

PLANNING AND ZONING COMMISSION
TOWN OF SOUTHTON

OCTOBER 15, 2019

MINUTES

The Planning & Zoning Commission of the Town of Southington held a public hearing and a regular meeting on Tuesday, October 15, 2019 at the John Weichsel Municipal Center Assembly Room, 196 North Main Street, Southington, CT. Michael DeSanto, Chair, called the meeting to order at 7:00 pm.

The following Commissioners were in attendance:

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

Alternates: Peter Santago, Stuart Savelkoul & Val Guarino

Ex-Officio: Robert Phillips, Director of Planning & Community Development
David Nourse, Engineering Dept

Absent: Joe Coviello, Alternate

A quorum was determined.

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

MICHAEL DELSANTO, Chair, presiding:

Approval of Minutes – Regular Meeting of October 1, 2019

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

Mr. Phillips read the legal notice into the record for the public hearings.

PUBLIC HEARINGS

B. Special permit application of Joseph Baczewski to construct a 30' by 56' garage which will bring the total number of garage spaces allowed in excess of three, property located at 267 North Star Drive, in an R-40 zone (SPU #628), continued from October 1

The Chair announced that there has been a request by the applicant to withdraw this application and the commission officially accepts that request. The item has been withdrawn.

A. My Little Rascals, modification of special permit approval to allow for additional children, 805 West Queen Street, property owned by A & K Woodworking, LLC, in the WSB zone (SPU 570.1) tabled from October 1

Carla Russo, 1850 West Street and Chris Russo, 1850 West Street, applicant, presented. Ms. Russo explained right now they are capped at 81 with the approval last time. We are asking for an increase to 113 or an additional 31 (sic) students. And, OEC has come out and given us the approval for the extension and we need town approval. The reason is an increase in business. We franchised our location on North Main Street and we brought over our staff from there and decided we wanted to be all under one roof with our business. We decided to increase it here and sold out business on North Main to someone else.

Mr. Russo explained the downstairs is strictly for babies. We felt it would be a better situation instead of having the older children mixed in with the babies. It is strictly for younger children.

We are hoping with the families coming over from North Main and new families it will fill the 31 slots.

Mr. Phillips said his comments that went out, with no response, was the total number of children is 113 and he had questions about traffic generation. Daycares by definition have a peak hour of trips. Looking through the last meeting, there was discussion by the applicant's representative about the impact of traffic and it was considered to be insignificant by the applicant's representative. We had no traffic study or none that was required at the time. We had no traffic analysis or anything on that matter. With the increase in kids, I am not sure what the impact is.

The play area, I am not sure if that needs to be increased or not. Ms. Russo said it does not need to be increased. The state came out and checked that, added Mr. Russo.

Mr. Russo pointed out the full below parking lot for parking. Plenty of parking. I want to say there is 15 extra spots on the downstairs. There is access to the building from the lower level and the upper level. Ms. Russo noted the art studio has different hours so we have their spots, if needed, as well. Thirty spots total suggested Mr. Russo.

Discussion.

In response to a query by the Chair, the applicants explained there are no traffic flow issues now. Never been an issue.

Discussion.

Mr. Hammersley asked the number of staff members. Mr. Rousseau responded there are thirty full time/part time employees. During the day, we have 12 classrooms and about 20 to 22 staff members explained Ms. Russo. But the increase is only 6 more staff members. It's not that significant of an increase to cause an issue added Ms. Russo.

Mr. Hammersley asked relative to the parking, it seems tight. It is a concern. Mrs. Russo said she didn't know how many exact parking spots there are but she knows it hasn't been an issue and our increase is only 6 more staff members, so I can't imagine it becoming an issue now when it hasn't been in the past.

Discussion.

Mr. Russo pointed out there are still nine spots for parents parking on top for customers and the employees park below.

Discussion.

Further discussion of the parking in the three lots noted.

Mr. Phillip said it should be noted the employee parking spaces used and the generation during drop off in the morning is something that is of concern, as well, because we have a number of spaces already taken and I don't know how many trips being generated during the morning rush.

Mr. Chaplinsky clarified: It is 20 spots on the east side closest to West Street and 9 spots closest to West Queen. Interior to that, to the south, there is another 15 spots. So, it is 44 in total. There are 3 handicapped spots.

