

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING AND MEETING**

October 1, 2013

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, October 1, 2013 at 7:00 p.m. in the Wethersfield Town Council Chambers located at Town Hall, 505 Silas Deane Highway, Wethersfield, Connecticut 06109.

1. CALL TO ORDER:

Chairman Roberts called the meeting to order at 7:03 p.m.

1.1 ROLL CALL & SEATING OF ALTERNATES (5 members required for a quorum):

Clerk Margiotta called the roll as follows:

Member Name	Present	Absent	Excused
Richard Roberts, Chairman	✓		
Thomas Harley, Vice Chairman	✓		
Antonio Margiotta, Clerk	✓		
James Hughes	✓		
George Oickle	✓		
Joseph Hammer	✓		
Anthony Homicki			✓
Dave Edwards	✓		
Angelo Robert Fazzina			✓
Thomas Dean (alternate)	✓		
Alex Vasel (alternate)			✓
Leigh Standish (alternate)	✓		

Also present: Jeff Bridges, Town Manager; Michael Turner, Town Engineer;
Peter Gillespie, Town Planner/Economic Development Manager;
and Denise Bradley, Assistant Planner

Chairman Roberts noted at the time of roll call there were seven (7) full members and two (2) alternate members in attendance. All members present to participate.

Members of the Public were present.

2. OLD BUSINESS:

There was no Old Business discussed at this meeting.

3. NEW BUSINESS:

3.1 PUBLIC HEARING APPLICATION NO. 1806-13-Z: Erica Freeman seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating and associated site improvements at 1267 Silas Deane Highway (Goff Brook Shops).

Joseph Maggi, 121 Farmington Avenue, Longmeadow, MA, appeared before the Commission as the greater Hartford franchisee for Buffalo Wild Wings restaurant. He noted the desire to open a restaurant that would include outdoor dining at the site and location as noted in this Application. The expansion would allow for a total of forty-four (44) seats outdoors, twenty (20) of which would be located in an

existing area of the site. A concrete slab would be added to accommodate the remaining twenty-four (24) seats proposed [five (5) tables with umbrellas would be installed] for the outdoor dining area, as noted in the plan.

Chairman Roberts inquired and Mr. Maggi indicated the September 27, 2013 Memorandum with the additional Staff comments regarding this Application has been received. Mr. Maggi noted that some of the comments deal with matters that are outside his purview as a tenant. Mr. Maggi indicated the calculation of the parking table demonstrating compliance with Section 6.2 (Parking and Loading Regulations) can be made, but he doesn't know if that function should be represented by him or the landlord (as the site is located in a shopping center that has other retail businesses). Anything attached to or approximate to the Applicant's demised premises would be replaced by the Applicant (i.e. replacement of fire lane signs). The Applicant intends to fully shield from view any proposed rooftop mechanicals and will comply with 6.7 (Outdoor lighting) of the Regulations. Bumpy pads will be installed (tactile devices) on the handicap ramp leading to the Applicant's restaurant (as noted in the plan). Mr. Maggi noted that after discussing the issue of "isolated sections of curbing in the area need repair", the landlord indicated he would be cooperative in discussing the matter with the Town. Mr. Maggi reiterated that the curbing repair issue is outside of the control of the Applicant.

Commissioner Oickle inquired and Mr. Maggi indicated studies indicated Wethersfield as an ideal place for the proposed restaurant rather than placing it east of the Connecticut River (as there is a Buffalo Wild Wings restaurant in Manchester, CT). There is also a Buffalo Wild Wings restaurant in Windsor, CT.

Commissioner Oickle inquired and Mr. Gillespie indicated parking meets specifications at this time, and the plans will reflect that fact. There was an analysis of parking completed in the past with the property owner. Any additional buildings on the site would warrant further analysis of the parking requirement, but no additional analysis is needed with the subject Application.

Commissioner Oickle inquired and Mr. Maggi indicated the dumpster will be placed on the dumpster pad currently utilized by the former tenant who utilized the subject site. Mr. Gillespie noted there is an existing vegetative buffer at the site and the dumpster area is tucked away in an alcove surrounded by bollards that is located at the rear side of the building.

