

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
June 6, 2006**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, June 6, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

CALL TO ORDER

Chairman Hammer called the meeting to order.

ROLL CALL & SEATING OF ALTERNATES

Chairman Hammer asked Clerk Knecht to call roll as follows.

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	X		
Philip Knecht, Clerk	X		
Richard Roberts	X		
Thomas Harley	X		
Robert Jurasin	X		
John Hallisey			X
Dorcas McHugh	X		
Margaret Wagner		X	
Anthony Homicki			X
James Hughes		X	
Frederick Petrelli	X		
David Edwards	X		

Also present:

Peter Gillespie, Economic Development Manager/Town Planner
Denise Bradley, Assistant Planner

OLD BUSINESS

APPLICATION NO. 1518-06-Z. John Tartaglia Seeking a Change of Zone from A-1 (Single Family Residential) to SRD (Special Residential Development) at 295 Ridge Road.

Doug Ellis, from Buck and Buck Engineering, introduced the project team:

Jeff Gebrain, Landscape Architect
Ken Herbert, Engineer
Peter Bugryn, Architect
Rick Huler, lighting

Mr. Ellis said that they are applying for Phase II of the project which requires a zone change from A1 to SRD. He said that they have responded to the comments from the Town Engineer regarding drainage. He said that there would be a zero increase in runoff for the 10 year storm, and that Mike Turner wanted more analysis to show that they would not increase the peak flow. Mr. Ellis said that there would be an underground stormwater retention basin that would let the water out slowly to the existing brook. He said that the existing Granberry Drive would stay and that several of the existing buildings would be retained. They plan to improve three, take down a few and add five. He said that they are not increasing the runoff and they are providing retention underground with all of the utilities off of Ridge and a new MDC water main.

Mr. Ellis then referred to the items in the zone change:

- They provided information to the people within 300 feet
- They responded to the drainage comments from Mike Turner and provided more analysis.
- They provided tables and calculations meeting the zoning for common open space, parking and landscaping. They are providing more than twice as much common open space as required. They are providing 57 parking spaces and 34 are required.

Chairman Hammer said that there is a memo that goes through these changes and asked if there was anything else that they would like to add. Mr. Gebrain said that there were comments from Inland Wetlands regarding Unit 10 and 11, and that they needed to be moved from the limit of the wetlands. He said that they have moved them 9 feet and they would now disturb less area. Mr. Gebrain said that they have a planting plan with 30 foot side yards, 30 foot north yards and that they have added plantings to the north side. They also are adding more to buffer around the underground basin.

Mr. Ellis said that they are first asking for the zone change and that the site has had this use all along. There are a total of 30 units with 13 approved. He added that it is a good plan and they have met the requirements and responded to comments. Chairman Hammer asked if there is a total of 17 units in Phase II, how many are in Phase I. Mr. Ellis said that there are 13 in Phase I.

Mr. Gebrain said that they have deleted parking and that 57 spaces is the net number. He said that buildings 8 and 9 show a patio inside of the side yard and that is permissible at grade. He said that the owner is asking for a waiver from the three bedroom unit restriction.

Chairman Hammer asked for questions from members of the commission.

Commissioner McHugh said that she would like to hear from Mike Turner. Mr. Turner said that he had no memo on the revised plans but he did review the additional calculations and the applicant did make changes on the piping of the catch basins and eliminated the direct tie ins to the existing 42 inch pipe, which will be untouched. He said that all of the runoff generated would be stored by the underground detention system with no runoff leaving the site. Chairman Hammer said that the neighbors testified that the existing conditions were bad, however no net runoff means that it would not be any worse, but wouldn't be any better either. Mr. Turner said that the calculations showed a reduction in one of the peak flows. Mr. Ellis confirmed that there was a reduction in the peak flows for a two year storm.

Commissioner McHugh said that the neighbors complained about town maintenance and the history of the pipe is unclear and has been a chronic problem. Mr. Turner said that the 42 inch pipe is owned and maintained by the private property owners, it is not a town pipe. He said that his comments were that no past evaluations in this application of previous applications were made, including no structural integrity inspections. Therefore, he suggested that if they tie into that pipe, they should look at the condition of that pipe. He said that the drainage area map that shows where the water is coming from goes up into Mohawk, Concord and crosses into the Wilbur Cross. It is a substantial drainage area and this development can't impact the pipe as it needs to convey flow. He said that pulling the structure away from the property is the best thing. Commissioner McHugh asked what can be done for the neighbors who are concerned about the maintenance. Mr. Turner said that the Inland Wetlands commission asked for a maintenance plan. Mr. Ellis said that they are looking into the inspection of the pipe. Commissioner McHugh asked if the property had been maintained would that have improved the condition. Mr. Turner said yes and if it is not maintained then it will impact the owner's units.

Commissioner Roberts asked if the applicant is responsible for the pipe other than under their property. He realizes that it is not part of the drainage system, but rather collects sheet flow that is carried through the property and released. Commissioner Edwards asked if the existing stream has a history of not being able to handle the runoff and if there had been a history of complaints.

Mr. Turner said that the pipe goes under a home and under Tollgate Road and under another home and out to the Stop and Shop plaza. He said that they keep in touch with Stop and Shop owners in order to keep the ditch open.

Commissioner McHugh asked if other people have to maintain it. Mr. Turner said that where it flows across private property, that owner is responsible for it.

Commissioner Jurasin asked about the traffic flow on Ridge Road. Mr. Ellis said that this would be a 30 property unit of active adult residents that don't enter during peak hours. He added that it would be one way in on the North and one way out on the South and there was some talk of two way traffic but it is now one way as existing. Commissioner Jurasin then asked if it is age restricted, why there is a need for double the parking spaces when it could be landscaped space. Mr. Gebrain said that the parking would be in garages so there isn't a huge parking lot.

Commissioner Roberts asked about the request for the waiver on the number of bedrooms. Mr. Gebrain said that the SRD zone allows for a maximum of two bedrooms but with a letter from the applicant, the commission has the option to waive to a three bedroom. Chairman Hammer asked how many three bedrooms there were. Mr. Bugryn said that it would be 50% and that they are adding space upstairs to the existing units and some will be two bedrooms with lofts. Commissioner Jurasin asked what the other rooms in the three bedrooms would be. Mr. Bugryn said that they would be living rooms, dining rooms, bathrooms and that they are offering a master bedroom option on the first and second floors. He said that some also have a bonus room above the garage.