Discussion.

Mr. Hammersley asked about expanding or reconfiguring the parking. Mrs. Russo said the landlord could put gravel on the grass lot for staff to park if it is an issue.

Discussion.

The entrances to the building were noted in relation to parking.

Discussion.

Ms. Clock was curious if there was ever a queueing issue at the light on to West Street. Ms. Rousseau said there hasn't been an issue. Mr. Russo added there is traffic there but there haven't been issue with cars stopped at the light. Discussion.

The parking lot is not full during the day. Indicated the spots that are used during the day and those that are open.

Ms. Russo added there have never been any complaints from parents regarding traffic or parking. I think we would have heard it by now if there were any.

Discussion of traffic circulation direction arrows. Mr. Russo said he'd be more than happy to do that if the commission wants. However, he didn't feel it was necessary.

(Those speaking in favor of the application.)

None.

(Those speaking in opposition to the application.)

None.

The Chair asked for staff comments about traffic. Mr. Phillips said the morning could be a little nutty due to his past experiences. But again, we don't have parking requirements specific to this use. With 40-something spaces, it is probably enough. The traffic pattern --- it's up to you whether you want to have more information or not.

The Chair said the silver lining is that that is DePaolo Drive and it is not heavily used. I don't think we need to keep the public hearing open. Are there any objections to closing this public hearing tonight?

(No response)

The Chair closed this public hearing item.

C. Lovley Development, Special Permit Application for 7 lot open space subdivision, property located at 61 Westwood Road, owned by the Estate of Barbara Jagielski, in a B & R-40 zone (SPU #627), continued from October 1

Stephen Giudice, with Harry Cole & Son, 876 South Main Street, Plantsville, presented on behalf of the applicant.

This application has been before the commission before. We combined the resubdivision public hearing in with the open space public hearing at the previous meeting with the presentation.

This is a 7-lot open space subdivision on property owned by Barbara Jagielski on Westwood Road in Southington. The property is abutted by Westwood, town owned open space, some residential homes, land of ESPN, Prayer House for All Graces and Dollar General.

There is a CL&P easement that runs through the property (indicating). That easement also tees off in this direction (indicating). We have one home that abuts the subdivision and homes in this area (indicating) are further to the north.

It is 8.18 acres in size. R-40 zone. We have a small box of B-zoned land here (indicating) that we talked about at the previous hearing. Our proposal is for 7 lots on a permanent cul de sac. We're proposing 2.58 acres of open space dedication. We have sanitary sewers we are extending from West Street up Westwood Drive and into the property to service each home. The houses will be serviced by private on-site wells.

As to the regulation and suitability of wells question raised at the last meeting, I did submit a statement with well completion reports for the abutting properties. Very sufficient water supply in the area.

We did receive staff comments and made revisions to the plans.

Mr. Phillips added that Section 3-07.4. A.1, states that no more than 25 percent of lots in a subdivision shall be served by a permanent cul de sac. The applicant, by way of an open space layout, the most optimal layout which also includes the least amount of roadway that would be town infrastructure, has 43% of the lots, 3 of the 7. Technically, the regulations call for the commission to make a judgment and a waiver vote on that (two-thirds waiver).

Mr. Giudice said he stated at the previous hearing they are requesting that waiver. We could extend the cul de sac further into the building line and push this house further back (indicating) but it would reduce the amount of open space deeded and increase the amount of pavement and infrastructure which I think the whole intent of the open space subdivision regulation is to reduce pavement and increase open space. We think that is a reasonable request.

Mr. Phillips added there are a couple of stipulations suggested.

Discussion on the intent of the open space regulation.

If there are questions, I will answer them.

(Those speaking in favor of the application.)

None.,

(Those speaking against the application.)

None.

The Chair closed the public hearing on this item.

D. Lovley Development Resubdivision Application for a 7-lot open space subdivision, property located at 61 Westwood Road, owned by the Estate of Barbara Jagielski, in a B & R-40 zone (S #1325), continued from October 1

Stephen Giudice, with Harry Cole & Son, 876 South Main Street, Plantsville, presented on behalf of the applicant.

Mr. Giudice said he would like to incorporate his testimony from this previous public hearing into this item.

(Those speaking in favor of the application.)

None.

(Those speaking against the application.)

None.

