

The Shelton Planning and Zoning Commission held a Regular Meeting on Tuesday, November 14, 2006 at 7:00 P.M. in the Shelton City Hall, Room 303, 54 Hill Street, Shelton, CT.

Members present: Chairman Alan Cribbins
Comm. Virginia Harger
Comm. Jason Perillo
(sitting in for Comm. Lapera)
Comm. Anthony Pogoda
Comm. Leon Sylvester
Comm. Karen Tomko-McGovern
(sitting in for Comm. Orazietti)

Staff present: Richard Schultz, Planning Administrator
Anthony Panico, Planning Consultant
Diana Barry, Clerk

Members absent: Comm. Patrick Lapera
Comm. Daniel Orazietti

Tapes (2) and correspondence on file in the City/Town Clerk's Office and the Planning and Zoning Office. Attachments are not available on the website.

APPLICATIONS FOR CERTIFICATE OF ZONING COMPLIANCE

Richard Schultz stated that there are standards #'s 1-29. That staff has reviewed them and they all comply with the regulations and accordingly recommend approval.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was voted to approve the Applications for Certificate of Zoning Compliance, Standards 1-29. Comm. Sylvester abstained from the vote.

SEPARATES:

6397, TAMMY COBAUGH, 52 SUNSET DRIVE, HOME OFFICE

Richard Schultz stated that this is for the assembly of trophies. She will use 16 square feet. There is one resident and hours of operation are as needed. Why wouldn't this be a home occupation, questioned Anthony Panico? We'll change that to the home occupation, stated Richard Schultz. As long as it doesn't get any larger, stated Chairman Cribbins. No showroom, no sign, no clients, stated Richard Schultz, staff does recommend approval.

Let the record show that Comm. Tomko-McGovern arrived at 7:05 P.M. She will sit in for Comm. Orazietti and Comm. Perillo could sit in for Comm. Lapera.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6397.

6401 GEORGE GERNAT, 30 MARTINKA DRIVE, HOME OFFICE

Richard Schultz stated that this for a home improvement, home office, 100 square feet. He uses his pick-up truck and the only equipment are his hand tools. The pick up fits in the garage and there is no signage, no storage, no commercial vehicles or equipment. Staff recommends approval.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6401.

6428 JANINE ZIEGLER, 7 PUEBLO TRAIL, HOME OFFICE

Richard Schultz stated that this is for a home office. This is skin care and fragrances done over the computer. She will use 150 square feet and this is truly just an office. Skin care and hair care.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6428.

6434 JOHN CROWE, 164 SPRING GLEN, HOME OFFICE

Richard Schultz stated that this is a courier service, home office. This is the second one that has been applied for. He will use 50 square feet. Basically it is just driving around on an as needed basis.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6434.

6439 LORI ALLEN, 4 GOLDEN HILL LANE, HOME OFFICE

Richard Schultz stated that this is for a computer consultant. He will use 50 square feet. Comm. Harger questioned she does this over the Internet? Phone no visitors, she questioned? Yes, we always put that on there no visitors, stated Richard Schultz.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6439.

6433 HUGO PROVENZANO, 42 HUNTINGTON PLAZA, SIGN

Richard Schultz stated that this is the corner business. 9 to 10 years ago we had him enclose the fuel storage tank that was on the side. He wants to put a non-illuminated metal sign on that side of the building. It is 8 by 2.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6433.

6394 ADCO SIGN CO., 2 RESEARCH DRIVE, SIGN

Richard Schultz stated that this is at the ends of Trap Falls Road. It is a replacement sign and it is consistent with what is there now.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6394.

6450 SAMI SAYYAH, 82 BRIDGEPORT AVENUE, SIGN

Richard Schultz stated that there are on going zoning violations. He recommends tabling this. There are wetlands issue that I can't confirm are resolved. There are two issues wetlands and there are still zoning issues. We didn't act on the occupancy. There was a sign and a banner put up. I never resolved this and don't know if wetlands has been resolved. The business is a permitted use but there are unresolved issues with the owner. The use is a permitted use. We will give you the time to do that stated Chairman Cribbins. So I need a motion to table, he added.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to table Separate # 6450.

6393 ORL, INC., 20 CONST. BLVD. SOUTH, ADDITION/GARAGE

Richard Schultz stated that this is for the addition to Sure Source. This is for the addition and 6 bay executive garage.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6393.

6421 WILLIAM SARRIS, 431 HOWE AVENUE, BUSINESS

Richard Schultz stated that this is for 431 Howe Avenue. It is a Realty Office at the Schaible building. It is a permitted use. There is sufficient parking.

On a motion made by Anthony Pogoda seconded by Virginia Harger it was unanimously voted to approve Separate # 6421.

6449 LATEX FOAM INTER., 470 BRIDGEPORT AVENUE, BUSINESS

Richard Schultz stated that this is the Baker Property in the back. Latex Foam is on River Road and Commerce Drive. They will occupy 30,000 square feet of 152,000 square foot building. This will be a distribution facility and they will employ 5 to 15 employees. The hours of operation are 8 to 5, Mon.-thru Sat. There is a lot of parking up there. Sikorsky used to occupy it. Todd Road in the back there. I don't know if they are going to maintain the Commerce Drive site. If so that will make three sites. Staff recommends approval.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6449.

6454 DOMINICK THOMAS, 163 LEAVENWORTH ROAD, BUSINESS

Attorney Thomas, representing the applicant and the landowner. This is Leavenworth Road and a while back the Commission approved a management company, Paragon Slate, above Dr. Linden the dentist. There were issues with the building official and the State DOT. We have resolved those issues with the DOT.

Another tenant which I understand, Kathy Barone, who you approved on another site in May, 2005, it is a wellness center on Trap Falls Road. She would like to occupy the second floor at the same square feet (18,000). Number of employees, they would be subcontractors, there would be 4 with only 3 being on the site, at any given time. Hours of operation are 10 to 7, Monday-Friday and Saturday by appointment only. There are 13 spaces on the site and they will use between 5 and 6 spaces, stated Attorney Thomas.

That is a sensitive area and the Commission adopted, many years ago, uses permitted by as of right for professional offices. The applicant feels that it falls into that category. Practitioner of the healing arts, physician, dentist, lawyer and we have all the ones that the Commission has denied, stated Richard Schultz.