Commissioner McHugh asked if the units would be constructed with similar materials. Mr. Bugryn said that they would be cast stone as they can't match the brick.

Chairman Hammer then opened up the discussion to the public.

Philip Civitello, 26 Tollgate Road, said that he is an immediate abutter and he passed around a petition in protest to the zone change. He asked how the commission responded. In addition, he has spoken about landscaping regulations and number of bedrooms at that meeting and they said that they were willing to comply with 2 bedrooms and now they are asking for 3 bedrooms and a bonus room. He would like the chance to review the new floor plans and landscape plan. He said that the requirement for a 15 foot landscape buffer has not been met and he has yet to see anything submitted for public review. Mr. Civitello asked what kind of deed restriction with a zone change would owners be able to rent the property and who monitors whether a 2-3 bedroom turns into a 3-4 bedroom. Also, he asked who replaces dead plants required by the town. He asked who makes sure that the dumpsters and trash pickup is provided. He has a lot of unanswered questions and hopes that the commission continues to ask questions so that in two years when the plans are dead, he has something to go back to in the zoning regulations. He said that they have not met the intent and that it is out of character and that the information has not been provided and he has not had the opportunity to look at it and respond. He said that he still wants to understand the analysis of the petition.

Chairman Hammer said that his understanding of the state statute is that one draws a circle around the development and the properties within a 500 foot radius. Then the acreage is determined and if owners of properties that represent 20% of the acreage sign the petition, then the number required for a majority increases. Mr. Gillespie said that he did review the petition and for the record there were 24 signatures representing the owners of 17 properties and in 2 cases only 1 of the 2 owners signed (247 Ridge and 20 Tollgate) and to be valid both names of the owners need to be on the petition. Chairman Hammer asked if this was the advice per the town attorney. Mr. Gillespie said that it was. He said that the 15 properties contain 4.47 acres. The amount of property within 500 feet is 44.86 acres and 20% is required for a valid protest petition, therefore 8.972 acres are needed and the petition did not meet or exceed the 20% rule. He added that even if he did count the other 2 signatures it still wouldn't meet the requirement. Chairman Hammer said that it is not just 20% of the owners but also needs to cover 20% of the area. Mr. Gillespie said that the petition submitted on April 30 was reviewed and he went through every name and consulted with the town attorney's previous

opinion to get the numbers.

Mr. Civitello said that he brought the statute and there are two different groups who can file a protest. The first is 20% or more of the land area and the second is 20% of the owners of lots within 500 feet. He added that at 20 Tollgate Road, there is one owner and she signed as a single owner. He said that the land records may not have caught up with this new sale.

Chairman Hammer said that he would take a copy of that statute and make a determination. Commissioner Jurasin said that regardless, all comments are valid and he would like to hear the answer.

Mr. Gebrain then responded to the comments made. He said that the condos would be for sale and that they are developing a package for the condo documents which would have easements and rights in them as well as the conditions of approval. He said that the roads are private and the trash will be picked up by a private carrier and a dumpster is part of Phase I. He also said that all drawings were filed with the staff. Commissioner Jurasin asked about the specific width and length of the buffer. Mr. Gebrain said that there is a 30 foot strip along the north and that the landscaped buffer would consist of new and existing. A minimum strip has been added to meet minimum requirements. He said that there is a maintenance part of the documents normally and they will make those provisions. Commissioner Jurasin asked about the homeowners responsibilities. Mr. Gillespie said that the condo association typically handles it and they don't ask for a maintenance plan. Mr. Gillespie said that he has an enforceable site plan and has the ability to issue an order to maintain the plants.

Mr. Gebrain said that the bedroom count came up in the regulations and there is no change of the footprint, some units would have two bedrooms and some would have three. Commissioner Jurasin asked what the square footage was excluding the garages but with bonus rooms. Mr. Bugryn said that they would be between 1700 s.f. 1958 s.f. and a typical bonus room between 200 s.f. at a minimum and 470 s.f. at a maximum. Mr. Gebrain said that the site has been multifamily use since 1967. He then presented another option which was a subdivision with a road down the middle and four bedrooms in each home. He said that this would be a test case and that he would respectively argue that the multifamily use with a single family feel is better.

Commissioner Jurasin asked if the age restriction would be in the deed. Mr. Gillespie said that they attached conditions to the first phase and a similar condition prior to the occupancy that the age restricted nature is handled in the land records. Commissioner Jurasin asked how they do that with each building. Mr. Gillespie said that it runs with the site. Commissioner Harley said that the covenants come with the regulations and asked why they need three bedrooms and a great room. Mr. Bugryn responded that many of the residents want to be closer to their family and assume that they will have their grandchildren over and need the additional bedrooms. Commissioner Jurasin asked what the covenants say. Chairman Hammer said that the covenants say that they limit the age of the primary resident. Commissioner Roberts said that the primary resident's age is the restriction as well as a time limit on how long others can stay there and the rules of the association. Commissioner Jurasin asked who has input. Commissioner Roberts said that the developer has the first say and the homeowners association after that. Mr. Knecht said that there have been cases of children in these types of places if the child needs to be taken care of by a grandparent. Commissioner Roberts said that usually one owner has to be over 55. Mr. Gillespie said that the town attorney reviewed the initial draft and technically they could approve it.

Commissioner McHugh said that she doesn't object to the third room used as an office or bedroom. She said that some people need to hire a health aide so if they want someone to live there than they need their own room, she doesn't think that they would find a lot of abuse.

Mr. Bugryn said that 4 of the 17 units would have three bedrooms. Chairman Hammer said that should be made clear and referenced in a motion. Commissioner Edwards said that usually the bedroom on the first floor is not used as a bedroom but instead as a family room. Mr. Bugryn said that the elderly are very sensitive to handicapped bars, etc and fortunately they have been able to be accommodating.