Commissioner Oickle inquired and Mr. Maggi indicated the area underneath the current building (outdoors) will have a drop down canvas and clear plastic covering attached to the existing building for bad weather coverage of four (4) tables. The Fire Marshal is okay with the outdoor heating element to be utilized at the site with proper ventilation (as the element has been utilized at other locations).

Commissioner Hammer inquired and Mr. Gillespie clarified that the special permit applies to the outdoor dining request of this Application. It was noted that if there was no request for outdoor dining at the proposed site, there would be no special permit needed for the franchisee to operate at the proposed space. Mr. Gillespie also clarified Outdoor Dining is not part of the parking space calculation formula of the zoning regulations. If the subject shopping plaza tenancy was fully occupied, there would still be ample parking at the site.

Commissioner Hammer inquired and Mr. Gillespie noted he met with the Fire Marshal and Building Inspector and it was determined the proposed three hundred fifty (350) seat restaurant is comparable in seating to that of previous occupancy.

Commissioner Hammer inquired and Mr. Gillespie indicated the façade improvements are going through the design review process, and Design Review Advisory Committee asked for changes. The sign itself is going through a separate review (meets area requirements, however because of the logos and the proposed location of above the roofline, the determination of the building department is that a variance is required by the ZBA. The sign area is within the square footage requirements. Mr. Gillespie noted that some signs currently in the plaza are from the Uniform Signage Program and that more recent sign submissions did not incorporate the design parameters of that program.

Commissioner Hammer noted the amount and color of the proposed signage is of concern. Mr. Gillespie indicated it would be appropriate for this Commission to leave all of the signage and façade details to the Design Review Advisory Committee (DRAC) unless the improvements are considered part

of a new building construction

Commissioner Edwards inquired and Mr. Maggi indicated there are no specific plans for the excess space noted in the plan.

Commissioner Oickle inquired and Mr. Maggi indicated some of the plantings in the front of the building will be removed to accommodate the patio extension. A significant portion of the landscaping will remain and/or additional landscaping will be provided.

Vice Chairman Harley inquired and Mr. Gillespie indicated there is no modification to the existing curb line and that the patio will extend an additional twelve (12) feet.

Mr. Gillespie noted the language from Staff in the September 27, 2013 Memorandum is specific to the proposed space and not the entire shopping plaza.

Chairman Roberts inquired and Mr. Maggi mentioned the proposed hours of operation for outdoor seating are planned until 12:00 a.m. on Sunday through Thursday and 1:00 a.m. on Friday and Saturday. Amplified background music and/or televisions will be used in the patio area within Town Ordinances.

Chairman Roberts inquired and Mr. Gillespie indicated the nearest residence is adjacent to the site and was provided notice of this hearing and Application. Mr. Maggi noted the patio does not extend all the way to the north side of the building and that the existing trees serve as a buffer to the site.

Commissioner Hammer inquired if the Applicant would be comfortable having the patio hours closing prior to 12:00 a.m. or 1:00 a.m.

Commissioner Oickle inquired and Mr. Maggi indicated that when considering a toning down of colors or signage pertaining to the branding, there are certain elements necessary in the branding to exist or the franchise will not allow that franchise to open. Some examples of toning down the yellow and changing the roof line were submitted to DRAC for consideration.

Motion: Vice Chairman Harley made a motion to close the public hearing of **PUBLIC HEARING APPLICATION NO. 1806-13-Z: Erica Freeman** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating and associated site improvements at 1267 Silas Deane Highway (Goff Brook Shops).

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

This Public Hearing was closed.

