

**GRISWOLD PLANNING & ZONING COMMISSION
PUBLIC HEARING & REGULAR MEETING
MINUTES**

APRIL 9, 2007

GRISWOLD TOWN HALL

I. PUBLIC HEARING (7:15 P.M.)

1. Call to order:

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 7:19 p.m.

2. Roll Call:

Present: Chairperson G. Rooke-Norman, Secretary John Schumaker, Members Daniel DeGuire, Martin McKinney, Alternate John Taylor, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Vice Chairperson Philip Anthony, Alternate Courtland Kinnie, ZEO Peter Zvingilas

3. Determination of Quorum

It was determined that there is a quorum for this public hearing.

4. Matter Presented for Consideration:

A. ZC 01-07 Rogoff, Harvey, Suite 400, 131 Jericho Tpke, Jericho NY. Applicant requests approval of a text amendment to add an exception to Section 2.2.6.13.1 to allow for storage of recreational vehicles and watercraft as an accessory use to a self-storage facility and to add a definition of self-storage facility as Section 21.27.

G. Rooke-Norman asked if anyone was here to represent the applicant.

D. DeGuire recused himself from this public hearing. G. Rooke-Norman appointed J. Taylor to sit for D. DeGuire.

John Faulise, Boundaries LLC was here to represent the applicant Harry Rogoff who was also present. He explained that this text amendment would allow for RVs and boats to be stored outdoors in a screened area and buffered to the rear or to the side of the site. He stated that there is no intention to store cars, pickup trucks, construction equipment or other motor vehicle type storage. He explained that the units are designed to accommodate cars, pickup trucks and the like.

He explained that the proposed text amendment is for RVs, and boats that don't typically fit in storage units of a self-storage facility. He stated that that was the purpose of text amendment to the regulation.

J. Faulise read Section 2.2.6.13.1 was read for the record and stated that this regulation was adopted in 12/8/97. He read the proposed language of the text change for the record. He read Section 7.3.4 that allows for a special exception for self-storage facilities for the record. He read Section 21.27 as a text amendment for the definition of a self-storage facility for the record stating that the regulations currently do not have a definition for a self-storage facility.

J. Faulise read and submitted Section 42-159 of the Connecticut State Statute for the record stating that the text amendment for the definition of a self-storage facility was taken from this statute. He explained that the screening and buffering would be consistent with Section 11.8.2.4.a of the regulations for landscaping buffers, and plants.

G. Rooke-Norman asked the notices have been sent to the required agencies. C. Fontneau stated that notice was sent to NECOG and SECOG. There was discussion of this matter including no need for notification of abutters.

G. Rooke-Norman asked for questions from members of the Commission. J. Taylor asked how many spots there would be for these types of vehicles. J. Faulise stated that currently there are not set spots, but this can be reviewed by the Commission in a site plan.

J. Schumaker asked for a definition of a recreational vehicle and asked if it included ATVs. J. Faulise stated that he did not provide a definition for a recreational vehicle. J. Schumaker asked if it would not fit in a self-contained storage unit, what would be the definition. J. Faulise stated that they were thinking of motor homes, self-contained campers, and boats. J. Schumaker stated that this should be mentioned that anything that cannot be stored in a self-contained storage unit itself. There was discussion of this matter of having a definition of what will be allowed.

M. McKinney asked if those items are to be registered with the Motor Vehicle Department. J. Faulise stated that he did not know if campers required registration and did not know how that would be policed to be in compliance. There was discussion of this matter.

Harvey Rogoff, owner of the self-storage facility. He stated that in a self-storage facility you would not want beat up old wrecks being stored there. He stated that they ask for identification in case an RV or boat, with copies of their license and registration. He stated that he would not accept old beat up vehicles. He stated that someone may want to store something outside because of cost in cheaper. There was discussion of this matter.

M. McKinney asked if registered vehicles pay property taxes. J. Faulise stated that boats are not taxed by the town but motor homes are taxed.

G. Rooke-Norman stated that C. Kinnie arrived at 7:33 p.m.

J. Schumaker asked about camper tops on stands. J. Faulise stated that we would have to look at the State definition of a recreational vehicle so that the town would be protected.

M. McKinney asked how many storage facilities there are in town. J. Faulise stated that there are two facilities and explained where they are located. There was discussion of this matter that included some outdoor storage at one facility since it is below grade.