Chairman Hammer asked if they should decide to close the hearing. He said that he is looking at the excerpt from the CT treatise on zoning by Judge Fuller. Mr. Gillespie has that the two forms in Fullers book is 20% or more of the area and they should deal with this issue after they close the public hearing.

Commissioner Jurasin said that he would move to close if they can decide on the petition's validation.

Commissioner Roberts seconded the motion.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

Chairman Hammer suggested that make a motion to whether or not the petition meets the requirements so as to change the required vote. Mr. Gillespie has indicated that he doesn't think that it meets the regulation. Commissioner McHugh asked if there is a process for notifying the petitioner of the validity of the petition. Chairman Hammer said that there is no set process. Commissioner McHugh said that she would like to discuss it because if someone goes to the trouble to get the petition together it seems that the commission should give them the opportunity to know where the petition stands as a courtesy, they shouldn't have to come here to find out. Chairman Hammer said that the memo from Mr. Gillespie from May 15 has been available and if they are not ready to deal with the issue than there should be no vote. He understands and shares that the petitioner deserves to know. Commissioner McHugh said that she is comfortable going forward but would like to analyze the procedure. Chairman Hammer asked if they need a motion that the petition doesn't meet the findings of the state statute. Mr. Gillespie said that the determination should be made whether it is by motion or consensus is the decision of the commission. Commissioner McHugh asked if the town attorney gave a letter. Mr. Gillespie said it was a previous opinion on the reading of the statutes and how they apply. Chairman Hammer said that he agrees with Mr. Gillespie's analysis. Commissioner Roberts said that he didn't count the people but he is not going to second guess. All members accepted it.

Chairman Hammer said that there should be two separate votes, one on the zone change and one on the site plan if the zone change is approved. He reminded the commission that the zone change is approved on based on the site plan presented.

Commissioner Jurasin made a motion to approve the zone change based on the site plan presented.

Commissioner Harley seconded the motion. He said that they have gone through this once before and would like to clarify that it does meet the Plan of Conservation and Development in terms of promoting age-restricted housing.

Mr. Gillespie said that he would like to refresh the Commission's memory on Section 10.1 subsection G.8 of the regulations:

Before the commission approves a zone change, it shall determine that:

- a. the proposed change is in accordance with the Plan of Conservation and Development,
- b. the proposed change is in conformance with the purposes of the Regulations,
- c. the location of, and activities permitted within, the new zone will not adversely affect the public health, safety, welfare or property value and
- d. the property is suitable for the intended use.

Commissioner Harley asked if it conforms. Mr. Gillespie said yes that the initial submission refers to the regulations and that specific section for residential development found in Section 3.4.

Commissioner Jurasin asked if the SRD zone had a calculation that determined the maximum number of units and if so, what is it. Mr. Gillespie said that the maximum density is based on style of the housing and square footage, and in this case is 12 units per acre. Chairman Hammer asked about the number of acres. Mr. Gillespie said that they are rezoning a site that is 6.77 acres

Commissioner Harley said that it is in keeping with the Plan of Conservation and Development and that his personal view is that the activities would not adversely affect the health and safety. He said that it is well below the density of what it could be and is not significantly different from the existing density. He added that the development is similar to what is there today.

Chairman Hammer added that there is a community need for this type of housing and also is an appropriate use.

Commissioner Jurasin asked to be clear the motion is for the zone change and the site plan and Mr. Gillespie said that the site could have 12 units per acre times 6.77 acres. Mr. Gillespie said yes. Commissioner Jurasin said that the whole thrust of wanting to hear the zone change and site plan tied together is fine but he doesn't know the legality of making a motion based on 17 +13 units. He said that it is two different applications being heard at the same time.

Chairman Hammer said that the special development regulations approve the change based on a specific schematic site plan. Commissioner Jurasin said that he site plan is without details. Chairman Hammer said that it is included as part of the motion.

Commissioner McHugh said that she is in favor of approving the zone change because they are not really changing the usage of that property. It has been multifamily elderly housing for many years. She said that it has been an eyesore for many years and she knows that it is still under construction, but has already improved. She thinks that they will do a beautiful job and she doesn't think it is changing the use, just changing the name.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

APPLICATION NO. 1519-06-Z. John Tartaglia Seeking Site Plan and Design Review to renovate eight (8) existing units and construct nine (9) new units of active adult housing at 295 Ridge Road.

Commissioner Jurasin made a motion to approve application 1519-06-Z with the following conditions:

The following three conditions shall be included in the deed restrictions in a form acceptable to the town attorney:

1. The maintenance of the landscaping throughout the site.
2. The maintenance of the existing 42" pipe that serves as a drainage pipe.
3. covenant deed restriction to run with the land that restricts the occupancy to age 55 and over in accordance with the regulations.
4. The waiver is granted to allow four of the units to have three bedrooms.

Commissioner Knecht seconded the motion.

Mr. Gillespie said that he did get the calculations on the landscaping and parking and has reviewed the at-grade patio and confirmed that there is no problem. He said that the lighting and photometrics have been submitted in the revised plans for the record.

Commissioner Harley recommended that the staff look into the deed restrictions to ensure a limit of the use of the property for subleasing to non -55 and over. Commissioner Roberts added that when the staff reviews the documents that they make sure that the spirit of 55 and over is honored.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

APPLICATION NO. 1521-06-Z. Wethersfield Evangelical Free Church Seeking Site Plan & Design Review of a proposed parking lot expansion at 511 Maple Street.

Jeff LeMay, 68 Round Hill Road represented the church. He said that they met three weeks ago and asked to meet with the neighbors. He said that the commission expressed a need for some but not all of the parking and to try a phased approach. He sent a letter to the neighbors inviting them to the church and asking for comment and to express concerns. Then the church met internally after reviewing the design and decided to eliminate the north end parking. They still feel that it is needed but they are trying to be sensitive. The current design is for 45 spaces down from 77 spaces. The other parking is still planned. They started the process and interviewed contractors to clean up the area around the pond. They looked at the intersection site distance based on the DOT curbcut and it meets the site distance. They will forward more on the curbcut pending district approval.

