

Planning and Zoning Commission City of Derby

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Anthony Szewczyk, Alt.

Maryanne DeTullio, Clerk

The regular meeting of the Planning and Zoning Commission of the City of Derby was held on Tuesday, January 17, 2012 at 7:00 p.m. in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 7:00 p.m. by Acting Chairman Steve Jalowiec. Present were Steve Jalowiec, Albert Misiewicz, Richard Stankye, Raul Sanchez, David Rogers and Anthony Szewczyk. Also present were Attorney Joseph Coppola, Corporation Counsel, Ryan McEvoy, Milone and MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

Mr. Stankye moved to add as Item 9a Continuation of Public Hearing for Application for Zone Text Change from Signs Unlimited, Inc. for amendment to Section 195-71C to allow by special exception animated signs (Application #2011-10-18-01) – Continued from 12/20/11. The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Stankye moved to add as Item 10a – Discussion and Possible action Application for Zone Text Change from Signs Unlimited, Inc. for amendment to Section 195-71C to allow by special exception animated signs (Application #2011-10-18-01). The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Stankye moved to add as Item 11b Review of architectural submitted for The Learning Studio, Incorporated, 1 Thompson Place. He stated that when this application was approved there was a condition that they had to change the elevations to allow rescue windows and the Commission needed to review that. The motion was seconded by Mr. Rogers and carried unanimously.

Mr. Jalowiec stated that Atty. Dominick Thomas requested in writing that informal discussion for 5 lot subdivision be added to the agenda. A motion to add as Item 10e – Informal Discussion 5 lot subdivision, 16 John Street was made by Mr. Misiewicz, seconded by Mr. Sanchez and carried unanimously.

Correspondence - None

Public Portion

Dan Waleski, 21 Elm Street stated that there is very little open land in the City of Derby and suggested that the zoning regulations should be stricter in order to make areas of the City a lot more attractive. He felt that this would attract more middle class families to the City.

Approval of Minutes

A motion to approve the minutes of the 12/20/11 meeting was made by Mr. Stankye, seconded by Mr. Misiewicz and carried unanimously with Mr. Stankye, Mr. Sanchez and Mr. Szewczyk abstaining.

Acceptance of Applications

Mr. Jalowiec stated that there are no new applications to accept.

Public Hearing

(a) Application for Zone Text Change from Signs Unlimited, Inc. for amendment to Section 195-71C to allow by special exception animated signs. (Application #2011-10-18-01). Continued from 12/20/11.

There was no one present regarding this application. A motion to close the public hearing was made by Mr. Stankye, seconded by Mr. Rogers and carried unanimously.

(b) Application for Modification of Special Exception Use from White Hills Landscaping & Tree Service for 12 & 14 New Haven Avenue (Application #2011-12-20-01)

Atty. Dominick Thomas, 315 Main Street, Derby was present for the applicant and submitted the evidence of the certified mailings. He stated that White Hills Landscaping received special exception approval for their landscaping service business which is basically a tree service. They have cleaned up the property and thought that there was no problem with bringing back wood and splitting it and storing it on the site. Atty. Thomas stated that there is somewhat of a conflict in the regulations between contractor business and outside storage yard. They would not be selling any wood from this location; it would be delivered to any customers. The wood would be stored in an area that would be up against the garage and it is not really visible from the street. He stated that he saw a demonstration of the machine that splits the wood and it is a six horsepower motor and not a very loud operation. He stated that if necessary they can use the interior of the garage to split the wood.

Atty. Thomas stated that they have reviewed the Milone and MacBroom review letter dated 1/2/12. The wood would be stacked and covered with a tarp. He stated that they are not changing the site and did not feel that it is necessary to have a certified site plan done. There was a comment regarding the catchbasin. He stated that the site is very clean and there are two catchbasins on the site and one has an oil/water separator. He did however stated that he felt that his client would be willing to add a filter to the basin.

Mr. McEvoy read through his comment letter and asked how many employees are there during the largest shift. Peter Botti indicated that there would be six employees. He also stated that the Commission should take into consideration the definition of outside storage in the regulations. He also stated that this property is abutting residential properties and there is a concern about the height of the stack and if there are visible blocks to the residences.