G. Rooke-Norman asked for comments. C. Fontneau stated that the sentences about prohibited uses would not be necessary since the town has permissive regulations; so just a list of what is permitted is needed. He stated that the visual barriers in 11.8.2.4 define buffer types. He suggested that the public hearing remain open to receive comments from the regional offices.

G. Rooke-Norman asked for other questions or comments. She stated that she was concerned for the definition under 21.2.7. She suggested some reference that a self-storage facility must be an approved use through a special exception process. J. Faulise stated that Section 21.2.7 is in the definition section of the regulations. He stated that Section 2.2.6.13.1 would allow for the use and does refer to the special permit process in 7.3.4. There was discussion of this matter.

Harvey Rogoff stated that the Commission may want to add a qualifier based upon the size of the storage facility explaining that someone could put up one building and the rest of the spots are outside. There was discussion of this matter.

G. Rooke-Norman asked where those spots would be located. J. Faulise stated that the existing site has approved locations for two additional buildings, across the back and perpendicular to Route 138. G. Rooke-Norman asked if there was a plan. J. Faulise stated that they did not have a plan with him. There was lengthy discussion of this matter including being near residential areas and a limit to the size and number of vehicles to be stored as well a screening and buffers.

J. Schumaker asked about accessibility to the vehicles and whether there was 24-hour access with the possibility of someone being there overnight. H. Rogoff stated that the hours were 6 am to 9 pm., and they have a key pass. J. Schumaker asked what kind of preparation was needed regarding motor homes. He also asked where the sewage waste would go from the motor homes. H. Rogoff stated that the facility has a dump station for the sewage waste. There was discussion of this matter.

G. Rooke-Norman asked for any other questions or comments. She stated that the public hearing would be continued to the May regular meeting. She asked C. Fontneau to present site plans from the two existing self-storage sites for the Commission members for the next meeting. There was discussion of this matter.

J. Schumaker made a motion to continue the public hearing to May 14, 2007 at 7:45 p.m. J. Taylor seconded the motion. G. Rooke-Norman asked for a vote. All were in favor. The motion was carried.

II. PUBLIC HEARING (7:45 P.M.)

1. Call to order:

Chairperson G. Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 7:51 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Secretary John Schumaker, Member Daniel DeGuire, Martin McKinney, Alternates Courtland Kinnie, John Taylor, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Vice Chairperson Philip Anthony, ZEO Peter Zvingilas

3. Determination of Quorum

G. Rooke-Norman appointed C. Kinnie to sit for P. Anthony. It was determined that there is a quorum for this public hearing.

4. Matter Presented for Consideration:

A. SE 02-07 Strain, Patrick, 13 Rudy Circle, Griswold, CT. - Property Location: 1061 Voluntown Road, Griswold. Applicant requests approval of a Special Exception under Section 7.3.1 for a motor sports business with ATV sales, motorcycle sales and repairs. The subject property is located in the C-2 zoning district.

G. Rooke-Norman asked if there was someone here to represent the applicant. Mike Healy, Healy and Associates was here to represent Patrick Strain who was also present. He explained that he did a survey of the property in 1998 and P. Strain asked him to look at the property and to modify the site plan. He presented the Commission with the modified site plan.

M. Healy explained the differences in the modified plan which shows the boundaries. He explained that the building is used for commercial use by owner Peter Nowosadko. M. Healy stated that the Fish store has 340 s. f. of retail and that the 300 s. q. of office space for the Motorsports Company. He explained the parking configuration on Voluntown Road and stated that there is a requirement of 10 spaces for the site. He stated that there will be 300 s.f. of bituminous concrete added to create the additional parking needed for the site. He explained that there will also be one handicapped parking space. M. Healy stated that five parking spaces will be located south of the building for a total of 11 spaces. He explained that the impervious surfaces were 25 percent.

M. Healy explained the contours of the plan at 2-ft intervals with a 2 percent slope and that the soils are well-drained and there are no drainage problems. He stated that the sanitarian has submitted something for the file. G. Rooke-Norman stated that there is a letter from the Department of Health stated that the septic system is working appropriately.

M. Healy explained that two landscaped islands were added to the plan; one near the location of the well to the north side and at the side location. He stated that these would be mulched islands with low-lying shrubs so as not to obstruct sight lines. M. Healy stated that there would be a small island between the two entryways to help dress it up.