Chairman Hammer asked if the commission had any questions. Commissioner Roberts asked what the logic behind eliminating the northern parking and not the southern parking. Mr. LeMay said that the major concerns for that end were the primary reason. Also it provides 45 spots and they are in a situation where they need parking for an additional 40-50 cars. He said that the southern lot meets the needs now. Commissioner Roberts asked if there was any way to change the north parking and add spots to meet concerns. Mr. LeMay said that they can't expand to the north and east and added as many plants as they could. They don't want to expand to the east.

Commissioner Harley thanked the applicant for cutting the parking in half and asked what the topsoil stockpile was and if it would stay after construction. Mr. LeMay said that it would not. He said that they have proposed a wood fence and plantings. Commissioner McHugh said that they looked like a row of existing trees, not new. Mr. LeMay said that he could go back and check. Commissioner McHugh said that they should consult with the neighbors and reach a solution.

Chairman Hammer said that even though it is technically not a public hearing, they would allow the public to speak to the changes.

Tom Kisslebeck, 114 Boutler, said that he has a concern about the fence. His neighbor is a member and doesn't want the fence. He asked for the fence with a door or gate so that his neighbor could still access the parking lot but his kids cannot.

Mr. Gillespie explained that the revised plan C-7 shows that they are proposing 100' of an 8' stockade fence. There is one stretch of property that doesn't head west and run along the Hodson property to connect with the existing fence along the Camillere property. Commissioner Jurasin asked why there is no fence there. Mr. Gillespie wasn't sure but the reason that they are asking for a fence to keep the child out of the parking lot and a gate for access. Commissioner Jurasin said that his interpretation is that the church is amenable to closing up the fence but the Hodsons do not want the gate and fence. Mr. LeMay said that they didn't want to extend the fence to the west because there are pine trees on the property in a well established line and they provide a decent screen to the parking lot. He didn't know if the 8 foot fence would do anything. Mr. Kisslebeck said that they only need a gate. Commissioner Jurasin asked about taking the trees down. Mr. Lemay said that they don't want to take down the screen. Commissioner McHugh asked if it would be possible to have Mr. Kisslebeck sign a waiver to put the fence inside of his property line. Mr. Kisslebeck said that he would sign a waiver.

Tony Camillere, 128 Boulter Road said that he appreciates the opportunity to speak. He said that he would like the commission to know that the expansion is only because of one hour a day, one day a week. He has observed the traffic at the site and sees the overlap issue with only one hour of overflow. He doesn't believe it is a credible reason to go through this expansion so close to a residential neighborhood or that the expansion is justified. He asked about alternatives to the Sunday school such as an afternoon or another day. He said that the ideas haven't been explored. He said that he purchased his home in 1992 and already lived through one expansion in 1996 and wasn't told that there

would be more expansion. He is uncomfortable talking against the expansion because he typically advocates for expansion especially of commercial uses, however not in a residential area.

Brian Morin, 134 Boulter Road, said that he wished that the applicant looked at all of the alternatives before paving over greenspace. He is not sure that they looked at scheduling or the northern lot. He said that the character of the neighborhood would be influenced in a negative way. They have torn down houses and need to have a full vision proposed of how it will look and the impact. He said that he parking lot is not necessary and that they should look at the whole picture as the church has not been upfront about where the process is going.

Commissioner Jurasin asked if a formal approval with conditions was needed. Chairman Hammer said that it was. Mr. LeMay said that there were no other design issues.

Commissioner Petrelli said that the concerns of the neighborhood were voiced with legitimate arguments for safety and future intentions. He said that he couldn't be positive that all involved were afforded the opportunity to see what is planned but there seems to be strong opposition to the expansion of the parking lot for the intended purposes which are only part of the time on Sunday which is excessive unless they have more of a reason. The neighborhood has a vision that it will have a negative impact on their property and way of life.

Commissioner Harley said that the property owner has a right to utilize his property, however, the last proposal was a lot of parking and the picture of the future is not clear although he understands the need for some additional parking. He is happy that they applicant backed down and thinks that this is a reasonable alternative.

Commissioner Jurasin said that he is concerned about dictating how one runs a business and how people live on their land. He said that whether it is used one hour a week or not, it is a fact that this proposal provides a safer environment. He has a desire to work things out and respond to the neighbors and he would like to still see grass but the reality is that they might have liked it less but where they are is a testament to responding to the neighbors. They are still going to do cleanup and address the pond.

Commissioner Roberts said that it is not something wanted but they can't tell the church how to operate so he is glad to see the parking reduced but not thrilled to see where it is. He hopes that the willingness to work with the neighbors is carried through. He said that it is probably a good solution.

Chairman Hammer said that he appreciates and sympathizes to a certain point and it is not their role to step in to tell them to combine services. He appreciates the time spent and the downsized plan and it makes it more palatable. He said that the issue to extend the fence past the pine trees and to extend with a gate seems fair. He asked for comments.

Commissioner Knecht said that they have a right to do what they want with the property and he is glad that they cut down on parking spaces and wished that they found a plan that requires a combination of property owners and residents to work together.

Commissioner Harley asked the applicant about the fence. Mr. LeMay said that they would do it if they have the right to go onto the person's property. Chairman Hammer said that they just need to extend the spur that goes east to west or then go to the north to meet the existing and put in a gate. Commissioner Roberts said that if there is a problem let the applicant come back and explain why it can't be done.

Commissioner Jurasin said that the key is along the Kisslebeck property if it fits in along the other side of Hodson's property. He said that the Kisslebeck fence is the first order of business. He said that it should be a condition of approval and then they can come back to staff with the fence close to Hodson. He also asked about the issue with parking lot lighting and wondered if there was a way to block the use and allowing lights to be turned off. Mike Turner mentioned that the Board of Education turns off the lights at 11 p.m. Commissioner Jurasin advised that these lights be turned off at 10 p.m.

Commissioner Jurasin made a motion to approve the application with the following conditions:

1. The applicant will provide and maintain the landscaping, clean up the pond, and take care of the pile of dirt on

the north side as indicated in the testimony.

2. The applicant will work with Mr. Kisslebeck to install a fence along the property line regardless of where on the property to satisfy him.
3. The applicant will explore the feasibility of installing a fence along the Hodson property.
4. The applicant will turn off all lights by 10 p.m.