The Chair closed the public hearing on this item.

E. Sunrise Southington, LLC, request for zoning text amendment to Section 5-02.2. D of the Town of Southington Zoning Regulations (ZA #602)

Sev Bovino, Planner, with Kratzert, Jones & Associates represented the applicant. The business model for gas stations/convenience stores now has changed dramatically. Where for them to be sustainable, they have to provide more in a different way with larger facilities. So basically, build a new facility and more updated facilities to serve the current client demand.

In the existing I-2 zone, the kind of work needed for the facility is not possible because of setbacks, land area requirements and not being allowed at all in some cases because in this zone, gas stations are nonconforming. They're not allowed in I-2 zones.

The request for the text change is to address the needs of the gas stations that they need to expand to serve their client base. We are proposing a text change to Section 5-02.2 and the request is to add Paragraph D. This would allow drive thrus and expansion to an existing nonconforming station within 1500 feet of exit ramps of an interchange. This would be done by special permit use in addition to the regular site plan which would have to meet Section 9 of the regulations.

I'll answer questions.

(Those speaking in favor of the application.)

None.

(Those speaking against the application.)

Peter Anderson, 1177 Marion Avenue, in Marion, CT. Let me make it clear, I am not speaking against the applicant's desire to change their individual circumstance. What I am questioning is is this the right way to change the zoning regulations to allow that to happen.

The reason I ask that is because I've searched the current zoning regulations, drive in, drive thru, drive through. I see no definition of drive thru. I do see some places where it is allowed, i.e.: banking institution. Many places where it is not allowed. My thinking is it would be better to look at the regulations, define drive thru, and then consider where is the best place to allow it rather than this. This particular amendment seems to be very specific to an individual circumstance that I'm not sure applies to the whole town and should be put into the regulations that way.

I have no objection to the applicant trying to do what they want to do.

The Chair asked if we have a specific definition of a drive thru in the regulations? We all know in our minds what it is. Mr. Phillips said it is pretty conventional. We do not have a definition for everything that is in our regulations.

(Rebuttal)

Mr. Bovino added drive thrus are allowed in a B zone. This request for a text change is not just to allow the drive thru, it is not specific to the drive thru, it's one of the components of allowing a gas station in that zone to expand and create a bigger building to better serve the clientele they have. Possibly one component would be a drive thru. It's not just for the drive thru. This request is to allow expansion of the gas station/convenience store. Explained.

Mr. Chaplinsky said it is pretty specific in that we are talking about creating a regulation for nonconforming gas stations / convenience stores. What is the typical nonconformance we run into? Mr. Bovino said in a nonconforming situation you cannot exceed more than 25% of your footprint currently.

Mr. Phillips said, are you asking what makes gas stations typically nonconforming. It is either the zone they're in because it was there before the zone change or in some cases the pump islands are too close to the roadway and they've been there so long that it predates regulations or even zoning.

Mr. Bovino said the land area in a I-2 zone is 80,000 sf. You need two acres of land to comply.

Discussion of expansion not being something we generally do. Illegal expansion of a nonconforming use was discussed. We do have a regulation allowing for expansion.

Mr. Guarino asked do any gas stations/convenience stores in town have a drive thru now? Are we inventing something new? Discussion of possible sites.

Mr. Bovino clarified this drive thru will be to serve sandwiches, coffee, et cetera.

Mr. Phillip said because this is limited, you are looking at uses that are going to be destinations for folks getting on/off the highway. You want to be concerned about what impact this would be in other areas. This is industrial zone.

Discussion.

The Chair closed the public hearing on this item.

BUSINESS MEETING

A. My Little Rascals, modification of special permit approval to allow for additional children, 805 West Queen Street, property owned by A & K Woodworking, LLC, in the WSB zone (SPU 570.1) tabled from October 1

Mr. Phillips stated any concerns he had have been shared already. Mr. Morelli made a motion to approve. He added commentary that he was on the board when they came for the first application. My big concern was then the safety of the kids outside. I was pushing for the guardrail to be put in. I happen to work on West Queen Street and travel it quite often and I can say that the parking lot is generally empty. I think it is a great business and it is nice to expand. I am in favor of the application.

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

B. Special permit application of Joseph Baczewski to construct a 30' by 56' garage which will bring the total number of garage spaces allowed in excess of three, property located at 267 North Star Drive, in an R-40 zone (SPU #628), continued from October 1

Withdrawn during the public hearing.

C. Lovley Development, Special Permit Application for 7 lot open space subdivision, property located at 61 Westwood Road, owned by the Estate of Barbara Jagielski, in a B & R-40 zone (SPU #627), continued from October 1

Mr. Phillips reminded the commission they are requesting a waiver on the number of lots on a cul de sac. It's a waiver of Section 3-07.4.A.i.

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

Mr. Hammersley made a motion to approve the application with stipulations.

- Approval of final drainage calculations for the redesign of the storm drainage and detention pond.
- Approval of the intersection grading plan showing (inaudible) contours.
- Location of guiderails to be approved by the director of public works after road has been built and shoulder fine graded.

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

D. Lovley Development Resubdivision Application for a 7-lot open space subdivision, property located at 61 Westwood Road, owned by the Estate of Barbara Jagielski, in a B & R-40 zone (S #1325), continued from October 1

Ready for action. Mr. Hammersley made a motion to approve. Mr. Chaplinsky seconded. Motion passed 7 to 0 on a roll call vote.

E. Sunrise Southington, LLC, request for zoning text amendment to Section 5-02.2. D of the Town of Southington Zoning Regulations (ZA #602)

Ready for action. The commission's discretion on how you perceive this proposal.

The Chair said his take is this is belt and suspenders. If this gets approved and nothing happens, they will have to come before this board for a public hearing and conditions could be set.

Ms. Clock asked Mr. Phillips: Is there another avenue to make this happen? Mr. Phillips responded they would have to seek variances. It may be difficult in some cases to describe their legal hardship.

Mr. Hammersley commented he has seen these in other towns. (Dunkin Donut drive thrus at gas stations, etc.) What do we want our town to look like? I'm not so concerned about that one spot, but do we want that to become something that happens in other spots? It's something I'm conflicted in my mind about. Is this the right thing to do that? Or it would be better to have it done the way it would be done now without this regulation being passed? Just a concern.

Mr. Chaplinsky asked if between now and the next meeting we could get information on what is the impact for existing nonconforming gas stations/convenience stores within 1500 ft of an interchange in an industrial zone. Discussion of other possible locations.

Mr. Phillips said staff could double check on that and do an analysis. Mr. Hammersley said that would be of help to him. It's the uncertainty of what this really means.

Discussion.

Mr. Chaplinsky brought up the definition of drive thru. What is a drive thru and should we beef up other regulations in concert with this, as well?

Ms. Scalise agreed.

Mr. Phillips noted the public hearing is closed. We can give you a total number but I don't know if we want to get into definitions right now. The Chair added we all know in our own mind what a drive thru is.

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

F. Mary Ann Hall and Stephen J. Barberino, site plan modification application for proposed addition to existing building and cold storage building in rear of property, 480 Queen Street, in a B zone (SPR #1593.1)

Sev Bovino, Planner with Kratzert, Jones & Associates presented on behalf of the applicant. The property is located at 480 Queen Street. The map is on the screen. It is in a B zone. It is known as World Wide Liquor Store. Served by public water and sewer. A portion of the building at the southeast corner was used for a drive thru for clients to pickup their liquor orders. That idea did not work out.

That area was about 860 sf. Already existing. Currently being renovated for a convenience store. To make that area more efficient, we would like to add this small area here (indicating) 291 sf. Make it more efficient for people who come in.

There is not going to be any mixing activity between the liquor store and the convenience store.

The proposal in front of you is the 291-sf addition and the cold storage building in the back about 20 by 40 which is 800 sf. Cold storage meaning there is no heat and it's just power. They store the pallets in there under cover.

No liquor sales or food preparation proposed in the convenience store. Explained.

The items sold are your typical convenience store items: soda, coffee, sandwiches, et cetera.

We received staff comments and reflected their concerns on the plans and responded in writing.

The applicant has been very active in terms of connecting the properties. A few years ago, he proposed the connection between this facility and the drug store to the north.

The traffic pattern was discussed.

We understand a cross easement was offered by 462 Queen Street, to the south, which is the medical building. The applicant is willing to cooperate to do the same pending his legal council's recommendation on the matter. Per Section 9-09.1 of the regulation, it requires a 20 by 60-foot easement for a common driveway. The regulations on the books now are more for a driveway to reduce the number of curb cuts on Queen Street. Explained.