Who is the one we approved, questioned Comm. Sylvester? It was Paragon Slate Company, stated Attorney Thomas. It was not a slate company, it was a management company. They ran and managed properties for large entities, he added. This one falls under the regulations, asked Comm. Sylvester? Yes, it does, answered Richard Schultz. The Commission has to feel comfortable with the parking because we can't afford to have any cars parked on Route 110, he added.

What are the total spaces, how many employees does the Dentist have, questioned Comm. Pogoda? There are 13 spaces and the dentist employees are himself, a dental hygienist and a secretary, stated Attorney Thomas. So let's say three, stated Comm. Pogoda. How many employees does this company have, questioned Comm. Pogoda? There will be three on site, stated Attorney Thomas. Have we had problems up there, questioned Comm. Pogoda? Not with parking just the uses, answered Richard Schultz. We had a variety of uses that didn't fit into the regulations and usage variances that the Commission challenged, he added.

It will be three and three or one on one, stated Attorney Thomas. Richard Schultz stated this is 6454 and the next is 6455. Staff recommends approval. I do feel comfortable and we do want this building occupied, he added.

What was the problem with the DOT, questioned Anthony Panico? A portion of the old barn stuck out into the right of way, stated Attorney Thomas. The right of way is extremely long and the sign was in the right of way. In 1983 said that if they wanted it moved we would then move it. The DOT then yelled at the building official and 20 years later when the DOT looked at they found the building was in the way. They then wanted to do something and the building official would not issue an occupancy certificate. The DOT has decided there is no issue, stated Attorney Thomas.

On a motion made by Anthony Pogoda seconded by Karen Tomko-McGovern it was unanimously voted to approve Separate # 6454.

6455 DOMINICK THOMAS, 504 BRIDGEPORT AVENUE, BUSINESS

Attorney Thomas stated that this is the office part of the maintenance building. The intent of Mr. Botti at Crown Point was that he would move into the maintenance building at an appropriate time for his office. His office is currently above the convenience store (30,000-35,000 sq.ft). He would rent out the small offices in both the PDD's. In the last few months Mr. Botti has decided to retain the services of a management company who will be handling everything. They will be using the maintenance part for storage of their subcontractor's storage of snowplows. He wants now to stay where he is and operate the Crown Point Entities and Prudential Real Estate will be moving in. There are only 4 employees. We would like to give the employees parking within the maintenance building. Prudential customer traffic will mostly be on the weekend, stated Attorney Thomas.

I can't recall that when we did the application, rather or not we did grant them additional offices, stated Chairman Cribbins. All I recall is maintenance vehicles, he added. I would like you to go back and research that for me, he asked of Richard Schultz. I am pretty sure that it would be Crown Point at that time, stated Attorney Thomas. I don't recall any thing of an office going back to the maintenance building, stated Chairman Cribbins. Richard Schultz stated I didn't process this and it is a permitted use and I suggest process this as a modification. The use is permitted and I will put it on for the next meeting. I recommend it to be tabled, until the 28th, stated Richard Schultz.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was voted to table Separate # 6455 until November 28th. Comm. Sylvester abstained from the vote.

6456 DOMINICK THOMAS, 376 BRIDGEPORT AVENUE, SIGN

Richard Schultz stated we have a proposal for a permanent ground sign. That is consistent with what the Commission has asked for. That has already been installed, questioned Comm. Perillo. I only ask because typically you would have to apply before you put that up, he added. Yes it has been up for a couple of weeks, stated Richard Schultz. There was a temporary sign and there was an issue with clearing of the brush in the front. We don't have title to that, questioned Richard Schultz? The town does not have title to that, stated Attorney Thomas. DOT has to give authorization to the town, stated Richard Schultz. DOT District 3 has been consulted and looking at the sign it was closest to the right of way not being sold to the property owner, stated Attorney Thomas. The sign had to be moved back and they immediately put the sign in and I told them to stop everything, he added. The only deviation was for the sign to be elevated, stated Richard Schultz. The design and the location is not a problem, he added. This was put in before our approval but couldn't they bury these tubes, questioned Comm. Pogoda? The masonry component could be put there, stated Richard Schultz. They can do shrubs but make sure they are not the same they put in once already that died off, stated Comm. Perillo. Rick you are authorized to work this out, stated Chairman Cribbins. Do the landscaping, stated Richard Schultz. There is a landscaping issue and the motion should state that some landscaping be done to the base of the sign, stated Chairman Cribbins.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6456 with the condition regarding landscaping to the base of the sign.

6444 CANDACE LINNEN, 414 HOWE AVENUE, BUSINESS/SIGN

Richard Schultz stated this is Center Street and Howe. It is the Old Botti building. There is no phone numbers and it is not illuminated. This is for Children's clothes and resale. It is a consignment store, stated Comm. Tomko-McGovern. We will have to monitor that so they don't put anything out on the sidewalk stated Richard Schultz.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve Separate # 6444.

6441 GOO EUN, 709 BRIDGEPORT AVENUE, BUSINESS/SIGN

Richard Schultz stated that this is for the re-occupancy of the Sikorsky Federal Credit Union. This is the first that I saw of the design for the sign. I would suggest that we approve the occupancy. I suggest that we work with the occupant on the sign. This is totally inconsistent with what is up there now, he added.

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to approve the business (no sign approval) occupancy for Separate # 6441.

6427 US EXTERIOR, 695 BRIDGEPORT AVENUE, EXTERIOR ALTERATIONS

Richard Schultz stated that this is 695 Bridgeport Avenue. It is the old Amerisuites. This will be the Holiday Inn Express and the sign company is working on those signs that you will see at the next meeting.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6427.

6406, DON SANTOS, 495 RIVER ROAD, COMM. CONST.

Richard Schultz stated that this is the two story mixed use office building. It is 100% brick. The Chairman signed off at the last meeting on this.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6406.

6446 HAWLEY CONST. CORP., 30 TODD ROAD, HOMELESS SHELTER

Richard Schultz stated that this is the homeless shelter, Spooner House. You will have to sign off on those, Mr. Chairman. This is Spooner House, we got approval and they will be knocking down the building. They got grant money and money from the State so they are ready to go.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6446.