Commissioner Roberts seconded the motion.

The members voted as follows (6-1-1):

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, Roberts

Nay: Petrelli

Abst: McHugh

APPLICATION NO. 1525-06-Z. William & Lisa Driscoll Seeking a Special Permit to park a camper in accordance with Section 3.5.1.B.4. AT 139 Collier Road

Lisa Driscoll said that at the last meeting they were instructed to work it out with the neighbors and she gave the neighbors a list of the trips and the dates that they have planned to use the camper. She said that they also got some information about storing the camper at the Berlin Fair Grounds from the second week in October until the end of April, she said that they never fill up and they are willing to do that. She said when she asked the neighbors what they thought should be done from May through October she didn't get much of an answer, just that it was big. She hoped that this was a little more acceptable.

Commissioner Jurasin asked how many trips were planned. Ms. Driscoll said 6 trips maybe 8 and they are planned out well in advance. They have not planned the October trips yet. She said that the last three weekends they got permission to park it at the Regional Market except for one weekend. Commissioner Jurasin asked what they need approval for to park the vehicle there and to load and unload. Mr. Gillespie said that it is also above the standard size. Commissioner Jurasin said that it is big. Ms. Driscoll said that they use it in the backyard and to load it with clothes, food it is a convenience for the long weekends that they use it. She said that a lot of people have campers, boats, etc safe in their backyards.

Commissioner Knecht asked how long they have had the camper. Ms. Driscoll said since April 8 before that they had a 30 foot travel trailer. Chairman Hammer asked if the 30 foot camper would have required approval. Mr. Gillespie said that anything over 18 feet requires approval.

Commissioner Harley asked if the outside storage was in the rear yard. Ms. Driscoll said that it is mostly shaded by trees and they have offered to do something to work it out. Commissioner Harley asked if they enclosed it would it make a difference. Bill Driscoll asked if he was referring to a portable covering. Commissioner McHugh said she thought that would look worse. She drove by and said that it is tucked nicely in the rear yard and other neighbors have written letters with no objection. She said that Mr. Driscoll has no trouble getting it back there as he drives for a profession. She said that it is large but clean looking and the issue is the safety bringing it in and out. However, if Mr. Driscoll is a skilled driver then maybe there would be no problem if the neighbors were notified and he drove it out in the morning when the kids were in school and people were at work.

Commissioner Harley said that in the past the commission has said no if they couldn't put it in the rear yard, so if they say yes to this one it is simply because they can put it in the rear yard and it is screened well enough. He said that they have denied everything over 18 feet that was in the front yard. Commissioner Petrelli said that one person has filed a complaint and they are using their own property and it is well shielded. Ms. Driscoll said that she would put a tree up.

Chairman Hammer asked for comments from the public.

Kathi and Bruce Stickley, 147 Collier Rd, said that they have been talking with the applicant and she did come up with

a recommendation. She said that she would address the safety issue and work with them moving it back and forth, however the concern is still the size of the trailer and the use. She quoted from the zoning ordinance regarding the purposes. She doesn't feel that approving this special permit would be supportive. She said that the reason that she is opposed is that it is fundamentally incompatible with the square footage of the lot. She said that her home is her largest investment and the other homeowner has not met the standards, like suitable location, size of trailer. She said that it is out of character and she can view it from her kitchen and bathroom. She said that there are trees there but she can see through them. She also objects to it being used for recreational purposes in the rear yard, sleeping in it and campfires. She consulted with a real estate person who said that when selling there is an interest in the abutting owners house. Ms. Stickley said that allowing this would be like allowing a seasonal home to be placed on a single family property and the access is not met. She said that there is 25 feet between the two homes and it is an 8 foot wide trailer, Mr. Driscoll has a commercial driver's license and it is similar to maneuvering a tractor trailer. She said that it is more than twice the size allowed in the regulations and recommends that the commissioners see it in person before they vote. Ms. Stickley asked for a no vote, but if the commission feels that the applicant meets the standards than she asked for the following conditions:

1. The camper should be removed annually between October 15 and May 15.
2. No one should be living in it or using it while on a residential premises
3. The Driscolls would put in year round planting such as arborvitaes to block the view.

Commissioner Petrelli said that the use of the vehicle to live in for any purpose is not intended and it is in violation to have a secondary structure. He said that it may be reasonable if they were permitted to have it there only for a specific period of time but the problem is when the vehicle is used for living purposes, and then he is opposed.

Monique Hedron, 19 Apple Hill, said that the regulations say that you are not allowed to store it in the back, she used to store her camper at the UHaul, but now they store it at Bolton RV North which is only 20 minutes away. She said that they pick it up three days in advance, get it packed up at home and it is convenient and affordable. She said that they have admired a travel trailer of the size that they are discussing. Then she estimated the size as the size of the room. She said that no one is allowed to have open burning and asked what would stop them from dumping the wastewater, she said that 41 feet is big and if they are approved, the commission would be opening up this opportunity for other families in Wethersfield.

Maria Goncalves, Gristmill Road, said that she is a friend of the Stickleys and that 41' is not a camper and the size is deceiving. She said that the commission should think about the precedent that they might be setting.

Ms. Driscoll said that they did have campfires and then were informed that they have to be enclosed. She said that they have enjoyed using it at home and no one lives in there. She said that the waste water is emptied out before they come back from the camping trips. She said that she understands the concerns with the size because it is large, but other people have large boats in their yard.

Commissioner Knecht asked if the camper was used just for recreation or for employment. Ms. Driscoll said that it is just for vacation trips with the kids. Chairman Hammer asked if the reason for the request was for the convenience for the 6-8 trips per year. Mr. Driscoll said also that it is a large investment and he likes it in their yard because they know it is safe.

Commissioner McHugh said that the person who described her situation where they bring the trailer back home and leave it there for a few days still would be a safety issue and asked how long someone is allowed to keep it in their driveway. Mr. Gillespie said that if someone visits it wouldn't generate a zoning violation, he said that they are simply talking about storage as accessory to the property and therefore a considerable amount of time. Commissioner McHugh said that it is visibly more detrimental to have something that large in the driveway rather than in the rear. Commissioner Edwards asked if they were restricted by the length of the driveway. The applicant said no.