He asked the Commission if they had any questions.

G. Rooke-Norman Norman stated that there was discussion during the first part of the public hearing regarding fencing to keep out kids driving through the site. Patrick Strain stated that Mr. Leonard Berry had put telephone poles in that area and that issue has been taken care of.

G. Rooke-Norman asked for questions from the Commission.

C. Kinnie asked P. Strain if the parking for spill over parking for sales would be in the back. P. Strain stated that there was sufficient parking in front and that it would be safer for customers to park in front. C. Kinnie asked which direction the spaces would face and if P. Strain was proposing any landscaping since they face the house to obstruct headlights. P. Strain stated that he would not create island in a natural drainage path and it is quite a ways from the house. There was discussion of this matter.

G. Rooke-Norman stated that this is the first time the Commission has seen this modified plan. P. Strain stated that M. Healy was hired to add the changes to the plan that were requested.

G. Rooke-Norman asked where the apartment was located. P. Strain stated that the apartment is on the end. G. Rooke-Norman asked where the parking was for the apartment. P. Strain stated that the parking for the apartment is in the rear. M. Healy stated that there are two spaces for the apartment in the back. There was discussion of this matter.

M. Healy stated that the parking will be striped and there are six with four of the six for the aquarium with two left up front in addition to the handicapped space. G. Rooke-Norman asked how many were required for the Motorsports retail. C. Fontneau stated that there are two. There was discussion of this matter.

J. Taylor asked what the hours of operation were. P. Strain stated that it would be 10 am to 6 p.m. Monday through Saturday. J. Taylor asked about the lighting. P. Strain stated that the lighting would be at a minimum during the winter months when it is dark.

G. Rooke-Norman asked if P. Strain will put in the sidewalk. P. Strain stated that that the parking spaces in front, customers would not have to park in the back.

D. DeGuire stated that he will recuse himself from this matter. G. Rooke-Norman appointed J. Taylor to sit for D. DeGuire.

C. Kinnie stated that this is an improvement to have the parking in the front. M. McKinney stated that they did a good job with a non-conforming lot.

P. Strain stated that he met with the Cemetery Board to address their concerns. He stated that some members are here tonight. He explained that he showed and demonstrated to them the products he would be selling.

G. Rooke-Norman stated that there is a letter in the file from the Cemetery Association concerned with the potential for noise and interruption of cemetery services. Steve Merchant stated that they met with P. Strain and they have no issued since he demonstrated the types of products to be sold. G. Rooke-Norman asked if they would withdraw their letter. S. Merchant stated that they will withdraw their letter.

G. Rooke-Norman asked for other questions. C. Fontneau stated that there is no need for a waiver request so applicant will withdraw his waiver of the required A-2 survey. P. Strain stated that he is withdrawing his request for a waiver of the A-2 survey.

G. Rooke-Norman asked for other comments or questions. G. Rooke-Norman closed the public hearing at 8:13 p.m.

III. REGULAR MEETING (8:00 P.M.)

1. Call to order:

Chairperson G. Rooke-Norman called this regular meeting of Griswold Planning & Zoning Commission to order at 8:15 p.m.

2. **Roll Call:**

Present: Chairperson Gail Rooke-Norman, Secretary John Schumaker Members Daniel DeGuire, Martin McKinney, Alternates, Courtland Kinnie, John Taylor, Town Planner, Recording Secretary Donna Szall

Absent: Member Philip Anthony, ZEO Peter Zvingilas,

3. **Determination of Quorum:**

G. Rooke-Norman appointed C. Kinnie to sit for P. Anthony. There is a quorum for this regular meeting.

4. **Approval of Minutes:**

- A. Approval of Minutes of the Public Hearings of March 12, 2007
- B. Approval of Minutes of the Regular Meeting of March 12, 2007
- C. Approval of Minutes of the Public Hearings of March 26, 2007
- D. Approval of Minutes of the Regular Meeting of March 26, 2007

D. DeGuire made a motion to approve all of A, B, C, and D. G. Rooke-Norman asked for a vote. J. Schumaker seconded the motion. All were in favor. The motion was carried.