6390 W & M CONST., 27 WATERVIEW DRIVE, INTERIOR ALTERATIONS

Richard Schultz stated that this is the Pitney Bowes facility and on the third floor they are doing interior alterations. There are no increase to the employees. This is just a make over on the third floor only.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6390.

6409 BRUNS PARK, INC., 1 RESEARCH DRIVE, EMERGENCY GENERATOR

Richard Schultz stated that this is the new BIC facility. The previous owner had gotten approval for a parking expansion, that they only did partially, and the emergency generator. They withdrew the application on that and Staff gave them back their bond. BIC will do it on their own. It will be well screened and there are no changes to it.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve Separate # 6409.

APPLICATION # 06-14 DOMINICK THOMAS ON BEHALF OF CROWN POINT REAL ESTATE INVESTORS, LLC FOR SPECIAL EXCEPTION/SITE PLAN APPROVAL (HIGH TRAFFIC GENERATOR: TWO RESTAURANTS AND ONE BANK DEVELOPMENT) 828 BRIDGEPORT AVENUE (MAP 18, LOT 19) IA-2 DISTRICT: FINAL REVIEW OF DEVELOPMENT PLANS AND ISSUANCE OF APPLICATION FOR CERTIFICATE OF ZONING COMPLIANCE AND INFORMAL CONSIDERATION: CROWN POINT REAL ESTATE, 828 BRIDGEPORT AVENUE

Attorney Dominick Thomas, Cohen & Thomas, representing the applicant. You approved this as a permitted use Special Exception going on an existing site. It is a 57,000 square foot building that was vacated by Shaw Mudge. When Shaw Mudge vacated they left the place full of furniture and as a result the current Ansonia Boys and Girls Club project has been outfitted with furniture, chairs, tables and shelving. They left a lot and the building is set for demolition. Having been inside the building reuse, unless you really liked the smell of perfume would have been difficult. I don't know how you would have gotten the smell out of that building. I will turn this over to Pat Rose to tell you how the redesign took place, he added.

Pat Rose, Rose Tiso & Co., addressed the Commission. We worked with staff to get a better traffic flow coming in and out of the site and better organization of parking in and around the restaurant site. Commerce Bank site has been reduced slightly to have more green space with the drive through and parking around front. There is an esplanade in front of Commerce Bank and there is a turn off lane for the drive through. There is parking in the rear. There are some street trees along the sidewalk, he added.

End of Side 1A of 2B, tape 1 of 2 at 7:50 P.M.

Pat Rose continued by explaining that the parking lot was reconfigured with a 5-foot strip of landscaping between the two parking spaces and a walkway between the two restaurants. We installed speed bumps and we have made a few changes to the site plan. Attorney Thomas stated that the dotted line is the right of way and there is a substantial buffer along the front.

Staffs concern was for the back parcel not to be a backyard development, stated Anthony Panico. We wanted to create an impression of a street to serve these uses and direct you to the future development in the back.

How many acres are left in the back, questioned Chairman Cribbins? Two stated Attorney Thomas. We want the site preparation done in the back before anything up front is occupied, stated Anthony Panico. The site itself drops off a full level where the parking lot ends to the rear of the site, stated Pat Rose.

We attempted and continue to attempt even though Armstrong has appealed and we are in the process of the appeal. We are still trying to negotiate with them because we still believe the best solution in the back is to incorporate their rear and almost empty parking lot into whatever we do back there, stated Attorney Thomas. It is hard to have a one sided conversation and we have to proceed with what ever we are doing. The current plan is to come into the Commission and we need to get these things going, Commerce Bank bangs at our door everyday, he added. The restaurants are very anxious, also.

It is our intention to come in with a PDD incorporating another use in the back, which is an extended stay hotel. To accommodate it we would need to incorporate the parking structure underneath it. Even though there is the ability to generate service parking here and also shared parking in the back, the need would be to have its own parking.

Anthony Panico stated we asked the applicant to delineate the PDD for the entire parcel. This way the Commission won't be concerned with unauthorized modifications with regard to architectural. Then what you see now will become the guaranteed project, he added. When you have only site plans, the developer has a lot more latitude with the building materials.

Attorney Thomas stated the names are on the buildings guys. The one thing I would like to extend my congratulations, to Pat Rose, for dealing with applicants in regard to issues with the signs and the fact that their signs were not going to fit. Brick, questioned Comm. Pogoda? Real brick, stated Attorney Thomas.

Anthony Panico stated that Pat did a great job marrying the two buildings in terms of the basic lines and preserving the individuality. Have you been back to the bank to say these are what the two restaurants will look like, don't you want to look like that, questioned Anthony Panico? They have not changed from the individual presentation. There will be no stone there but it is the same limestone brick, the design is different, answered Pat Rose.

We lost some parking. We had about 270 spaces, stated Pat Rose. At the suggestion of staff we will go to the restaurants and ask that some be deferred in the back, stated Attorney Thomas. If it takes off anything like Outback they will need the parking, stated Chairman Cribbins. These places will settle down once the new place in town settles down, stated Anthony Panico. Outback is notorious for underestimating their parking. They like to see the parking full all the time, he added. The more uses on the site you can share the involvement, stated Anthony Panico.

This is a point of information on what the final will be but there is no decision to be made. The Chairman is ready to sign off, stated Richard Schultz. We have to issue the Application of Certificate of Zoning Compliance for the three businesses, stated Chairman Cribbins. It is the bank and the two restaurants, he added.

Staff had suggested to the applicant as part of the plan that we would grant him a certificate for preliminary grading of the back site, stated Anthony Panico. That really should be done all at once. That would include the rear site grading with no use on the rear, stated Chairman Cribbins. We had indicated to the applicant that the grading is finished and no plans have come they would have to restore the site, stated Anthony Panico.

Chairman Cribbins stated the certificate approves the two restaurants and the bank. The sign? No sign stated Chairman Cribbins.

On a motion made by Karen Tomko-McGovern seconded by Virginia Harger it was voted to approve Application # 06-14 and the informal consideration of Crown Point Real Estate, 828 Bridgeport Avenue excluding the sign. (Approval is just for the buildings) Comm. Sylvester abstained from the vote. Comm. Perillo voted without malice, he stated for the record.