Commissioner McHugh made a motion to close the hearing.

Commissioner Harley seconded the motion.

All members voted in favor (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

Commissioner Knecht said that the last few situations were related to a person's income and would have created a hardship. However, this one is huge and has no effect on employment. Commissioner Jurasin said that it is difficult when it is neighbor against neighbor and those vehicles that violate the regulations were only allowed a certain number of months to find a new place. He said that he can't give a special permit to something that violates the regulations and might as well remove it from the regulations.

Commissioner Jurasin made a motion to deny the special permit for application 1525-06-Z for the reason that it violates the section in the ordinance and the whole reason for having that section.

Commissioner Knecht seconded the motion.

Chairman Hammer said that it was a tough call and said that he feels strongly that they need to look at each case, one rule doesn't necessarily apply. This was a tough call and one neighbor was impacted. Also the size is not 29' or 24' but 41' which makes him uncomfortable even though he can sympathize.

Commissioner Roberts said that sadly there is a point at which public welfare overrides private property rights.

The members voted as follows (7-1-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, Petrelli, Roberts

Nay: McHugh

Abst: None

NEW BUSINESS

APPLICATION NO. 1526-06-Z. Kimberly Perrotta Seeking a Special Permit to operate a home occupation (massage therapy practice) in accordance with Section 3.5.2 at 48 Woodside Drive.

Kim Perrotta described her need for a special permit in order to operate a licensed home occupation as a massage therapist. She said that she and her husband would like to finish their walkout basement so that clients would have a separate entrance that is separate from their living quarters. The hours would be from 9 a.m. to 9 p.m. with a maximum of five clients per day. Each client would park in the driveway and at the most there would be two clients at a time. They plan to install low level ground lighting on the path leading to the rear door. If any clients have difficulty accessing the house she would be willing to travel to their house to meet ADA requirements. She would have no employees.

Commissioner Knecht asked if she attended the school on Kitts Lane. She said that she did, CCMT. Chairman Hammer asked how long each appointment would be. Ms. Perrotta said each appointment would be one hour. Her clients meet her for stress reduction, if they are recovering from an injury, or are referred by a chiropractor or other homeopathic practice. She would not be taking insurance and would be paid privately.

Chairman Hammer asked why she wants to have the practice at her house. She replied that she would like to limit overhead and also would like to be close to her family. Chairman Hammer asked about the basement level of the

house. Ms. Perrotta distributed pictures and a layout of the house and basement.

Commissioner Petrelli said that it is a misnomer and that a massage therapy practice is not a massage parlor. He asked about windows in the basement. Ms. Perrotta said that patients undress to the extent that they feel comfortable in a separate waiting room area and then enter the treatment room and if there were windows the next client may be able to see in.

Chairman Hammer asked if there were any members of the public who wished to speak.

Bernard Gerha, 41 Woodside, spoke in opposition to the proposal. He said that it is a residential neighborhood and that he feels that it will devalue the property and cause more traffic.

Claudio Boria, 96 Woodside, spoke on behalf of his parents, Michael and Conchetta Boria who built the house in 1981 and it is 5 or 6 houses down on this quiet residential street. He said that they are opposed to any kind of business, their view is that it would be residential. He said that this application appears to have business use and a 12 hour a day operation from 9 a.m. to 9 p.m. He said that 4 clients per hour could lead to 40 customers and that there is no real way to regulate the flow. He said that the applicant plans to have the driveway illuminated until 9 p.m. and that there would be traffic and light pollution. Mr. Boria said that this is not appropriate and that there is difficulty with the entrance and departure from the driveway. He said that it is a street with many walkers and that there is not much traffic. He said that if the commission allows this it will change the character of the neighborhood and it is not appropriate for home business.

Ken Milano, 95 Woodside, said that he is 6 houses down and agrees with everything that Mr. Boria has said. He said that the applicants are very nice people. He has a young child and it is a quiet street and they are right in the middle. He said that there is no transient traffic and his child plays and there are more and more children now. He is against the proposal and said that it would set a precedent and change the character. He added that there are no sidewalks.

Dolores Claudilo, 21 Woodside, said that she has owned her house since 1961 and it has become an older neighborhood, now most of the houses were sold to young couples and how many people will want to buy on a street with a business. She said that she thinks that houses sold to young couples with children are all careful driving. She objects to a business there all day. She is concerned about safety.

Nancy Arreta, 35 Woodside, said that she agrees and that she has lived there since 1950 and it has always been a quiet street. She asked why change it.

Tony Shirelle, cousin to the applicant and representative, said that home occupancy is permitted by special permit. He said that 48 Woodside is located in the center. He said that Ms. Perrotta is physically limited to five clients and therefore not more than ten trips per day. He said that there would be 2 trips per hour at the most which is not substantial. Mr. Shirelle said that there would be low level ground lighting which would not create light pollution and it could be put on a timer. He said that the line of sight from the driveway is such that one can see the intersection at each end. He said that there would be only two vehicles in the driveway for business and that all modifications have been taken care of. He said that if there would be more than five appointments, she would have to employ someone and then have to move the business.

Commissioner Jurasin asked why they are here as a special permit since home occupations are allowed. Mr. Gillespie explained that there are minor and major occupations. Minor home occupations have six standards that need to be met and if they are not met, then it is considered a major home occupation which needs a special permit. Commissioner Jurasin asked why the craft making was referred and the electrolysis business was approved. He asked if they were asking for approval from 9 a.m. to 9 p.m. for 5 or 7 days a week. Ms. Perrotta said that it would be for Monday through Saturday. Commissioner Jurasin asked what the conditions of the other one were so that they could be consistent. He asked how to apply the standards to relieve the concerns of the neighborhood. He said that 9-9 six days a week bothers him but he doesn't know how to limit the operation. He also asked if the commission was permitted to waive the health department.

Mr. Gillespie said that the town manager and police chief get involved in this process and there is a town ordinance to

license massage places. He would have to determine what the required modifications would be.