Mr. McEvoy stated that it is a reduced copy of the map and not drawn to scale. He stated that there should be something on file that is to scale.

Mr. Sanchez asked if the original statement of use indicated that there would be Sat. hours. It was noted that there were loading the trucks early in the morning and the wood was being sold. Atty. Thomas stated that once they were notified that they could not do this, they stopped. He also stated that they do not have regular hours on Sat. but if there is a request for the wood then it is delivered on a Sat.

Mr. Szewczyk asked about splitting the wood in the rear. Atty. Thomas stated that it could be done in the building if necessary. Mr. Szewczyk also asked about the noise since this abuts a residential area. Atty. Thomas stated that it is not a very noisy operation and would be as loud as a lawn mower.

Mr. Szewczyk stated that there are drainage and flooding issues in this area and he would not want to see wood being washed on to Route 34. Atty. Thomas stated that there has never been flooding on this site. The water runs down Gilbert Street. Peter Botti stated that he does not have any flooding on his property. Mr. Rogers asked how long the wood would be on the property and Atty. Thomas stated that as long as it is not sold. Mr. Botti stated that in prime season it could be as little as two weeks.

Mr. Rogers stated that he was concerned about rodents and insects getting into the wood stacks. Mr. Misiewicz asked about the hours on Sat. that they would be loading and delivering the wood. Mr. Botti stated that it is usually done in the morning but would be agreeable to having the hours stipulated as to when they could do this. Mr. Misiewicz asked about the amount of wood that would be stored and Mr. Botti stated that it is usually done in the summer months.

Mr. Jalowiec asked for any public comment on the application.

Dan Waleski, 21 Elm Street stated that this is a very good operation and the property is kept clean. He stated that this is a tough application. He also stated that Gilbert Street and Bank Street are well populated areas and he was concerned that this could expand into something more. He asked the Commission to seriously consider this application.

Mr. Jalowiec asked if there was any comment from the Fire Marshal about the storage of the wood and felt that this should be reviewed by the fire marshal since there would be a lot of combustibles stored on the site.

Mr. Jalowiec stated that they need to submit a revised statement of use prior to the next meeting and also asked to have the fire marshal review the application.

A motion to continue the public hearing to the February meeting was made by Mr. Szewczyk, seconded by Mr. Misiewicz and carried unanimously.

(c) Application for Special Exception Use for Temporary Rock Crushing from City of Derby for property between Main Street and Division Street (Application #2011-12-20-02).

Sheila O'Malley, Economic Development Director for the City of Derby and Fred Clark, DeCarlo and Doll were present regarding this application. Mrs. O'Malley stated that this property borders City of Derby property and Micci Trust property. She stated that under Section 195-114, the City is exempt from special exception and while the material is on City property it is also on the adjacent property and they need the special exception for that. She submitted evidence of the certified mailings and a copy of the letter sent to the property owners.

She stated that they need 15,000 cubic yards of materials to construct an 1800 linear feet of road between BJ's and Route 34. She stated that some of the materials crushed will be used for fill in the road base. This is a temporary operation and the road construction would begin in the spring. She stated that the rock crushing will take approximately three weeks but the permit is for 24 months.

Fred Clark, DeCarlo & Doll stated that the special exception is for the rock crushing operation. The immediate need is to clear the area for the roadway. Mr. Rogers asked if 15,000 cubic yards is all the materials through the 24 month period. Mr. Clark stated that the 15,000 cubic yards is the amount needed for the road. He stated that the other amount could vary if needed for another project. Mr. Misiewicz asked if this operation will clean up the adjacent property. Mrs. O'Malley stated that they are trying to make the site marketable and need to construct the roadway. Mr. Misiewicz asked if all the crushing will be used on site. Mrs. O'Malley stated that it will be on site.

Mr. McEvoy stated that the site was subject to road approval in 2009 and as a result of that permits for earthmoving and earthwork are in place. The City is exempt from special exception but it is needed for the Micci Trust piece. He stated that this work is appropriate for this need.

Mr. Jalowiec asked for any public comment.

Fred Picroski, 216 Derby Avenue asked how much noise will be generated by the rock crushing and also if there were going to be one or two crushers in operation. He also asked about the hours and days of operation and noted that close proximity of the Greenway.

Mrs. O'Malley stated that 800' is the closest it would be to any residence. She stated that it will be in operation from 8:00 a.m. to 4:00 p.m. Monday through Friday. She stated that it is diesel powered and it is suppose to be a quiet operation. She also stated that there will only be one rock crusher which will be moved to one or two locations.

Mr. Misiewicz asked about dust control. Mrs. O'Malley stated that there will be a water truck on the site every day to control dust. Mr. Misiewicz asked about the temporary storage area shown on the plan. Mrs. O'Malley stated that they have indicated a temporary storage area but all the material will be used in the construction of the roadway. Mr. McEvoy indicated that on any site plan a soil and erosion control plan has to be implemented.

A motion to close the public hearing was made by Mr. Rogers, seconded by Mr. Stankye and carried unanimously.

(d) Application for Special Exception Use and Site Plan Approval from Walgreen Eastern Co., Inc. for retail/pharmacy at 60 Pershing Drive (Application #2011-11-15-01).

Larry Brozek, Walgreen Eastern Co. was present for the applicant and submitted the certified mailings. He stated that the shopping center was purchased in 2005. He stated that they were informed that major tenant was going to leave and basically the shopping center would be 70% empty. This gave them an opportunity to transform it once again into a vibrant commercial center. He stated that they also realized that this is an important location in the City and they want to upgrade the facility. He stated that they would like to start construction in the fall and it will probably have one or two phases. He stated that they have some tenant expiration issues and if they cannot get them all resolved, then there would be two phases for the construction. He stated that it is the intention of Walgreens to retain all of the tenants.

John Mancini, BL Companies stated that a lot of the site is choppy and dysfunctional because you cannot get completely from end of the site to the other end of the site. He stated that right now there is approximately 89,000 s.f. of shopping center used in a variety of ways and almost 40,000 of it is vacant today. He stated that the final total of the building area that is shown on their plan is around 58,000. He stated that one of the improvements is that they are reducing the massing on the site by approximately 31,000 s.f. He stated that another improvement that they will be making is that the building will no longer be one long train and has no connection to one end without going along the rear of the site. He stated that they will be modifying the property. There are approximately 338 parking spaces at this time and it will be modified so that the total parking will be in the 370 range. He stated that one of the reasons for the increase in the parking is that some of the land that is being used is State of Connecticut land that is being leased to the center. He stated that one of the other goals of their redevelopment is that when it is built the way they are planning it, and the parking located on the State land was not available any longer, they would still meet the parking accommodations.

He stated that by doing what they are doing with the reconfiguration and the chopping off of the front fact, approximately 50 feet, all the current tenants can remain in the center with Walgreens as the anchor store. There would also be parking available. Mr. Mancini stated that along with the redevelopment of the property they are also addressing some major concerns on the south end of the property. He stated that there is a series of underground galleys that should be infiltrating storm water. They are addressing and redoing the drainage system to meet and exceed peak runoffs. They will be making major changes to the drainage systems.

He stated that when they met with City officials and staff it was noted that one of the things that would be required of them is that they have a plan that would show how this south driveway could be improved. He stated that they also met with the State Traffic Commission and presented the plan to them. He stated that the adjacent parcel has been purchased and the new owners are also interested in improving their land in some fashion. He stated that they met with the new owners and were able to discuss with Walgreens the opportunity to take the two driveways and create one proper driveway.

They would also add an exclusive right turn lane into the center. This would consolidate the intersection and move the stop bar. He stated that because this is a State road it has to be accepted and approved by the DOT and State Traffic Commission.

He stated that the site is approximately 89,000 s.f. with roughly 340 parking spaces. He went through the site plan showing the Walgreens building at the corner. He also stated that the drainage analysis plan and report was submitted as well as utility plan, soil and erosion control plan and demolition plan.

Fred Greenberg, Traffic Engineer, BL Companies stated that the property fronts on Pershing Drive and Division Street which are both State roads. It was approved by the STC in 1993. He stated that it is a major traffic generator. The redevelopment of the site will reduce the site to about 58,000 s.f. There will probably be less traffic than when originally approved in 1993. He stated that there are three points of access. There is the right-in/right-out driveway on Division Street which will be shifted slightly west. There is the full access driveway on Pershing Drive and the signalized driveway on the southern end of the site. They will be providing a little wider driveway in that location. They will be taking the five way intersection and making it into a four way intersection which will simplify the situation and have it work a lot better than it does now. It is subject to STC review and they are currently reviewing the project as a modification to the original certificate of operation.