APPLICATION # 06-41 BISHOP DEVELOPMENT OF SHELTON FOR SPECIAL EXCEPTION/SITE PLAN APPROVAL (HIGH TRAFFIC GENERATOR: RETAIL/OFFICE BUILDING) 865 RIVER ROAD (MAP 5A, LOT 2) CA-2 DISTRICT (PUBLIC HEARING CLOSED ON 9/26/2006) – DISCUSSION AND ACTION

I would like to hear their presentation on the modifications that we suggested to the applicant, stated Anthony Panico.

Howard Saffain, owner of Bishop Development, addressed the Commission. We have spent considerable time with staff going over this property. This property, as you know, was formerly Esther's Hacienda and Masters. For 6 years I have passed this property on a daily basis. The reason we are here is because this is the first property in Shelton and I thought it shed a poor light going from Stratford to Shelton. The reason I purchased the property was to beautify the entrance to Shelton. A lot of people come to the sports center and that is one of the first things they see. So we worked with staff to try to put together a A1 quality building. The building will be 100% percent full brick. We will use a seam roof. We thought it was more of an upscale look. We have colors for the columns and the intent is to have two tenants below as retail and two offices on the second floor.

Joseph Mingolello, Mingolello and Hays Architects, addressed the Commission. The changes we made were that we had strip windows with panels. We broke those down and added columns. We have changed those to be more massive and completely masonry. We changed to a seam roof. We did bring some samples of the bricks. We will use an old style brick. We also brought a sample of the seam roof, the aluminum for the storefront and the windows. It is called Hartford green. That will be the window frames and doors, anything in aluminum will be that material. The wall of the building from the second floor up to the roof, to make the towers, we changed the material to a vinyl shingle. It is called Cedar Impressions. We will use the light maple color and we think that it will work well with the brick. Those are the colors, stated Joseph Mingolello.

Anthony Panico questioned that there are only going to be two sign panels on the face of the building? Yes, answered Joseph Mingolello. There will be a wall directory and as far as the main sign will be an address, questioned Anthony Panico. It will be an address with some tenant signs below that, stated Joseph Mingolello. The number of tenants sign on the drawing was 4 or 5 and I think that is overkill.

The maximum we had talked about is having the major tenant in the professional space, that would be one sign and if there are two tenants in the retail, the potential then is there for two signs, stated Howard Saffain. I would think that would be the max, stated Anthony Panico. If you have a bank taking two-thirds of the ground floor that is fine and then an office tenant that was taking a whole floor then I could understand it. I don't think it is desirable to have a multiplicity of signs for the lesser tenants, he added.

Certainly the aesthetics are important here but as I recall the real issues of this application having had to do with line site, the availability of parking and the use of the property that is not part of the after development. I would like to talk about those issues, stated Comm. Sylvester, before we get into any recommendations.

There is also another thing, we also have access to a major tributary, access to the Far Mill River, that was not even discussed as to rather there will be public access, to the river, or if the river will be shut off to the public. This particular piece has been a black eye to Shelton. The property has a long history. That property was kind of lazy fair, you could access the river, you are talking about a major part of that property abutting a river. We never even discussed that, stated Comm. Sylvester, the environmental issues.

Where am I living, in another world, access to the river is negative to the Community, questioned Comm. Sylvester? The last thing that I remember, growing up in Shelton, access to the piece of property like this allowed outdoorsman, people who enjoyed the fishing, stated Comm. Sylvester. You are absolutely right, Leon, stated Anthony Panico. I did it today, I fished the Far Mill River, stated Comm. Sylvester. There concern is the location of this particular access would make it conducive to a lot of people, stated Anthony Panico. Is that what they said, do we have it in writing, questioned Comm. Sylvester? Rick do we have that in writing, questioned Anthony Panico? No, answered Richard Schultz. There is Open Space and what is going on right up river, is the City Open Space, 500 feet up from the site is a swimming hole where kids are congregating and doing illegal activities, stated Richard Schultz. Drugs, questioned, Comm. Sylvester? Everything yes, answered Richard Schultz. They do it behind Sunnyside School at the Boat Ramp, does that mean we should shut down the boat ramp, questioned Comm. Sylvester?

We brought this issue up to the applicant about putting stalls especially for fishermen, stated Richard Schultz. The applicant is willing to address that, he added. It is a good thing that you did that, thank you, stated Comm. Sylvester. We went around in circles and the conclusion was that maybe it is not a good thing to do, stated Anthony Panico. I remember when it had a lot of access to the Far Mill River and then go down to the Housatonic. We had places where we left parking areas so people could park their cars to access the river, Comm. Sylvester. I remember as a kid, I loved to clam, I would go to Westport to Cawcini Island, it was a great place to go. There is no parking place and if you go there is no place to park and they have shut down the waterfront of the island. I don't think that this is your responsibility. I don't know if anyone else agrees but I keep bringing it up because it is important, he added. If there is something that needs to happen on the site then it is important, stated Anthony Panico. It is an important part of the history and what Shelton is and could be. The last time I did this I was berated by the Chairman of another Commission, stated Comm. Sylvester. I believe we are too quick to give up an important part of what this Community is about, he added.

Rick and I and staff have always worked in that direction. Every opportunity we have had to provide access to the watercourses, we have done it. This is another one where we thought we would do it but we got such a negative reaction from people who should have been concerned about it, or maybe not, there concern is not so much conservation as it is protective but conserving the resource, stated Anthony Panico.

I would like to make a comment, stated Comm. Perillo. I have seen first hand down there on the Far Mill River, the pollution from folks hanging out there, the graffiti that is down there from folks hanging out there, and those are bad things. I agree with Leon that there should be some degree of parking to make access to that part of the river because the easier we make it for people to get to the river the more people will be at the river and the harder it will become to do bad things, like graffiti and pollution, he added. It is happening now and I would like a discussion with the Conservation Comm. because I know their intentions are good.

Historically in speaking to the previous owner, he did have parking there. There was a horseshoe pit and there was major problems with drinking. There was a run off with drugs and drinking. By cleaning up the property we are hoping that will go away. There is no assurance that will happen, stated Howard Saffain. We would like it to be a beautiful site and there is a concern with the problems that have gone on there down below the river, he added. There is a place here to create another three spaces, stated Anthony Panico. You could put down the grass block so they appear to be grass and indicate those to be for waterfront access, he added.

I can remember having this conservation the first couple of years on the Board, I happened to be Chairman and felt very strongly about the riverfront on the Housatonic River, stated Comm. Sylvester. We were talking about the development on Canal Street. We fought the developer for open fishing below the gate. All along that river. If you look at Shelton side of the river, it is pristine, there is no drugs and it is where people congregate and fish. I happen to have been where Jason was talking about today. I fished under the bridge, in fact, I could not stomach what I saw. I left, he added. The graffiti has been there for 100 years. No one has ever cleaned it up. There's papers all over the place, there are bottles, you are right there is probably drugs. It is horrible what they have done. This is right across the street from Health Net. It is a mess. It is a non-used area. Same as Sunnyside School. Those are the issues of society. I can't stop that. The only thing is that we have so little left of significant access and I believe that we should not give it up.

I am not a stranger to this Commission, stated Howard Saffain. I think that you know the way that we maintain our properties, this property will be maintained in the same way. By nature of the building itself, people will fish there on the weekends and they will fish there, he added. That is not your responsibility though, stated Comm. Sylvester. It does become my responsibility but it is not my responsibility when people throw bottles and everything along the sides and the backs of the sports center, stated Howard Saffain. It is the pride and it is the reality of taking care of your property. The reason I bought this is because I was tired of it looking disgusting. It is a piece of property that I will have in my family and we choose painfully the materials so that it will become a beautiful property. So that we will take care of it and there will be issues. To some degree you will have to trust that we will maintain this property, he added.

I will say one thing, stated Anthony Panico. Having a facility is right out in the opened and you are less like to get the undesirable activity except in so far that some people will walk to get away from all the activity. I support your position, he added.

We have another agency that should be able to help us with that, stated Comm. Sylvester. That is the law enforcement agency. It is out in the opened and they should be arrested and prosecuted to the full extent of the law, he added. I am not trying to put this responsibility on this gentlemen. It is not about him and I but about this issue, I don't give it up easily, I think that, and I hope that we will work something out because this property will be in his family for years, would not be of the mind set not to let people access the river from this particular piece. It seems that we have talked this out and maybe we should take some time to speak with the Conservation Comm., stated Comm. Perillo. Conservation is an advisory and the final decision is yours. At the same time, though, we do rely on them for significant parts of our decisions, stated Comm. Perillo. This is what they do. I would like an opportunity to have something in writing from them or have a conversation with them.

Rick did you say that you did not receive any letters from Conservation, questioned Comm. Pogoda? No, comments came strongly from Wetlands. There position is to keep this untouched and protected, stated Richard Schultz. Protected and untouched, questioned Comm. Sylvester? The previous owner had friends from New York coming to dump there. They had enough, stated Richard Schultz. I could understand that, stated Comm. Sylvester. Rick we are going to get Wetland approval to let this happen because this is a wetlands activity, stated Anthony Panico. Staff will have a joint meeting with both agencies representatives, stated Richard Schultz.

I don't know that this Commission feels this way, I am the one that brought this up and I am not sure this Commission agrees, stated Comm. Sylvester. Jason seems to agree, he added.

Chairman Cribbins stated we need to protect Mr. Saffain with what he is going to do with his property. I don't think 50 cars should be allowed to go down there. I do like that this be opened for river access with a few spaces, designated parking just so it takes away from 20 kids parking on the inside here. You would have calls from the bank and everything, he added.

Honestly, I was not talking about opened parking, stated Comm. Sylvester. Actually I was talking about accessing the property to go down to the river, he added. There are a couple of spaces that could be set aside, stated Anthony Panico. Interestingly enough we were obligated, across the street, by the DEP to provide public parking for people to access the river. When they reported on this they had no comment.

I am not adverse with how you work it out with Conservation, stated Howard Saffain. Rick was saying it is not Conservation it is Wetlands, stated Comm. Sylvester. Wetlands was adamant, stated Richard Schultz. In talking with Jim Swift they wanted some of this pavement as grass pavements that don't function well as everyday fields.

In our baseball fields we had the same kind of issues, stated Comm. Sylvester. The leagues wanted to build dugout and traditionally the dugouts were a haven for drugs, alcohol and all kind of activities. We originally said no and eventually they beat a dead horse. We put them up and in years children enjoyed the dugouts. Just like bus stops, stated Anthony Panico. The bigger issue is what we have as far as natural resources and the intent to preserve them should be commended, stated Comm. Sylvester.

Chairman Cribbins stated why don't we let Tony go through his process and as far as the river we will work with him. Comm. Sylvester stated Howard Saffain is fine with that. After the action tonight, this area has to come back to us, they need to go to DOT for permission for work being done to the entrance way that includes physical modifications, lighting, there is a pump station, so that part of the plan will be to get them back in here, stated Anthony Panico.

The status of this area is that they have entered into a long-term lease with the State of Connecticut and utilize that area for parking, stated Anthony Panico. Was that coming to an end the last time we spoke, questioned Comm. Sylvester? No that had just been entered into, stated Anthony Panico. It was informal prior to that, he added. This has been formalized for a guaranteed 15 years. The architect had looked at alternatives if they did loose that.

The other item was the site distances, stated Anthony Panico. Once they get control of the vegetation on the side there is more then adequate site distance according to the traffic reports.

I remember at the hearing that one person spoke and there were people who had come specifically to speak but they had missed it, stated Comm. Sylvester. They were concerned with the traffic issues.

There are curb cuts here and at the hearing I will say that they need an entrance island to keep traffic separated and exiting traffic has two lanes, stated Anthony Panico. You don't want to prevent people from making a right hand turn. The traffic report states that the roadway would not be negatively impacted. The inconvenience will be to the patrons using the place during the afternoon peak hours. Staff is satisfied with the issues being handled the best that they can.

Comm. Tomko-McGovern stated that she did agree with Comm. Sylvester. We should try to preserve the Far Mill River. No one came out to actually even speak. Afterward it became first page comments, she added.

End of Side 1B of 2B, tape 1 of 2 at 8:35 P.M.

Anthony Panico read the enclosed staff report. Lets insert that a CAM application was received and forwarded to DEP and that they had no comment, stated Richard Schultz. I will pick that up later, stated Anthony Panico.

Anthony Panico is reading on the second page, second paragraph and states that at this point I will insert, that if possible 2 or 3 additional parking spaces should be provided to facilitate public access to the Far Mill River.

Essentially they didn't make the necessary modifications that we were concerned with and we understand that the final resolution depends on pursuant discussions to take place, stated Anthony Panico.

On a motion made by Leon Sylvester seconded by Jason Perillo it was unanimously voted to approve Application # 06-41. A roll call vote followed with all participating Commissioners voting I to approve.

I would like to commend the applicant, Howard Saffain, for his willingness to work with the Commission and his architectural firm to give Shelton a very good looking building as the entranceway to our City. He has demonstrated his willingness to work with the Commission, stated Chairman Cribbins.

APPLICATION # 06-49 DON STANZIALE, JR., FOR SITE PLAN APPROVAL (BODY SHOP) 101 MOHEGAN ROAD (MAP 85, LOT 39) R-1 DISTRICT – ACCEPT, DISCUSSION AND POSSIBLE ACTION

Richard Schultz stated that at the last meeting the Commission had the applicant withdraw his application for waiver of site plan. You have a site plan and A2 survey in front of you. That is the rear of the building where the body shop is being proposed, dimensions 30 by 40. One garage, asked Comm. Harger? That is correct. I will pass around information provided by the applicant. This is the spray booth that is enclosed within the building and the floor plan shows 4 bay body repair building. There is a frame machine to do repair on the frame and then you have the spray booth including parking for two cars, he added.

Were there any variances granted on this, questioned Anthony Panico? No, answered Richard Schultz.

First thing that Staff did was contact the Motor Vehicle Department, stated Richard Schultz. Currently they operate under a general repairers license. The State of Connecticut will allow them to do a body repair shop if the Commission is inclined to approve so that the class of license doesn't have to change.

So the applicant is asking this Commission in his consideration for site plan approval that you allow them to conduct the business under his class of license, keeping in mind that this is a preexisting non-conforming use, in a R-1 Zone. The Commission has to determine that this is not an expansion of a non-conforming activity. Under the umbrella of the current license the State would recognize this as an activity that is permitted, stated Richard Schultz.

Anthony Panico stated the license is fine, it is the zone. The Commission did discuss that. This is 101 Mohegan Road and reconstructed the whole facility after it burned down. The ZBA authorized the canopy and the Board of Aldermen allowed the ground sign (the monument sign).

Currently the proposed applications hours of operation will be 7:00 A.M. to 5:00 P.M., Monday through Saturday. The Commission felt that going beyond 5 would not be a good situation and that no work would be done on Sunday. The Commission had already thrown those out as possible conditions and the applicant had agreed to that.

Number of employees will be 2. Total square feet is 12,000. There will be two wreckers assigned to bring in vehicles. They are there being used now and that won't be an increase to those being used now. There won't be an increase of commercial vehicles coming to the site. There is a large area in the rear being used now and they have maintained that. The Commission is concerned with the non-conforming uses in the residential zone, stated Richard Schultz.

As I mentioned, this is one spray booth and adjacent to it will be the correcting frame area, with two additional cars in the front for a total of 4. The Staff is concerned with emissions in the area. The applicant was made aware that he should have State of Art equipment. The vent is on the side of the building as opposed to the rear, which is the visual impact.

One of the conditions would be adherence to the performance standards of Section 43 that deals with odors, emissions, etc. He doesn't need to change his license. He believes he doesn't have to go ZBA for an expansion of the non-conforming use. He is not proposing to construct another building for this use. He has been using that building related to the auto operation, stated Richard Schultz.

To clarify Rick, this is for a proposed building addition, questioned Comm. Perillo? No, answered Richard Schultz. No changes, this is occupying that existing 30 by 40 building in the rear, he added. I only ask because this plan says proposed building addition, stated Comm. Perillo. That is an as built because you see where all the buildings in relation to the abutting properties, stated Richard Schultz.

Comm. Pogoda questioned there are no variances needed? That is your call, stated Richard Schultz. This is an R-1, he added. It is a non-conforming pre-existing, stated Comm. Pogoda. So you have to determine if this is an expansion of the non-conforming or you feel comfortable that this activity falls within the activities that have been going on there for 50 years, stated Richard Schultz.

Comm. Pogoda stated right now it is used for repair work and the only thing that they are asking for is the spray booth. Rick had a concern with the odors and fumes, stated the applicant. (He didn't give his name). We looked into it and it is not cheap but it is better to do it right and that is why we went to that level. This is the next step, stated the applicant. We repair a vehicle and we had so many people coming to ask us to do the repairs on fenders, etc, he added.

We are still the same owners, stated the applicant. You will be one of the owners, stated Richard Schultz. I want to keep that separate stated the applicant. Theoretically you will be operating under someone else's license, stated Anthony Panico. You don't need a special license for a body shop, stated the applicant. What the Commission is saying is this is a separate company operating this, asked Richard Schultz? The same owners are the same and I would like to keep this under a separate name, stated the applicant.

Where are you going to keep the damaged cars, asked Comm. Tomko-McGovern? The applicant stated that we have a big area in the back. We don't want to keep wrecks on the site. In 1999 when we first went in there the site was a mess. There were a lot of wrecks and from then on everything we bring in goes right back out, stated the applicant.

I don't know enough about this, stated Chairman Cribbins. Between the residential zones and how many homes are around there. The fumes, even if you are just painting fenders, stated Chairman Cribbins. Do you know of any body shop in the area that has the same setup, questioned Richard Schultz? The body shop on Route 111, answered the applicant. I would like one or two Commissioners to check that out and we will be meeting on the 28th, stated Richard Schultz.

Comm. Harger asked this will be contained in the building? There are 3 things bothering me right now, one being the fumes coming out of there, the second is that you are saying that I want to operate under the same umbrella but have two businesses there and the potential is that if it is done right that you will invite someone to work that selling that part of the business and thirdly we have within our Community body shops that end up with tons of vehicles and very unattractive sites and I want to protect this area, stated Chairman Cribbins. That is why I have come to you with every step of this because I could be just operating doing repairs and I wanted to do this the right way, stated the applicant.

My sense is and I agree with what you said, I have driven by his place many times, I didn't realize that he lives down the street, but he has as the previous applicant improved the site, stated Comm. Sylvester. He has done positive things for what was very negative for the neighborhood. I would be interested, I asked Rick, we usually alert the neighborhood so that they don't storm City Hall saying what did you do? For me to support this I would need to know that the neighbors are in concert with this application. I have a sense that he offers a big service up there, they are out there and to have access to a garage for gas, an oil and it is a good service for the people living out there. If the people know and are supporting it that would help me, he added.

Comm. Perillo stated that my concern is the same as the Chairman. Take for example the vehicles outside, no matter how good a job you guys do, it is inevitable that there will be vehicles out there. We can talk about fencing, screening something that is not too much on you folks. We have discussed that already, stated the applicant. We have a lot of people coming in for small repairs, he added.

We need some research with regard to the fumes and the neighbors being alerted, stated Comm. Pogoda. Did the previous owners do any body repair, at all, questioned Anthony Panico? We don't spray any vehicles, we tow, stated the applicant. The dealer's license was a concern and we are working together, he added. I can bring cars in and out, that is the service area. The fumes were a concern that Rick had and I am willing to keep this small.

Staff does know the issues, stated Richard Schultz. The concern also is that you wanted to separate names on the business and what concerns me is if you decide to sell this, the next person might not be as fussy as you, they might want to expand, you have done a good job bringing up the place as to what it was, it was disgusting, my concern is not you but down the line 20 years from now, what it will become, stated Comm. Pogoda. I am not so concerned with the two names stated Comm. Perillo.

You have to wrestle with if this is two uses or is it an accessory use, stated Anthony Panico. If it is two uses I guarantee you that it is an expansion. If it is an accessory use to an established non-conforming use, that is a gray area. I don't know how you can be convinced that it is a permissible expansion of a non-conforming use, if in fact, it is identified as two separate entities, he added.

Comm. Perillo stated I am not defending this, I am just giving you my explanation. A portion of this they are doing right now. They are doing basically everything without the paint. That is accessory to what they do, stated Anthony Panico. Right now, stated Comm. Perillo. If you let the accessory be separated they won't be accessory any longer, stated Anthony Panico. You can have a garage with a house in a residential area but you can't build a garage all by itself in a residential area it is not permitted, he added. I know what you are saying but I don't see the consensus, stated Comm. Perillo. If the body shop is an accessory to the body shop that is there now when you separate it to ownership how can it then be an accessory, stated Anthony Panico.

Several conversations are all going on at the same time.

They made it accessory because one doesn't go without the other, stated Richard Schultz. It is how they operate and one not being accessory to the other, stated Anthony Panico. What if you worked with this man running his body shop, the work comes to this gentlemen but you are the employee, then one day he says why don't you buy this, then you separate it, you then get you own customers independently then you become a principal use and it is an expansion, he added.

Expanding on something that he already does, stated Comm. Perillo. No he doesn't stated Anthony Panico. Yes he does, stated Comm. Perillo. No he doesn't paint now, stated Comm. Pogoda.

Lets give another example, there is a factory in town that makes wedge-its. Then the factory wants to cut out a little corner for a store to sell these, selling these is accessory to the factory. However, if you cut that out give that to Johnny Jones independently so he could sell those wedges-its or he could bring some from somewhere else that is not accessory. You are setting it up so that the body shop can be no longer classified if it is split from the principal operation, stated Anthony Panico.

The painting is accessory to the bodywork that he has already been doing, stated Comm. Perillo. We still need more information, he added. We will table this, stated Richard Schultz.

On a motion made by Anthony Pogoda seconded by Leon Sylvester and Virginia Harger it was unanimously voted to table Application # 06-49.

APPLICATION # 06-50 PAEZ-HOPKINS RIVER EDGE SUBDIVISION, 2 LOT SUBDIVISION, 206 AND 208 RIVER ROAD – ACCEPT FOR REVIEW

On a motion made by Jason Perillo seconded by Anthony Pogoda it was unanimously voted to accept for review Application # 06-50.

PUBLIC PORTION:

Joan Flannery addressed a letter to the Commission concerning blasting at Split Rock, which she read into the record. All Commissioners have a copy of her letter in there packages. I remember going to the hearing and speaking with Monty Blakeman years ago. I said I was concerned because it is all rock. It is not just me it is my neighbors and I am concerned with what my next step will be. I would advise the Commission to seek a legal opinion just as we did on Lane Street. We do have a bond on that, stated Richard Schultz. You will have to get the Engineer involved and the Fire Marshall as well, stated Chairman Cribbins. It has to be, I can't make a decision on this, in a neighborhood that is how far away, if someone else from the Engineering Staff can make that determination. You have horses there, questioned Chairman Cribbins? Yes, answered Joan Flannery. I was grand fathered in and I was zoned for 5 horses. You can't go up from there and you go down, you can't go back up from there. You have 2 acres, you have a family, you have horses and you are using that well. I can't make that decision and I will need professional help to make that determination, stated Chairman Cribbins. Just like we did with Lane Street and I will make the referral the same way. Sizematic information was set on that site and we have all that data here, stated Richard Schultz. Someone has to determine that, stated Richard Schultz. In the summer, I was up at 7:00 A.M. every morning with the blasting which I did make a complaint about, stated Joan Flannery. We did make controls on that, stated Comm. Pogoda. The neighbors wanted control on that, stated Chairman Cribbins.

Mr. Widomski, addressed the Commission, questioned rather he could speak during the Staff Report? Chairman Cribbins stated that during his staff report? I am going to be reporting on 25-40 Surrey Drive where the other horses are, stated Richard Schultz. I don't want to get into dialogue, stated Chairman Cribbins. Now it is about to go into a civil action, he added. We have just received word that the work has been completed.

A gentlemen in the audience wants to speak on a tabled item on the agenda.

It was on the agenda but tabled, stated Chairman Cribbins. Did you say Rick that they will have a frame-straightening machine? Yes, answered Richard Schultz. Frame straightening machines are not for minor bodywork. That is for major collisions. The second is the spray machine. I am not sure that the filtration is included and the smells I agree with. The R-1 neighborhood is a concern, he added.

End of Side 2A of 2B, tape 2 of 2 at 9:20 P.M.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to close the Public Portion.

APPROVAL OF MINUTES: 10/10/2006

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to approve the minutes of 10/10/2006

INFORMAL CONSIDERATION: BEACON POINT MARINA, 722 RIVER ROAD

Attorney Barry Knott, of Knott & Knott, representing the applicant Ricar, Inc., addressed the Commission. He presented a folder of photos and exhibits that he will be using during his presentation. There also is a hand out for the Greenwich operation that this same applicant owns. I show this to you because it is similar to what is being proposed here.

The site is 9.1 acres and is actually two parcels. There is 7.7 acres, which is known as the Murphy's Marina. The second is 1.4 is the Murphy's home piece. Mr. Krall purchased the house with the option to purchase the Marina. In December he bought the Marina so he now owns the marina and the house. There are 6 temporary buildings on the site and two permanent buildings.

There are 48 boat slips that are being used as a recreational marina type lease use for boats operating out of the marina. The house has a couple of garages and a boathouse.

Currently Sacred Heart University, Fairfield University and Fairfield Prep operate their crew teams out of the boathouse, stated Barry Knott.

Taxes are currently \$10,050.00 for the marina and on the house \$4100.00 for a total of \$14,821. So that the 9 acre site is being taxed at 2005 rates of \$14,821.

Our proposal is significantly different. We will enlarge the marina to incorporate 300 slips, a boardwalk 1000 feet long, 8 wide, and a gazebo looking over the water that will be opened to the public. The proposal includes a clubhouse that will contain a full service restaurant, a locker room facility for the crew teams, there may be another high school wanting to use this, there may also be an independent crew team popping up. Adjacent to that there will be an Olympic swimming pool that will service the clubhouse and the 24 condos to be built adjacent to this site, stated Barry Knott. There will be a boat repair area and a sales area up top. The swimming pool will service this area. The boardwalk will generate access to the public. The boardwalk will be 8 feet wide. It will be similar to the Greenwich facility.

The zone is currently IA-2 and IA-3. The future land use plan contained in 2006 designates this as restricted commercial. It speaks to water uses along the Housatonic River and this application complies with that. What we need to do is submit an application for a definition of the restricted commercial to improve the waterfront residential, stated Barry Knott. The property would need to be re-zoned as a special development area simultaneously with an application for a PDD. I am aware that the Commission has passed a new PDD regulation. We are prepared to comply to those.

We will need CAM approval. When approved with the water dependent use and public use for launching justifies the water dependent uses.

We will be providing access to the river for people who have a boat on a trailer. We will charge out of town residents but we won't charge Shelton residents, for use of the boat ramp.

We will need Army Corps of Engineer, State Traffic approval and DEP approval. We will need WPCA approval from Stratford and Shelton. There is a paper street that is a continuation of Murphy's Lane. The City does not own it. We show no use of that property and that line runs right through our plans. We will be asking the Board of Aldermen for abandonment of that paper street, stated Attorney Knott.

What would the benefits to the City be? There would be an increase of taxes for just the marina the taxes for the \$135,000.00. On the condo side there will be 24 units, of 18,000 sq.ft., 2 beds, 2 baths, and a 2-car garage on the upper level. The marina entrance will stay the same and the condos will be farther north. As you look at the condos from the street they will look like they are 2 stories. When you look from the river they will look like they are 3 stories. There will be a lower level family room. Taxes generated from the condos will be \$250,000.00 and we expect to sell them at \$600,000.00 in what is called a depressed market. Total taxes from the site will be \$385,000.00. Money is a benefit to the City.

The marina would then employ 40 people instead of 14 people, stated Attorney Knott. When I spoke with the Tax Assessor's Office, I was told this would be the first marina with new slips in the town of Shelton.

We believe that this is something that should be looked on favorably by the Town Father's stated Attorney Knott. If there is something that jumps out as outrageous please tell us. I think this is a good opportunity for both the applicant and the Town.

You mentioned a restaurant component, would that be only for the members of the marina, questioned Chairman Cribbins? It would be public answered Attorney Knott.

The public access to the boat ramp is on the left, questioned Comm. Harger? Yes, answered Attorney Knott.

The river component, 300 slips that number is not made by us questioned Chairman Cribbins? It is made by us, and there is parking requirements for boat yards, stated Richard Schultz. The number of parking spaces on this whole piece is enough. We have a lot and there are 368 parking spaces, stated the applicant.

Anthony Panico stated there must be some documentation with regard to slips being used and the parking spaces needed for such. If you had a low percentage of use and the people coming might not all be in separate cars, stated the applicant.

Would there be any river dredging, asked Comm. Pogoda? We might have to re-establish and on the bank there will be some re-stabilization, stated the applicant.

How extensive is the boat servicing part of this, questioned Anthony Panico? We employ about 5 people in Greenwich most of them are there to service the facility. We don't take outside boat repair work. Do boat owners work on their own boats, questioned Anthony Panico? We don't encourage that but people will shine and work a little on their boats.

PAYMENT OF BILLS

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to pay bills, if funds are available.

STAFF REPORT: SEE ATTACHED

In your packet you have a draft for some zoning regulations, stated Chairman Cribbins.

I have received confirmation on 25-40 Surrey Drive that the work has been completed and there still is some clean up that has to be done if the weather permits, stated Richard Schultz. I will go out there tomorrow, he added. Mr. Widomski stated that I have been up there and saw the site looked cleaned up. In all this time I wanted the drainage done right and we want it finished. I am asking that you convince the man to do the work and let this be a done deal. Chairman Cribbins stated I don't know how many hours the Staff has spent on this. If that were me I would have taken this to legal action. It appeared at certain times that no one was ever going to be satisfied. There was a lot of frustration.

On a motion made by Anthony Pogoda seconded by Jason Perillo it was unanimously voted to adjourn at 9:50 P.M.

Respectfully submitted by,

Diana Barry,
Clerk