5. **Correspondence and Attachments**

- A. Memorandum from Frank Everett, School Building Committee to Anne P. Hatfield dated March 22, 2007 regarding Immediate Issues of Concern of the Building Committee
- B. Connecticut NEMO Newsletter, Winter 2007

G. Rooke-Norman stated that the Connecticut Federation of Planning and Zoning Agencies has given a life-time achievement award to F. Clyde Seaman in recognition of his membership on the Griswold Planning and Zoning Commission for more than 25 years of service to the Town of Griswold. She stated that he was honored on March 22, 2007 at the annual conference but he could not attend.

6. **Matters Presented for Consideration:**

- A. **SUB 04-07 Fontaine, Edgar J., 70 Norman Road, Griswold, CT. – Property Location: 70 Norman Road, Griswold.** Applicant requests approval of “Kingsbridge Estates”, an 11-lot subdivision on 59.68 ± acres that will include 530-l.f. of proposed new roadway. The subject property is located in the R40/R60 zoning district.

G. Rooke-Norman stated that this was the subject of a prior public hearing and asked for comments from the Commission. D. DeGuire stated that there was something to do with the storm drains. C. Fontneau explained that the CME review in a letter of 4/4/07. He stated that the applicant had an issue with the depth of the sumps, hooded catch basins and the four bay overflow of the water quality basin. C. Fontneau stated that there is a memo in the file from Paul Brycki, interim superintendent of roads, stating that the sumps should be 3 ft to be

consistent with others in the Town, that there should be no hoods and that a grass bottom in the water quality basin would be easier to maintain. There was discussion of this matter.

G. Rooke-Norman asked if there were other reports. C. Fontneau stated that those were the reports requested. He stated that J. Faulise of Boundaries explained that there could be no interconnection between the proposed roads if lot 10 was to be developed.

G. Rooke-Norman asked if there was a bond. C. Fontneau stated that the bond was revised in March 12, and met with CME's review.

D. DeGuire made a motion to approve SUB 04-07, for Kingsbridge Estates, Edgar Fontaine, 70 Norman Road for 11 lots on 59.68 acres in R40/60 zoning district with a 530 proposed new roadway shown on site plan Sheets 1 to 8 dated October 2006 and added sheets 8 to 12 all revised to 3/7/2007 subject to the following conditions: 1 a letter of credit in the amount \$163,005 in a form reviewed and acceptable by the Town Attorney for road and drainage related improvements to be submitted prior to signatures placed on the Mylar site plans; 2) site plan be modified before presentation for signature to delete the hooded catch-basins. Replace 4 ft. pumps with 3 foot, and grassed surface for both fore bay and overflow area of water quality basin, 30 Open space use description that is in perpetuity and enforceable by the homeowners association/Town shall be submitted to the Town Attorney to review an approving of the wording 4) and deeded access area for maintenance of the water quality basin added to the site plan sheet before signing of the Mylars. M. McKinney seconded the motion. G, Rooke-Norman asked for the vote. All were in favor. The motion was carried.

B. SE 02-07 Strain, Patrick, 13 Rudy Circle, Griswold, CT. - Property Location: 1061 Voluntown Road, Griswold. Applicant requests approval a Special Exception under Section 7.3.1 for a motor sports business with ATV sales, motorcycle sales and repairs. The subject property is located in the C-2 zoning district.

G. Rooke-Norman stated that this was a prior public hearing. She asked what the Commission wanted to do. M. McKinney stated that he did a good job in meeting the requirements. J. Schumaker stated that with the neighbors input and the commission, he had no problem with it.

J. Schumaker made a made a motion to approve it with the hours of operation 10 am to 6 pm. Monday through Saturday, installation of the signs, parking space striping and landscaping items shown on the site plan to be installed before special exception document can be signed and filed and there will be no test driving of motor sport vehicles at the site. M. McKinney seconded the motion. G. Rooke-Norman asked for discussion on the motion. She asked how long the special permit was valid. C. Fontneau stated that as long as the activity continues as described it is forever and It is filed on the land records and is transferable but subject to the same conditions.

G. Rooke-Norman asked for any other discussion on the motion. Hearing none, she asked for a vote. All were in favor. The motion was carried.

C. ZC 01-07 Rogoff, Harvey, Suite 400, 131 Jericho Tpke, Jericho NY. Applicant requests approval of a text amendment to add an exception to Section 2.2.6.13.1 to allow for storage of recreational vehicles and watercraft as an accessory use to a self-storage facility and to add a definition of self-storage facility as Section 21.27.