Commissioner Jurasin said that there was no deal with that. Mr. Gillespie said that the electrolysis application had a track record as a business in existence with conditions on hours of operation, number of clients and hours of the day. Commissioner Jurasin said that it is their prerogative to say whether it is 9-5 or 9-6. Ms. Perrotta said that she would prefer to have her morning hours shortened as most of her clients would be after work. She said that 9 a.m. to 9 p.m. would give her a window to have an appointment in the morning and give her customers flexibility in the scheduling.

Mr. Shirelle said that would also spread out the ten trips over a longer duration. Commissioner Jurasin said that he would prefer that the business operate during normal business hours and school hours. Ms. Perrotta said that she senses that the commission is having trouble with the number of hours. Chairman Hammer asked her to offer a suggestion. Ms. Perrotta offered 11 a.m. to 7 p.m. four day week - -Monday, Wednesday, Friday and Saturday. Commissioner Jurasin said that he would prefer no activity after noon on Saturday. Chairman Hammer proposed 11 a.m. to 7 p.m. Monday, Wednesday and Friday and 9 a.m. to noon on Saturday. He asked what the level of investment was and suggested that the commission limit the term of the permit to one year. Ms. Perrotta said that there was a substantial investment.

Commissioner Harley made a motion to close the public hearing. Commissioner Petrelli seconded the motion.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

Commissioner Jurasin said that he is not sure if financial difficulty should be considered. He said that the requirement of the special permit is to address the issues and that home occupation is a way of life. He said that there was no one present with young children, actually one person with young children. He said that he would like to see it allowed and he is receptive to a motion on conditional approval.

Commissioner Knecht said that personal massage therapy is beneficial to people and is accepted at hospitals and there is not anything wrong with it. Commissioner Petrelli said that home occupations are permitted if they are not intrusive and the regulations comply and there is a willingness to modify the operation to lessen the possible negative impacts. He urges the commission to grant permission.

Commissioner Harley asked Mr. Gillespie for a reminder on when the special permits run with the land. Mr. Gillespie said that this special permit would run with the land but it would be specific to this business.

Chairman Hammer asked if the distinction for this process is that if it doesn't involve customers than they don't need a special permit and if it were going to be approved maybe some term or some period of time then the applicant can come back. Commissioner Jurasin said that he likes the concept and would say one year. He is not sure that the expense should weigh into the period of time. Commissioner McHugh said that it should be recognized as a medical practice and much less as a business. She thinks that it should be two years and have her come back because she probably won't impact the neighbors. Commissioner McHugh said that therapists can't do more than 5 patients and that they have to be available after business time. Commissioner Knecht said that this is a reasonable compromise.

Commissioner Jurasin made a motion to approve the special permit application 1526-06-Z with the following conditions:

1. The approval is for two years at which time the applicant shall come back to the Planning and Zoning Commission.
2. The applicant shall have no more than 5 customers a day.
3. The hours of operations shall be Monday, Wednesday and Friday from 11 a.m. to 8 p.m. and Saturday from 8

a.m. to 12 p.m.

Commissioner Knecht seconded the motion

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

APPLICATION NO 1527-06-Z. John Anagnos Seeking a Special Permit for outdoor dining at 884 Silas Deane Highway.

Dante Boffi, the architect for the project representing John Anagnos presented the project. He said that City Fish serves cooked food and raw food and would like to provide a picnic area with six 8 foot long tables on a bituminous area currently striped for three spaces in the far corner of the property. He said that a four foot tall prefinished aluminum fence would surround the tables and would have a swing gate. Each table would have its own trash receptacle.

Mr. Boffi said that each table would seat 8 people for a total of 48 seats. It is a way to give people who are currently eating in their cars or sitting on the dock at lunch time a place to go. He said that it would mostly serve a lunch crowd as they are not open for dinner and the hours of operation are until 6 p.m.

Chairman Hammer asked about policing and supervision. Mr. Boffi said that the current staff would lock and open the gate, and clean and empty the trash. Chairman Hammer asked why the area was way in the back. Mr. Boffi said that was an area to utilize space and there is one picnic table there now. Chairman Hammer asked if the employees in the building would be able to see the area. Mr. Boffi said that Mr. Anagnos would be able to see it from his second story office location. Chairman Hammer asked if they would police for alcohol. Mr. Boffi said that part of the use is to control the site now for the cooked food element. He said that the customers have been asking for an area to eat and it would be policed. He said that Mr. Anagnos runs his business tightly and efficiently and this will clean up the site.

Commissioner Petrelli asked if it would be cafeteria style. Mr. Boffi said that it would and that the picnic area would not have table service. It would be effective at lunch. Chairman Hammer mentioned that they close at 6 during the week, 5 p.m. on Saturdays and are closed on Sundays. Commissioner Harley said that there is nothing behind the site and to the south. Mr. Boffi said that here is brush and grass behind and parking otherwise. He said that the hours of operation are not scheduled to change.

Commissioner Jurasin asked if the fence would pose any issues. Mr. Gillespie said that it would be separated from the existing parking but City Fish trucks and traffic would cut through. Chairman Hammer asked if there would be internal traffic issues. Commissioner Jurasin said that he can't picture people using it and doesn't want it to snowball into something with waiters. Mr. Boffi said that there have been several instances of people sitting on the loading docks and sitting in cars and he wants employees and the public to have a place to sit and eat. Commissioner Jurasin said that he doesn't know how to react. Mr. Boffi said that it is not a normal outdoor dining area, that it is more of a picnic area and more secluded with no waitstaff. Commissioner Jurasin asked if there would be a designated pedestrian way and would cars know that people were walking there. Chairman Hammer said that they could stripe a crosswalk.

Commissioner Jurasin said that if they are sticking 6 benches there why does it need a special permit. Mr. Gillespie said that the outdoor nature of the organized seating is subject to approval. Mr. Boffi said that they are proposing a fence but it is not necessary and they could take 250 lb planers and place them around the designated area.

Commissioner Edwards said that by putting in seating are they now a restaurant. Mr. Gillespie said that there are different classes of food service and they are a restaurant. Commissioner Jurasin said that outdoor dining is service and asked what they are approving. Mr. Gillespie said that they shouldn't assume that there is service. Chairman Hammer suggested a condition of carryout only. Mr. Boffi gave the example of McDonald's with no wait staff and said that this

is essentially the same thing, a single facility that makes take out food.

Commissioner Jurasin asked what the staff thought. Mr. Gillespie said that the owner wants to offer the seating but doesn't want it closer to the building. He said that he felt that there was a need and this is the best location. He said that the fencing is appropriate and that there are not other conditions that he recommends. Mr. Boffi said that there is triple the parking needed for this building and they also have two adjacent lots as well. Commissioner Jurasin said that there is a desire to have it documented. Mr. Gillespie said that a second application is pending to put a second floor above the loading dock and inside seating. Mr. Boffi said that there would be no table service there either.

Commissioner McHugh made a motion to close the hearing.

Commissioner Roberts seconded the motion.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

Commissioner Harley made a motion to approve application 1527-06-Z.

Chairman Hammer asked if it is useful to add a condition of no table service.

Commissioner McHugh seconded the motion with the condition.

Commissioner Roberts asked to add a condition to prohibit alcohol.

Commissioner Harley and McHugh agreed to the two conditions as follows:

1. No table service.
2. Alcohol is prohibited.

All members present voted in favor of the motion (8-0-0).

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None

OTHER BUSINESS

PRE-APPLICATION REVIEW - TBD Seeking a Zone Change from Office (O) to Special Residential Development (SRD) in order to construct twenty-one (21) active adult units at 91 Nott Street.

Mark Trahan, 21 Robbinswood Rd, from Hometown Development, introduced the application. He said that they are looking to build 21 stand alone ranches with several different facades to make it look less cookie cutter. She said that they would be on slab foundations.

Commissioner Roberts asked if the high water table was the reason for the slabs. Commissioner Knecht asked if there was any concern about flooding. Mr. Trahan said that they are in the 100 year flood zone.

Commissioner Roberts asked if there was a second exit or just the cul-de-sac. Mr. Trahan said that it is just one road but the fire marshal had no issue with regard to the length of the road as long as it has the proper turn around zone.

Commissioner Roberts said that this site was looked at for the police station and because it was in the flood plain, they couldn't guarantee access at all times. Mr. Trahan said that he didn't think that was an issue, but he would review it.

Dave Pickett, engineer, said that the roadway is at the level of the 100 year flood zone. Mr. Trahan described the site and said that Stillman Park is nearby and there are 5 acres at Kellstrom and Beaver Brook is close. Commissioner Roberts said that it is behind the Food Bag.

Mr. Gillespie said that it is in the office zone and he has received several proposals and some even were approved, including a state office building of 55, 000 s.f. However no one has reached him about construction and it has been owned by the same individual. There have been no serious office proposals because of the market and have been a lot of 55+ housing proposals.

Commissioner Jurasin asked if they had looked at the site with the railroad and flooding issues and if they see the bigger context. Mr. Trahan said that it is a good size and the demographics indicate that people stay close to parks and close to the access of the Silas Deane Highway. He said that it is a flat walk to Dunkin Donuts and the supermarket and the Cove and Stillman Park are accessible. The houses would have a two car attached garage with no step, just a ramp in to the home to benefit those that want to stay.

Commissioner Jurasin said that there is a reason why these become popular because they are a little neighborhood. The applicant said that the Beaver Brook wetlands could be incorporated with walkways and views. Stillman Park is a terrific place to walk and the residents would be a part of the Old Wethersfield community. He said that there would be strict guidelines, so no one would be storing anything in their yard. Commissioner Jurasin said that he looks for certain things and doesn't see it here tonight.

Commissioner Harley said that the plan needs some context. Mr. Trahan said that they want to make it desirable and are offering different facades and affordable luxury. He said that it is for empty nesters that are moving from a big house to a smaller environment and each home is unique. Commissioner Roberts asked how they plan to block the train. Mr. Trahan said that they would put in a row of plantings and trees.

Chairman Hammer asked about the proximity of the homes on Hubbard to the train. Mr. Trahan said that they were 35 feet away. He said that he appreciates the commission's guidance.

Discussion of Commercial Vehicle Regulations.

This item was tabled until the next meeting.

C.G.S. § 8-3h REFERRAL - A proposal to remove an existing industrial building and develop an 8.9 acre site into commercial uses located in the Town of Newington at 751 Russell Road.

Mr. Gillespie said that this could be tabled until the next meeting. Chairman Hammer asked said he was in favor of that as did the rest of the commissioners. Mr. Gillespie said that the plans are on file but the hearing in Newington is not until July 12. One member of the public was present and said that he is an abutter in Wethersfield and hasn't gotten a notice. Mr. Gillespie said that they probably haven't gone out yet and that if he has questions he should contact the Newington planning office.

MINUTES

[Minutes of the May 16, 2006 Meeting](#)

Commissioner Roberts made a motion to approve the minutes, Chairman Hammer seconded the motion.

The members voted as follows (6-0-2):

Aye: Hammer, Edwards, Harley, Jurasin, McHugh, Roberts

Nay: None

Abst: Petrelli, Knecht

STAFF REPORTS

None

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

None

CORRESPONDENCE

- The Spring 2006 edition of the Connecticut Federation of Planning and Zoning Agencies Quarterly Newsletter.
- An invitation to the Wethersfield Economic Development and Improvement Commission (EDIC) Breakfast Seminar entitled "Small Business Assistance Programs" to be held on Wednesday June 14th at the Wethersfield Country Club.

UPCOMING BUSINESS

Mr. Gillespie said that the upcoming applications were Mr. Anagnos and the Beaver Road application.

Chairman Hammer asked if they could give the camper applications back to the ZBA. Commissioner Roberts said that he was trying to remember why they moved in the first place. Chairman Hammer said that it comes down to neighbor vs. neighbor and the ZBA can handle it. Commissioner Roberts suggested keeping the major home occupations and getting rid of the campers and commercial vehicles. The consensus was yes.

ADJOURNMENT

Commissioner Petrelli made a motion to adjourn at 11:20 p.m.

Commissioner McHugh seconded the motion.

All members present voted in favor of the motion.

Aye: Hammer, Knecht, Edwards, Harley, Jurasin, McHugh, Petrelli, Roberts

Nay: None

Abst: None