Motion: Vice Chairman Harley made a motion to approve **PUBLIC HEARING APPLICATION NO. 1806-13-Z: Erica Freeman** seeking a Special Permit in accordance with Section 5.2 of the Wethersfield Zoning Regulations for outdoor seating and associated site improvements at 1267 Silas Deane Highway (Goff Brook Shops), with the following stipulations:

1. The plans shall be revised to include a parking table demonstrating compliance with Section 6.2 (Parking and Loading Regulations) to the satisfaction of Town Staff;
2. The fire lane signs that are faded shall be replaced to the satisfaction of Town Staff;
3. Any proposed rooftop mechanicals shall be fully shielded from view to the satisfaction of Town Staff;

4. Outdoor/Exterior lighting shall comply with Section 6.7 (Outdoor Lighting) of the Wethersfield Zoning Regulations and shall be full cutoff or fully shielded light fixtures. The details of the fixtures and a photometric plan shall be submitted to and approved by Town Staff prior to installation;
5. Tactile devices shall be installed on the handicap ramp to the satisfaction of Town Staff;
6. Isolated sections of curbing in the area shall be repaired to the satisfaction of Town Staff;
7. Town Staff shall coordinate the installation of additional landscaping with respect to blocking sound into the existing neighborhood from the north side of the site;
8. This Special Approval is subject to all applicable Town noise ordinances;
9. A report from Town Staff to the Planning & Zoning Commission regarding this Special Permit shall be made on or about July 1, 2014;
10. The Planning & Zoning Commission shall have the ability to limit the hours of operation and/or place appropriate measures, including but not limited to measures pertaining to sound attenuation, to this Special Permit as necessitated;

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

This Application was approved as stipulated.

COMMENTS:

Commissioner Hammer suggested and Commissioner Oickle concurred the outdoor dining hours of operation to conclude earlier than 12:00 a.m. or 1:00 a.m., as it occurs in other communities.

Commissioner Hughes indicated the Applicant's business model suggests mindfulness of surrounding neighborhood and suggested that the Applicant be given the opportunity to operate as planned and review this matter.

3.2 C.G.S. § 8-24 Review for the approval of a "Consent for Sublease" for the placement of a 14-15 foot communications tower and associated ground equipment at the property known as Mitchell On The Park located at 226 Prospect Street.

Note: Commissioner Hammer recused himself from the discussion and voting of this matter.

Ken Baldwin, Esq., Robinson & Cole, LLP, appeared before the Commission regarding this Application on behalf of Verizon Wireless (along with Cindy Carter, Regulatory Manager for Verizon Wireless and Carlo Centore, P.E., Centek Engineers) and Jeff Reiner, owner of Mitchell On The Park, LLC.

Attorney Baldwin noted the Town has a ninety-nine (99) year lease agreement with Mitchell On The Park, LLC, as it pertains to the property located at 226 Prospect Street. The Town owns the land, and the building is owned outright by Mitchell On The Park, LLC. Therefore, the above-mentioned statutory referral is required for the landowner to enter into a sublease as hereinafter described.

Mitchell On The Park, 226 Prospect Street, is looking to sublease a rooftop portion of its building to Verizon Wireless for the placement of a fourteen to fifteen (14'-15') foot communications tower that will be encased (stealth screening materials) in a twelve foot by twenty-four (12' x 24') foot rooftop, pre-fabricated, equipment shelter that will blend in with the façade of the existing building (appearing as

an extension of the stair tower) and which will also house a fifty (50KW) kilowatt Generac natural gas fueled, back-up generator. The communications tower will provide much needed improved wireless service to the area. Upon successful conclusion of the 8-24 referral process, Verizon would return to this Commission in the future with the proper zoning application.

Preliminary project plans and Photographic Simulations have been submitted for review. Acoustical analysis from HMB Acoustics indicated the proposed generator will comply with the Wethersfield Zoning Regulations pertaining allowable noise. A letter dated September 25, 2013 from HMB Acoustics, LLC to Centek Engineering, Inc. provides the details of the noise evaluation.

Jeff Bridges, Town Planner, reiterated information mentioned above and noted the Town would receive a portion of the revenue generated from the proposed sublease agreement. He noted the main purpose of this referral review is for this Commission to ascertain whether the proposed use is consistent with the current lease. He also mentioned the proposed site is a well controlled area for the use intended.