G. Rooke-Norman stated that this is the subject of an ongoing public hearing and asked for a motion to table. J. Schumaker made a motion to table this to the May 14, 2007 meeting. M. McKinney seconded the motion. All were in favor. The motion was carried.

D. ZP 05-07 Griswold Board of Education, 267 Slater Avenue, Griswold, CT. – Property Location: 2 North Main Street, Jewett City. Requesting approval for a permitted use Section 7.1.4 Business and Professional Offices of the Borough of Jewett City Regulations for the Griswold Board of Education and Central Administration Offices. The subject property is in the C zoning district.

G. Rooke-Norman stated that she recused herself from this matter. Secretary J. Schumaker will conduct this matter.

J. Schumaker stated that there is a letter from the president of the Jewett City Savings Bank. He read the letter from Reino E. Horstmeyer for the record. J. Schumaker stated that there is letter in the file from the Superintendent of the Griswold Public Schools outline the intent of the application. He stated that there is a sketch of the building on 2 North Main Street and Tracy Avenue. J. Schumaker stated that there is a letter from Leffler Funeral Home which he read for the record.

J. Schumaker asked for any discussion from the Commission members. M. McKinney asked for clarification. J. Schumaker stated that the Board of Education would like to move their administrative offices to 2 North Main Street in anticipation of construction at the school. He stated that the issue is the number of parking spots at that location. There was discussion of this matter.

Elizabeth Osga, Superintendent of Schools, explained the reason for the request to use 2 North Main Street while there is construction underway and it is an extension of school facilities. She stated that there is a two-year lease that can be extended if the school is not ready. She stated that it is a temporary situation.

C. Fontneau stated that it is a permitted use as the building has been used before. He stated that the issue is the parking spaces and what arrangements will be made to meet the parking requirements of two spaces per employee. He stated that the Board of Education must put of a conforming sign to identify the use of the building. He stated that there would be no issue.

J. Schumaker stated that there is a request for a waiver of fees. C. Fontneau stated that it is standard. There was discussion of this matter.

C. Kinnie asked where the parking would be during a funeral. C. Fontneau stated that parking could move to the Ace Hardware overflow. E. Osga state that they could park on Hill Street. There was discussion of this matter including parking in the bank parking lot.

J. Schumaker asked for any other comments.

D. DeGuire made a motion to approve this application. M. McKinney seconded the motion. All were in favor. The motion was carried.

J. Schumaker turned the meeting back to G. Rooke-Norman.

7. Additional Business:

- A. G. Rooke-Norman asked for a motion to put Mrs. Brickett, 441 East Main Street on the agenda. D. DeGuire made a motion to put Mrs. Brickett on the Agenda. J. Schumaker seconded the motion. All were in favor. The motion was carried.

Cynthia Kata, former assessor for the Town of Griswold explained that Mrs. Brickett was left several 25 ft. strips of land on Ashland Lakes Sites that were very wet and unbuildable. C. Kata explained that Mrs. Brickett wanted to give the land to the town. She stated that everyone involved looked at the site and she and P. Brycki worked on this for a year. She stated that the town was to take the property and they sent the information to Attorney Mike Zizka. Atty. Zizka sent a letter to the town stating that Mrs. Brickett did not have clear title to the property and it wasn't hers to give and the person who gave it to her father did not have clear title. C. Kata stated that she is being taxed on the property and the sheriff is going to take the land and her pay is going to be attached. She asked the Commission for suggestions.

G. Rooke-Norman stated that this is not the right forum for this matter. She stated that there should be discussion with the Board of Selectmen since the Commission gave a negative report in an 8-24 review of this property and that should go to a Town meeting. G. Rooke-Norman stated that she should retain an attorney to deal with the Town Attorney to deal with the back taxes. There was lengthy discussion of this matter including the Commission's jurisdiction for open space for subdivisions only. G. Rooke-Norman recommended that they go back the Selectmen.

Jean Brickett asked what could be done since on April 30th, her pay will be attached for back taxes. G. Rooke-Norman stated that she should retain an attorney in this matter. There was discussion of this matter.

- B. G. Rooke-Norman asked for eminent domain to be placed on the agenda. D. DeGuire made a motion to place the eminent domain language to additional business section on the Agenda. M. McKinney seconded the motion. All were in favor. The motion was carried

C. Fontneau explained that the Board of Selectmen asked for a review of the ordinance. He stated that the bold text in the language is a response and those in double parentheses are deletions.