Jeff Taylor, architect, Taylor Associates stated that at this time there is a large building to the south end of the site and to the north side there is an older center. He stated that the intent is for Phase 1 to keep the existing tenants where they are today; take the front 50 feet off and add more parking in the front. They will be refacing the entire front facing Pershing Drive as well as refacing the south side. There will be all new store fronts on the northern end of the Xpect building. He stated that in the future after the building is occupied and the building to the north is vacant, the Walgreens will be put in. Walgreens will be a stand alone building. The buildings would be complimentary to each other. Mr. Jalowiec asked if that would include the rear of the building. Mr. Taylor stated Walgreens will be a new building on all sides. He stated that the back would be staying basically the way it is now. Mr. Mancini stated that there will be less emphasis for the rear of the site.

Mr. Brozek stated that they will be demolishing the front and putting on a new façade. The plan is to move the tenants over and then take down the existing building and put up the Walgreens. They are in the process of negotiating with the current tenants.

Mr. Szewczyk stated that at one time the State was going to do work on Route 8 and if that is done, how would it effect this project. Mr. Mancini stated that in front of Xpect there is a small wall that comes out which is actually the property line. He stated that they are developing everything to the north of the wall. He stated that he does know the status of the State plans but they are far enough away from it to not be effected.

Mr. Szewczyk stated that there have been a lot of accidents at the Division Street entrance because of the landscaping. Mr. Mancini stated that they will be redoing that area and it will be reviewed by the State and they have a lot to say about that.

Mr. McEvoy read his comment letter dated 1/9/12 into the record (copy attached). He stated that as part of the comment letter they incorporated comments that were prepared for the Inland Wetlands Agency and also reviewed comment from the STC. He stated that they have submitted drainage analysis for smaller storm event but need to submit drainage analysis for larger storm events. He stated that they have reviewed the traffic and circulation on the site. He stated that they would like the applicant to address any comments from the STC. He also stated that the traffic volumes used in the traffic study were counted in February, 2011 and volumes in February are typically lower than other times of the year. He also stated that with regard to the written summary of the recent accident data in the study it is not clear where the accidents occurred.

He stated that it is a well thought out plan and there are some items that still need to be addressed.

Mr. Jalowiec asked for any public comment on the application.

Fred Picroski, 216 Derby Avenue, stated that when going on Division Street toward Griffin Hospital it is two lanes and then becomes three lanes after the railroad tracks. He felt that there should be better signage in that area as it becomes confusing. Mr. Mancini stated that they would be happy to look at the signage on Division Street and could discuss that with the State. He stated that all signs are under the jurisdiction of the State.

Atty. Eugene D. Micci, Elizabeth Street representing 49 Pershing LLC, the owner of the Shop Rite Center. He stated that he contacted the applicant and asked for a set of plans and they were not made available to them. Therefore, their experts were not able to examine them and see if anything that is proposed would compromise the Shop Rite Center. He asked that the public hearing be kept open until they have an opportunity to review the plans and offer their opinion on them. Mr. Mancini stated that Atty. Micci did call their office and plans and reports were given to them this evening. He stated that they wanted to present the project at the public hearing and give everyone the same presentation.

Dan Waleski, 21 Elm Street stated that there is already a pharmacy in that area and one is also contemplated in the downtown redevelopment area. He also stated that the traffic on Division Street is very heavy. He stated that this is a complicated application and a good presentation has been made but it should be carefully reviewed.

Mr. Jalowiec asked if the plans were reviewed by the Fire Marshal for fire access. Mr. Mancini stated that he did not know but will check on it and make it part of the presentation at the next meeting.

A motion to continue the public hearing was made by Mr. Rogers, seconded by Mr. Stankye and carried unanimously.

Mr. Sanchez left the meeting at 8:55 p.m.

Mr. Stankye moved to take a five minutes recess at 9:15 p.m. The motion was seconded by Mr. Rogers and carried unanimously. The meeting was reconvened at 9:20 p.m.