The current request is for a connecting driveway between parcels. So, we took the plans that the town has on record and reflected them on our plan and that is where the curb cut would be connecting the two parcels (indicating).

Showed a map noting we put some thought into this. The idea of connections between businesses is to allow the connection. There is a safety consideration to keep in mind. Explained using the map on the screen the traffic patterns on the sites. (Medical Building, Price Chopper)

We are willing to do it.

Mr. Phillips noted for the record the application is ready for action. The connection was the big concern that staff had. We do have one stipulation, I believe.

Mr. Chaplinsky made a motion to approve with the stipulation we make the connection for the interconnectivity. He understood the comment about the navigation of folks. In my opinion, being in adjacent parcels all the time, people who are in Price Chopper parking lot and I wouldn't think of leaving Price Chopper and going through the medical office building to the former Rite Aid to go north. I would go to the signal at Price Chopper. In this case, the intention would be to allow traffic the way described by Mr. Bovino. I think traffic management along Queen Street is a good practice to continue to build on. I do think there are people that work at the medical office building or those frequenting it who might want to go to the liquor store, to buy a gift, for example, before they go home. There is a benefit to having the connection. I think it would be a positive move.

Discussion.

Mr. Nourse asked about the pallets with material and some are going to be stored indoors? Mr. Bovino said all of them are going to be stored indoors.

The trash enclosure that's there now, we notice a lot of the dumpsters were within them. Is it possible to have the new trash enclosure put on the site plan? Mr. Bovino said there is a note indicating dumpsters will be located within the structure.

Stipulations:

- Connection be made.
- Pallets are stored indoors
- Dumpsters are labeled and marked as enclosed.

Mr. Hammersley seconded. Mr. Hammersley added this cross easement is the most thought out cross easement in the town. That one is very well done because of the location and in the event, you need to get on the highway or take the left going northbound on Queen Street. It is a great asset that we have.

Mr. Bovino noted the applicant created that connection. He did all that. Mr. Hammersley asked for the applicant to be thanked.

Mr. Bovino mentioned we are losing 4 or 5 spaces at that location because of this connection. Premium spaces. But we are here to work with you.

Motion passed 7 to 0 on a roll call vote.

G. Adoption of 2020 meeting schedule

After discussion, noting it is pretty much the same every year with one meeting in the summer months and one meeting in December, Mr. Hammersley made a motion to approve and Mr. Chaplinsky seconded. Motion passed unanimously on a voice vote.

ADMINISTRATIVE ITEMS

A. Open Space and Land Acquisition Report

Mr. Chaplinsky advised about the opening of the Novick Orchard Pollinator Garden. Mr. and Mrs. Guarino were instrumental in the building, the education, spreading of the word and during the event as to how it went off.

Mr. Guarino said the event went off well. A few outside people there. His wife gave a little talk about the pollinator path. The idea is to have little islands throughout the town where pollinators can get their food and shelter. Doing native plants that is food for insects that birds eat. It helps.

We've been destroying the environment by planting a lot of things that aren't native. If you have too much of that, no food, no bugs.

Mr. Chaplinsky also added he ate an autumn olive tree berry.

A release of a couple of butterflies instead of a ribbon cutting ceremony. A nice touch.

The field has been mowed and it's looking good. We are going to keep that as a pollinator meadow. Explained.

Mr. Chaplinsky brought up another project on the other side of town on Mt. Vernon Road. He did commit to helping with that. Can we get an update as to the development on the parcels on either side of the open space? Mr. Bovino said to contact him.

B. RPC Liaison Report

Mr. Hammersley had no report. The committee is meeting quarterly.

C. Heritage Committee Update

Ms. Clock advised the meetings have been postponed to post election happenings.

Mr. Phillips brought up a question that was brought up at the last meeting about the stockpiling on DOT property. Mr. Nourse said a couple of years ago, Garry asked me to the same thing. I reached out to someone I knew at the DOT and he told me it was material that was being stockpiled for the Mixmaster project with no specific date as to when it would be relocated. He wasn't directly involved with this project but he gave me someone's number if we wanted to pursue it further.

Mr. Phillips said when he read the email, it said, without saying it directly, this is what we do. This is our property.

Discussion of the Mixmaster project and others in Waterbury.

Mr. Chaplinsky wanted the state contacted to ask them for an answer. It's not just one, it's multiple and they're unsightly. They're not even proportional to the areas. It looks bad. If there is a plan to move them, that's great not. If they plan to leave it there indefinitely, I'd like to know that. I don't think that was the agreement or commitment originally made. They said it would be stockpiled for use and removed. I would like to know more about it.

Mr. Phillips brought up window signage. He sent all the commissioners regulations for town in Connecticut that had them. The responses were from the cities. Do we want to do anything with this?

They don't count the decals towards their signage allotment. The separate requirement is like 50% of the window be open.

Mr. Phillips was looking for direction. He's holding off on the native plants so it can be packaged all in one shot to the regional planning agencies.

Mr. Chaplinsky suggested writing it up, putting it in front of the commission and let it be debated.

The Chair agreed.

ITEMS TO SCHEDULE FOR PUBLIC HEARING

- Application of Mark Lovley proposing to change the zoning district from I-2 to R-12, property located at 136 Curtiss Street, owned by Virginia Cayer, et al, (ZC #562), November 19

This can be scheduled on the 19th.

RECEIPT OF NEW APPLICALTIONS

Just the one noted above.

Commissioner Comments:

Mr. Hammersley said there are a couple of members on here that irregardless of how the elections go will not be back here: Dagmara, Jim and Jen. As a relatively new member of the commission, I'd like to thank each of them for the breadth of their knowledge and their involvement and input into different things I've worked with them on. I take this as an opportunity to thank them publicly.

Ms. Clock said eight years ago, I came in green, not knowing what I had gotten myself into. And, I was not knowing if this was the right position or move for me and really after I realized it was just what I needed. I've loved working with my fellow commissioners, town staff, developers, engineers, everyone involved that makes everything happen in the town. You don't realize how important this position is until you're actually in it. There are people in the audience and every vote is an effect on their property and their lives and I listened to every word and I have not regretted any vote. I'd do it all over again. I just want to thank everyone. To the newcomers, take advantage of every opportunity because it's not just sitting here, it's doing and volunteering and getting involved in the community. It is such an important position to be in and thank you.

Ms. Scalise thanked everyone as well. I was appointed to this position. It was very interesting to be a part of the variety of issues we've seen. I think it is a tremendous opportunity for anybody to come on and learn about the issues. Give back. I have to say the last couple of meetings have been bittersweet. I think, oh, maybe I should have done this again. But I welcome having other people come and also having the opportunity to participate on this commission. Thank you.

Mr. Guarino thanked Rob for putting all the extra information up in the Google drive for us. The responses from the applicants and such was really something we never had.

Mr. Phillips gave kudos to Karen Molloy in our office. She's driving the bus on that one. She's great. I'll pass it along.

The Chair said he has been here for 18 years on this board. Tonight, is my 432 meeting. It has been a pleasure. I don't know what is going to happen come election. I may be back on the 19th of November or not. Either way, I want to thank everyone for their hard work and determination.

I've been Chair now for 10 years. I'll be honest. I delegate things so everyone on this board did a lot of work and made this board look good. I owe it all to all of you. I want to thank the staff, including Rob's staff downstairs, Karen and the people that help out. And, Dave Lavallee. And, the people that come to the meetings and sit here away from their families like we do to stand up for what they believe in. And, how important that is. Please continue to do it. It is the democratic process. You have a right to be here, to speak on things that may or may not affect you. We allow everyone to come up and give their piece. We don't even have a timer on it.

There's been ups and downs but as Jen said, the service to your community is of the utmost importance and everyone should be proud of themselves for the work they put in and the service to their community.

This could be a whole new board in a couple of weeks. I wish everyone running for election good luck. Those not coming back, I wish you the same. You are not done. This is just the end of a chapter

and I'm sure you'll start another one up. People on this board are smart and they don't rest on their laurels. I'm sure we will see you all again.

Thank you all for your service.

ADJOURNMENT

Ms. Clock made a motion to adjourn. Ms. Locks seconded. Motion passed unanimously on a voice vote.

(Whereupon, the meeting was adjourned at 8:25 o'clock, p.m.)