things we can do with the state of Queen Street as it is. That's the one thing I consistently hear complaints about.

The Chair asked for this Agenda item to be continued.

## 7. REGIONAL PLANNING COMMISSION UPDATE

Nothing this evening.

## 8. ADMINISTRATIVE ITEMS

Mr. Phillips reported:

- Flagpole discussion we had earlier. It's still an open public hearing but it not only applies to the water company but to any flagpole/tower or anything that wouldn't fall to the property line even though it's higher than the distance to the property line. It is collapsible. When the regulation was originally written it was because they were all static structures that would just fall down. We have different situations now where the middle part breaks and the top falls down or it collapses on itself in some way or another. In those situations, is the commission from a policy standpoint, agreeable that maybe they don't require the two-thirds waiver in those cases if they have a design that does not collapse to the property line?

The Chair opined we see it so seldom, but if they are collapsible and don't pose a hazard by falling out on to the road and damages property, what do you think?

Discussion about the issue.

Ms. Scalise noted if it comes across us so infrequently, I don't mind going through the discussion and granting a waiver.

Mr. Phillips said there could be situations where they only have to come to the PZC because it's a flagpole. Otherwise, it would be a zoning permit. It could cause a procedural cost.

Ms. Scalise noted she'd rather be safe than sorry.

Mr. Chaplinsky preferred to not put obstacles in the way for folks and leave it subjective. If we feel as though we would like to see the collapsible things and have the design standards, let's put it in the language making it transparent to everybody versus leaving it to the decision of folks who are not design engineers. Ask our engineer to help us with the language.

Discussion.

Mr. Hammersley said he had no problem asking staff to come up with draft language and have a further discussion.

Mr. Phillips said maybe a regulation language amendment. The Chair said if it meets staff compliance then it doesn't have to come before us.

Mr. Phillips said he'd package it and put it in to look at at a future meeting.

Mr. Phillips then brought up Supreme Industries on DePaolo Drive. In the winter they had a depackaging building to take some processes and move them indoors for less of an impact to the area. You authorized administrative approve for that.

Now, they want to take the building --- which they haven't built yet ---and move it to the other side. It works better for their process. Unless you want to see a full-blown application ----

Discussion.

The Chair saw no issue with it not coming before us.

9. ITEMS TO SCHEDULE FOR PUBLIC HEARING ☐ Prosperity Park Condo Association, Special Permit

- Application for re-approval of buffer modification on the south side of the complex, 30 Prosperity Court (SPU #435.5), August 21

Okay to schedule.

- Text Change for Kratzert & Jones for the elderly infill development that is essentially a floating zone town wide. August 21

10. RECEIPT OF NEW APPLICATIONS

Nothing other than those reviewed.

11. ADJOURNMENT

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

(Whereupon, the meeting was adjourned at 8:57 o'clock, p.m.)