New Business

(a) Application for Zone Text Change from Signs Unlimited, Inc. for amendment to Section 195-71C to allow by special exception animated signs. (Application #2011-10-18-01).

Mr. Jalowiec stated that the applicant was not present this evening and no additional information was provided. Mr. Stankye moved to deny without prejudice. The applicant could come back with all the pertinent information needed. The motion was seconded by Mr. Szewczyk and carried unanimously.

(b) Discussion and possible action – Application for Modification of Special Exception from White Hills Landscaping & Tree Service for 12 & 14 New Haven Avenue (Application #2011-12-20-01).

Mr. Jalowiec noted that the public hearing on this application has been continued to the February meeting.

(c) Discussion and possible action – Application for Special Exception Use for Temporary Rock Crushing from City of Derby for property between Main Street and Division Street. (Application #2011-12-20-02).

Mr. Jalowiec moved that Application – City of Derby – Proposed Temporary Rock Crushing – Division Street Application for Temporary Special Exception to Allow Rock Crushing for Approved Roadway Construction. Assessors Map 7-10, Lot 20B and Map 7-8, Lot 1.

Pursuant to Section 195-48, the Derby Planning & Zoning Commission finds the following:

1. The application and supporting documentation as presented is in accordance with Section 195-48 (subsections B through D) and Article XVI, Sections 195-118, the Derby Planning & Zoning Commission finds that the application and supporting documentation as presented is in accordance with Section 195-48.
2. In February of 2009, the Derby Planning and Zoning Commission approved a Site Plan for Application #2009-01-20-01 for the construction of a roadway on the properties shown on Derby Assessors Map 7-10, Lot 20B and Map 7-8, Lot 1.
3. This application does not require a separate Earth Material Removal permit based on Section 195-114.A, and 195-114.G of the Zoning Regulations.
4. That a special exception is needed for the operation of a rock crusher in accordance with Section 195-118.D.

Therefore, following review of the plans and supporting documentation submitted in support of this application, the Derby Planning & Zoning Commission hereby approves the Application for Special Exception for the City of Derby on properties shown on Derby Assessors Map 7-10, Lot 20B and Map 7-8, Lot 1 subject to the following conditions:

The approval shall be based upon the following documentation submitted in support of this application:

1. Statement of Use.
2. "Material Processing Plan, Commerce Park – Access Drive, Derby, Connecticut", dated December of 2011, at a scale of 1"=40'
3. Noise Level Diagram for C12 Plus Crusher.

With the following stipulated conditions:

1. The Special Exception approval shall not be effective until it is filed on the Derby Land Records along with any conditions in accordance with the General Statutes of the State of Connecticut.
2. That the applicant conduct crushing and earth removal for a period of no more than two years from the start of crushing and or removal of earth material. The applicant shall notify the Zoning Enforcement Officer a minimum of one week prior to the commencement of earth crushing and or removal.
3. That the hours of earth crushing and or removal shall be between 8:00 a.m. and 4:00 p.m. Monday through Friday.
4. That the operation will be carried out in conformity with the maps and plans as approved.
5. That a construction entrance pad be placed on the properties prior to the finished roadway surface e. The construction entrance shall be 50' long and the stone used for the construction entrance pad shall be DOT No. 3 or ASTM No. 3.
6. That the applicant shall install sediment filter fencing a minimum of 50' from the location of the inland wetlands as shown on referenced documents.
7. Conditions of approval #1-10 for Application #2009-01-20-01 still apply.
8. The Zoning Enforcement Officer and City Engineer shall have the authority to direct the applicant to install additional sediment and erosion control measures as conditions may warrant.
9. Any modifications to the above referenced drawings shall be submitted to the Planning & Zoning Commission for review and action if necessary.
10. Dust and erosion control must be maintained on any of the stored materials.
11. No processed material to be taken off site.

The motion was seconded by Mr. Stankye and carried unanimously.

(d) Discussion and possible action – Application from Walgreens Eastern Co., Inc. for Special Exception and Site Plan Approval for retail/pharmacy at 60 Pershing Drive – B-1 Z one (Application #2011-11-15-01).

Mr. Jalowiec stated that the public hearing for this application has been continued to the February meeting.

(e) Informal Discussion – Subdivision – John Street

Atty. Dominick Thomas stated that they have gone through Inland Wetlands and received approval. He stated that they wanted to have an informal discussion with Planning & Zoning before filing the application. This subdivision will have two flag lots and during the Inland Wetlands process it was noted that the two flag are next to each other and behind front lots. The regulations state generally behind the front lots. He stated that the Commission would have to make a determination by the Commission that the flag must abut. The other issue is the open space. He stated that Inland Wetlands is requiring a split rail fence be erected on the property to protect the wetlands. They would like to know if this area would satisfy the open space regulations.

Mr. McEvoy stated that they had some concern with the configuration of the lots and especially the two flag lots. He stated that the wording of the zoning regulations causing some conflict with the configuration. He stated that additionally with the open space regulations; this is a small subdivision and the Commission could look at if those isolated areas protecting the wetlands conform to the requirements of the regulations for open space. Mr. Jalowiec stated that there will be a public hearing and those issues could be presented and discussed at that time. Atty. Thomas stated that they will try and get the application in and will work with Ryan McEvoy and the corporation counsel on these issues.

Old Business:

(a) Update on Redevelopment Zone.

Atty. Coppola stated that no meeting was held and therefore there is nothing new to report.

(b) Review of Architectural Submittal – Learning Studio, Inc., 1 Thompson Place.

Mr. Jalowiec stated that the original plan showed egress windows which have now been determined by the Building Official and the Fire Marshal need to be emergency doors, the stipulation was that if there was a change it had to be reviewed by the Commission.

Mr. McEvoy stated that there has been some discussions with the permittees that this may be changed back. Mr. McEvoy stated that there was a stipulation that any changes to the architectural appearance of the building would come before this Commission to determine if it would require an application for modification. Mr. McEvoy stated that it is a question of whether this is a significant change. Mr. Jalowiec stated that since it may be changed back perhaps this should be tabled. Mr. Jalowiec stated that he did not see this as a significant change to the architectural change. Mr. Jalowiec moved that this is not a significant change

and requires no action by the Commission. The motion was seconded by Mr. Szewczyk and carried unanimously.

Executive Session

(a) Update on Enforcement issues; discussion of pending litigation.

Atty. Coppola stated that there are no updates since last month and therefore the Commission did not go into Executive Session.

Payment of Bills

Mr. Rogers moved that the following bills from Milone and MacBroom be paid. – Invoice #87737, #58738, #58739 and., #58740 The motion was seconded by Mr. Stanky and carried unanimously.

A motion to adjourn was made by Mr. Rogers, seconded by Mr. Stankye and carried unanimously. The meeting was adjourned at 9:40 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

These minutes are subject to the Commission's approval at their next scheduled meeting.

***Aquifer Protection Agency
(Planning and Zoning Commission)
City of Derby***

Theodore J. Estwan, Jr., Chairman

Steven A. Jalowiec

David J. Rogers

Richard A. Stankye

Albert Misiewicz

Glenn H. Stevens

Raul Sanchez

Anthony Szewczyk (Alternate)

Maryanne DeTullio, Clerk

The regular meeting of the Aquifer Protection Agency was held on Tuesday, January 17, 2012, in the Aldermanic Chambers, City Hall, 1 Elizabeth Street, Derby.

The meeting was called to order at 9:40 p.m. by Acting Chairman Steve Jalowiec. Present were Albert Misiewicz, Steven Jalowiec, David Rogers, Richard Stankye and Anthony Szewczyk. Also present were Attorney Joseph Coppola, Corporation Counsel, Ryan McEvoy, Milone and MacBroom and Maryanne DeTullio, Clerk.

Additions, Deletions, Corrections to Agenda

There were no additions, deletions or corrections to the agenda.

Correspondence - None

Public Portion

There was no one from the public wishing to speak.

Approval of Minutes

A motion to approve the minutes of the 12/20/11 meeting was made by Mr. Rogers, seconded by Mr. Stankye and carried unanimously.

Acceptance of Applications

There were no new applications to accept.

A motion to adjourn was made by Mr. Stankye, seconded by Mr. Rogers and carried unanimously. The meeting was adjourned at 9:45 p.m.

Respectfully submitted,

Maryanne DeTullio, Clerk

These minutes are subject to the Agency's approval at their next scheduled meeting.