Commissioner Oickle inquired and Attorney Baldwin indicated Verizon has realized there is a gap in service in the Prospect Street and surrounding residential areas. Attorney Baldwin indicated he could not speak as to what other carriers are experiencing in terms of service coverage area in Town.

Commissioner Oickle inquired and Attorney Baldwin indicated Verizon would not be in a position to entertain inquiries from other carriers to utilize the proposed site and noted other carriers would have to approach the landlord and go through a separate process as Verizon has done.

Commissioner Oickle inquired and Attorney Baldwin indicated the communications tower will be shrouded in steel-backed fiberglass material with a full brick finish matching the existing building.

Vice Chairman Harley indicated he has no concerns with this referral.

Clerk Margiotta inquired and Attorney Baldwin indicated air-conditioning units for the equipment and the emergency backup generator will generate noise, and controls (attenuation) will be established to keep noise levels within Town requirements. Attorney Baldwin explained that the emergency generator would be exercised once a week during a weekday for about twenty (20) minutes, other than there is a power outage or when an emergency occurs.

Commissioner Hughes indicated the proposed site is adjacent to a large land buffer as well as an emergency response area.

Commissioner Standish inquired and Attorney Baldwin mentioned a generator is typically exercised once a week between the hours of 10:00 a.m. and 11:00 a.m. Attorney Baldwin mentioned there is flexibility in changing the time should a community find it necessary to do so.

Chairman Roberts mentioned that since this Town owned land is encumbered for ninety plus years, it is not an unreasonable commitment, nor a waste of use, of Town owned property (land). The proposal conforms to an objective stated in the Town's Plan of Conservation and Development by encouraging improvements in wireless communications to help residences and businesses.

Motion: Commissioner Oickle made a motion for a positive § 8-24 referral to the Town Council for the approval of a "Consent to Sublease" for the placement of a fourteen to fifteen (14'-15') foot communications tower and associated ground equipment at the property known as *Mitchell On The Park* located at 226 Prospect Street.

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Edwards, Dean, Standish;

Nay: None;

Vote: 8 – 0;

Note: Commissioner Hammer recused himself from the discussion and abstained from voting in this matter.

A Positive Referral was made to Town Council.

4. OTHER BUSINESS:

Motion: Vice Chairman Harley made a motion to move Agenda Item 4.2 APPLICATION NO. 1636-08-Z/291 and 295 Ridge Road – Request for a one-year extension for hearing after Agenda Item 3.2 and before Agenda Item 4.1.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

Application 4.2 was taken out of order for hearing at this time (after Agenda Item 3.2.)

4.2 APPLICATION NO. 1636-08-Z/291 and 295 Ridge Road – Request for a one-year extension.

Kevin Burns, Esq. of Cohen, Burns, Hard & Paul, 81 South Main Street, West Hartford, CT, appeared on behalf of his client (Special Purpose 5011, L.L.C.) to request an additional one (1) year extension from the October 1, 2013 deadline for commencement of construction and other existing Planning & Zoning Commission approvals for 291-295 Ridge Road. He noted that his client had received a meaningful proposal from Lifestyles Unlimited, Inc. of South Windsor [a nationally-recognized developer of assisted living facilities (i.e. Emeritus of Rocky Hill)], for the possible purchase of the 4.5 acre rear parcel for the purpose of developing a memory care facility of four (4) stories/seventy-two (72) units, which falls within the anticipated use allowable pursuant to the existing approvals. However, that interested party no longer wishes to pursue the subject site. Attorney Burns indicated not granting the extension request would inhibit the marketability of the property and perhaps the ability of the Town to collect tax revenue from the site. Attorney Burns noted that a vinyl fence was installed in place of the existing stockade fence; and clean up of the area located behind the fence has also occurred pursuant to stipulations made July 16, 2013 by this Commission.

PUBLIC COMMENTS:

Tim O’Sullivan, Treasurer of The Ridge at Wethersfield Condominium Association, 295 Ridge Road, Wethersfield, CT, appeared before the Commission and asked if there is a cap on the request. He noted there is disagreement with statements made in recent communications from Mr. Tartaglia. He also noted he is reluctant for an extension of time to be imposed for the duration requested. He indicated the fence is a big improvement and noted it is unfortunate that it easily moves in place.

Ryan Fenton, President of The Ridge at Wethersfield Condominium Association, 295 Ridge Road, Wethersfield, CT, appeared before the Commission. He is in favor of an extension of time, as he is in

favor of having the site developed according to the terms of the permits issued.

Attorney Burns responded to comments of the Association and indicated his client's response to the Association regarding common expenses provided no return response. He described the response to the Association was a proposal to invite negotiation. Attorney Burns suggested, however, that the Association simply may have not liked the proposal and, therefore, did not wish to negotiate. Attorney Burns indicated his client took right to three (3) development units at the site. He mentioned there is an interested buyer for the other parcel (front unit), but a partial release is not acceptable to relieve tax burden of that unit and the rear parcel. Therefore, the sale of the rear lot has to coincide with the sale of the front lot.

Motion: Commissioner Oickle made a motion to approve a one (1) year extension of time from the October 1, 2013 deadline for commencement of construction, as noted in Section 10.1.D.5.B. of the Wethersfield Zoning Regulations for **APPLICATION NO. 1636-09-Z: 295 Ridge Road**, pursuant to all the terms and conditions of the original approval, and its subsequent conditions.

Second: Vice Chairman Harley seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

Request for extension of deadline Approved.

Motion: Vice Chairman Harley made a motion to move Agenda Item **4.3 (APPLICATION NO. 1719-10-Z** – Request for review of site development plans for 15 & 19 Jordan Lane) for review at this time.

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

This Application was taken out of order for hearing at this time (after Agenda Item 4.2.)

4.3 APPLICATION NO. 1719-10-Z – Request for review of site development plans for 15 & 19 Jordan Lane.

Mr. Sam Cusano appeared before the Commission on behalf of the Applicant, 15-19 Jordan Lane, LLC, and noted the site plans were submitted for Commission review.

Mr. Gillespie indicated these two (2) lots were created in November 2012. The HDC has approved the plans and designs for the lots proposed. This Commission had stipulated that the plans be submitted to

this Commission prior to building approval. Prior to building permit issuance, the Fire Marshal will review the plans.

Vice Chairman Harley noted that the proposed homes are in harmony with the existing neighborhood.

Motion: Vice Chairman Harley made a motion to approve **APPLICATION NO. 1719-10-Z**, the site development plans for 15 & 19 Jordan Lane, subject to compliance with comments and directives made by Town Staff.

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Hammer, Edwards, Dean;

Nay: Oickle;

Vote: 7 – 1;

Note: Commissioner Standish recused himself from the discussion and voting of this matter.

The Site Development Plans for 15 & 19 Jordan Lane were approved.

4.1 A discussion regarding the Streetscape Project at 505 Silas Deane Highway (Town Hall).

Town Engineer, Mike Turner and Director of Physical Services, Sally Katz, appeared before the Commission to discuss the feasibility of adding a walkway along the north side of the site and in the vicinity of where a propane gas fueling facility (with a vertical relief gas valve) and a fiber optic line area will be situated. It was noted that having an installed public path, fence and/or gate in that vicinity may attract vandalism.

Motion: Commissioner Oickle made a motion to add to the plan a sidewalk from the planter circle located on the north side of the site and extend it west to the sidewalk near the Town Hall parking lot exit [pertaining to the Streetscape Project at 505 Silas Deane Highway (Town Hall)].

Point of Order was made by Commissioner Dean

Second: No one seconded the motion.

MOTION DEFEATED

Motion: Vice Chairman Harley made a motion to eliminate from the plan a sidewalk from the planter circle located on the north side of the site and extend it west to the sidewalk near the Town Hall parking lot exit [pertaining to the Streetscape Project at 505 Silas Deane Highway (Town Hall)].

Second: Chairman Roberts seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Hammer, Edwards;

Nay: Oickle, Standish;

Abstain: Dean;

Vote: 6 – 2 – 1;

Sidewalk eliminated from plan.

4.4 A discussion regarding the Regional Bus Shelter Update.

Mr. Gillespie provided the Commissioners a copy of his October 1, 2013 Memorandum to the Infrastructure Committee and the Planning & Zoning Commission regarding the above subject. Wethersfield has been working with six (6) other communities in the region to develop a program that would provide the financial means to replace our existing bus shelters with a new style and design. Nine (9) locations in Wethersfield have been identified as areas that would benefit from the program. Five (5) areas are replacement shelter areas and four (4) areas are considered new areas. Mr. Gillespie will be meeting with a Town Council subcommittee to further discuss this program.

4.5 2014 Meeting Dates.

Motion: Commissioner Oickle motioned to approve the 2014 Planning & Zoning Commission Hearing/Meeting Schedule as noted in the October 1, 2013 Memorandum from Peter D. Gillespie, Economic Development Manager/Town Planner, and Denise Bradley, Assistant Planner. This motion is made with the condition that the Commission may reschedule or cancel meetings as necessary.

Second: Commissioner Hughes seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

2014 Planning & Zoning Commission Hearing/Meeting Schedule was approved with a condition.

5. MINUTES – September 17, 2013 Planning & Zoning Commission Meeting Minutes

Motion: Vice Chairman Harley motioned to approve the minutes with the following corrections:

Page 7, Delete text lines 17-24 (beginning with “Commissioner Standish made a motion to support... and ending with **This Application was approved with conditions.**”).

Second: Commissioner Standish seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Edwards, Dean, Standish;

Nay: None;

Vote: 7 – 0;

Commissioners Oickle and Hammer did not participate in the vote, as they were not present for the Planning & Zoning Commission Meeting of September 17, 2013.

September 17, 2013 Planning & Zoning Commission Meeting Minutes approved as corrected.

6. STAFF REPORTS:

Mr. Turner provided an update regarding the Wethersfield High School Renovation Project (refer to October 1, 2013 Memo to Peter Gillespie, Town Planner and copied to Jeff Bridges, Town Manager; Christine Fortunato, Building Committee Chairwoman; Rusty Malik, Q&A Architects; Lorel Purcell, O&G from Mike Turner, Town Engineer). Mr. Turner noted the following items that were considered Alternate Bid Items which have been accepted and included in the project: 1) concrete paver interconnection between walks at student entrance; 2) canopies; 3) pedestrian entry gate into Cottone Field; 4) track resurfacing and striping; 5) eleven (11) visitor spaces at main entrance; 6) south parking lot. The following changes have been incorporated into the base bid: 1) reclaim Eagle Drive versus reconstruction; 2) bit walk along north side Eagle Drive; 3) re-grade area to provide walk out a Boiler Room under Tech Ed; 4) provision of elect service from Cottone Field transformer; 5) provision of telephone service to concession box; 6) reduction of bleacher seating capacity (will equal current capacity) and provide HC path; 7) reduce pavement cross section in parking areas by 1/2 inch; (8) eliminate boulders as bollards; 9) reduce height of fence at cooling towers from twenty (20) to eight (8) feet; 10) eliminate site lighting at reading area outside media addition; 11) reduced number of plantings; 12) change from precast to cast in place of concrete curbing; and 13) provide non-colored concrete walks versus paver striping.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING:

There were no public comments made at this meeting regarding general matters of planning and zoning.

8. CORRESPONDENCE:

There were no items of correspondence discussed during this meeting.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS:

At the time of this meeting, there were no pending Applications to be heard at future meetings.

10. ADJOURNMENT:

Motion: Vice Chairman Harley motioned to adjourn the meeting at 9:35 p.m.

Second: Commissioner Hammer seconded the motion.

Aye: Roberts, Harley, Margiotta, Hughes, Oickle, Hammer, Edwards, Dean, Standish;

Nay: None;

Vote: 9 – 0;

Meeting adjourned.

Respectfully submitted,
Ellen Goslicki, Recording Secretary