G. Rooke-Norman asked for comments. D. DeGuire stated that he liked the way it reads. M. McKinney asked about residential mixed uses. C. Fontneau explained the difference where compensation would be higher. There was discussion of this matter.

G. Rooke-Norman stated that she reviewed 125 percent for owner-occupied and she made a language change: "if a residential and/or mixed use in/or vacant land, and/or Industrial, and/or commercial property for economic development purposes or for public purposes, the owner of the property shall be compensated at 125 percent of the currently appraised value, the town or the entity exercising eminent domain shall be responsible for the cost of the certified appraisal or survey if needed".

J. Schumaker voiced his concerns about taking property for development. He stated he had a problem with that when there is residential property in a commercial zone, that the town can take the property to develop it against their will. C. Kinnie stated that what Peter Zvingilas said last month that no property be taken for public purposes. D. DeGuire stated that he did not want to

see land taken. J. Schumaker urged that no property be taken for any economic development purposes. There was further discussion of this matter.

C. Fontneau stated that the P & Z will make recommendations to the Board of Selectmen who will make the final decision.

J. Schumaker stated that all the bold should be removed and that no real property be acquired by eminent domain. M. McKinney stated that he understood the principle, but felt that it would be tying the town's hands in the future forever. There was discussion of this matter including that industrial parks are acquired in this manner.

G. Rooke-Norman stated that they need to recommend that: "no real property may be acquired by eminent domain for economic development. If property is acquired through eminent domain for public purposes, the owner of the property should be compensated at 125 percent of the currently appraised value. The town or entity exercising the eminent domain powers shall be responsible for the cost of the certified appraisal and or survey". G. Rooke-Norman stated that at the end where it says "However" the parentheses should be deleted and she added: "However the Town of Griswold does recognize that it can limit the Town's own eminent domain powers further than the State laws limit".

G. Rooke-Norman asked for a motion to send a letter recommending that language to the Board of Selectmen. J. Schumaker made a motion to send a letter to the Board of Selectmen recommending that language. D. DeGuire seconded the motion. G. Rooke-Norman asked for a vote. The vote was 3 ayes, 2 nays. The ayes carry.

8. Old Business

- A.** Draft Update to the Plan of Conservation and Development. This planning document reviews land use trends, sets goals with suggested implementation steps and time frames, and guides development and conservation for coming years.

There was discussion and rewording of items in Section 5 Implementation of the Plan of Conservation and Development. Changes were made to the following sections: Transportation: G-1, G-2, G-3; Housing Plan: G-1, G-2, Public Services & Facilities Plan: G-1; G-2; Economic Development Plan: G-1, G-2, G-3, G-4; Natural & Cultural Resources Plan: G-1; G-2; G-4; Open Space & Recreation Plan: G-1, G-2; Future Land Use Plan: G-1, G-2, G-3, G-4, G-5

There was discussion of Section 6 Conclusion.

- B.** Input from the Commission members to Town Planner on items in zoning and subdivision regulations needing possible revision.

G. Rooke-Norman stated that she did not look at it and suggested that A and B go on the April 23 meeting agenda.

9. New Business:

- A.** G. Rooke-Norman stated that the alternate position that is a republican seat is vacant and that a few names have been received. She asked the members to generate interest for a

republican or independent. She stated that this could be continued to the May meeting and if no one is appointed on the May 14th meeting, the Board of Selectmen will appoint someone.

B. C. Fontneau stated that John Faulise submitted a letter requesting to submit a conceptual plan for the school remodel for an 8-24 review. G. Rooke-Norman suggested that that matter should go on the May meeting agenda. There was discussion of this matter.

C. C. Fontneau stated that the American Legion may present a modification to second and third floors of their building. G. Rooke-Norman suggested that that matter should go on the May meeting agenda. There was discussion of this matter.

10. Reports from the Enforcement Officer:

No report was given due to the Zoning Officer's absence.

11. Adjournment:

G. Rooke-Norman asked for any other business. C. Fontneau stated there was no other business. Ransom Young was in the audience. G. Rooke-Norman asked him if he was addressing anything that has not already been discussed. R. Young stated that he was there to speak about Red Barn Road. G. Rooke-Norman stated that that matter will be placed on the May meeting agenda.

J. Schumaker made a motion to adjourn. M. McKinney seconded the motion. All were in favor. The meeting adjourned at 9:55 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary