



Town of Griswold



28 Main Street
Griswold, CT 06351
Phone (860) 376-7060, Fax (860) 376-7070

GRISWOLD PLANNING & ZONING COMMISSION

PUBLIC HEARING & REGULAR MEETING MINUTES

JUNE 8, 2009

GRISWOLD TOWN HALL

I. PUBLIC HEARING (6:30 P.M.)

1. Call to order:

Chairperson Gail Rooke-Norman called this public hearing of Griswold Planning & Zoning Commission to order at 6:35 p.m.

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Vice Chair Martin McKinney, Secretary Members Daniel DeGuire, Alternates Barbara Lukens, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Members Courtland Kinnie, John Taylor, Alternate Andrew Drobiak, ZEO Peter Zvingilas

3. Determination of Quorum:

G. Rooke-Norman appointed B. Lukens to sit for J. Taylor. There was a quorum of this public hearing.

4. Matter Presented for Public Comment:

A. SE 04-09 Sheldon Oak Central, Inc., 54 South Prospect Street Hartford, CT 06106.
Property location: 54 North Main Street, Jewett City. Applicant requests a special exception for proposed 25 units of affordable senior housing rentals in the former St. Mary School. Property is in the Borough Commercial zone.

Joe Mastronunzio, Brom Builders was present along with, Marcus Smith, Sheldon Oaks, a non-profit developer, Laif Overmoyer from Harry Schadler Associates, and

G. Rooke-Norman explained that this public hearing was continued from last month and asked if there was anyone to represent the applicant.

Richard Strouse, CME Engineering, 55 Main Street, Norwich was present to represent the applicant. He submitted copies of updated plans to the commission. He explained that DOT approval to switch the signage at the entrance and exits was received. He submitted a copy of a letter updated to 6/4/09 from Fred Marzec, Fire Marshal that the information presented by CME engineering was acceptable for 1. the emergency vehicle access, location for a FD connection, 3 site lighting was in general compliance, 4, architectural details for the canopy for impact of ladder placement. There was discussion of this matter.

R. Strouse stated that the separate utilities were needed for the school lot and the convent lot. He explained that there will be connections will be pumped up to the sewer main on North Main Street by

two pumps with grinders. He stated that there will be an emergency generator that will be installed north of the dumpster in a fenced in area that will run during emergencies to pump the sewage to the main. There was discussion of this matter.

M. McKinney asked if there was a lighting plan. R. Strouse explained the lighting plan and submitted a copy for the record showing the location of the overhead shoebox lighting that would emit 0 illuminations at the property line. M. McKinney asked about lighting for the catechism children. R. Strouse explained that there will be a gate and chain link fence between the catechism school and the senior housing. He stated that there would be no parking on the exit driveway. There was discussion of this matter.

R. Strouse stated that there could be signage for no parking in the driveway. D. DeGuire asked the width of the exit driveway. R. Strouse stated that it would be 18 ft. curb to curb and 2.5 ft. from the curb to the fence on the property line. J. Mastronunzio explained that the children have catechism Sunday mornings and that they are usually dropped off at the front of the building. L. Overmoyer stated that the additional lighting can be added to the adjacent church property if necessary. There was discussion of this matter. G. Rooke-Norman stated that it should be shown on a subsequent plan.

M. McKinney asked about the grease trap for the site. R. Strouse stated that grease traps are commercial kitchens. G. Rooke-Norman asked if the buy-in, tie-in fees were waived. J. Mastronunzio explained that those fees were not waived and there is plenty of capacity at the treatment plant per Ken Sullivan of the JCDPU. G. Rooke-Norman asked if there will be egress to N. Main Street from the stairwells. R. Strouse stated that there will be access to the front from the stairwells at the north and south sides of the building. M. McKinney asked about needing a larger generator in the future.

J. Mastronunzio explained that there was a letter from Attorney Richard Duda regarding no easement for the sewer line to Mathewson Street on the land records. He read the letter and submitted it for the record citing an easement by prescription standing the same as an easement by grant. There was discussion of this matter. R. Strouse explained that there will be a pump chamber to a new main on North Main Street.

Marcus Smith, Sheldon Oak Central, Inc. stated that the unit needed for the pumps will meet the state noise requirements and it will support the proposed elevator for residents to use in a power outage. G. Rooke-Norman asked about the rear fencing. R. Strouse explained that 50 ft. will be taken down and be replaced with a 4 ft. chain link fence and the fence on the west boundary can remain. M. McKinney stated that it looked beat up R. Strouse that the fence in back is in better shape than it looks but that if it becomes a marketing issue, it can be replaced. There was discussion of this matter.

G. Rooke-Norman stated the commission was waiting for the town attorney so that this public hearing can recess to continue with regular matters until he arrives. She asked if the applicant was agreeable to this. The applicant was agreeable.

G. Rooke-Norman asked for comments or questions from the commission. She stated that the easement issue will be discussed when town council arrives. She opened the public hearing for public comment and asked for comments from people in favor of the project.

Gene Malek stated that he was speaking on behalf of the church that there should be no fear for the work that will be done. He stated that Sheldon Oak is the best thing that happened to us and would hate to lose this chance. It will be good for everyone I know and asked the commission to keep it in mind and to not make it hard and to make it easy.

Ben Hull, 115 Hill Street, stated that the school is the lowest building of the three and that the sewer line all goes through that one building. He asked if the people are the owners or the developers of this property. He asked if this is purchased from the church, or will the church own this property. He stated that it would be a well worth cause if it can clear your system, it will

be worthwhile to have in the Borough. M. Smith, Sheldon Oak Central in Hartford, he explained that they are a non-profit company doing business in Hartford for 40 years. He stated that the ownership structure will be that the church will bring the building to the partnership at no cost to the project, and Sheldon Oak Central and St. Mary Church will partner together to form a new entity of which St. Mary parish would have control. The new entity consisting of a 10 member board where St. Mary would have the majority of the board of directors would be the owner of the project as a 501-3c non profit. There was discussion of this matter.

Joe Lussier, 34 Blossom Lane, he asked that someone explain for the lowest level of the building would be below the land level of the parking lot. He stated that he heard there would be elevators in the building. He stated that he, and seniors like himself are looking forward to occupying one of the apartments. He would like to know more about it. L. Overmoyer explained that the lower level lunch room area will be built over and brought up to the existing ground level and then there will be the existing second and third floors. He stated that there will be one elevator for the proposed project.

Arthur Girard, 299 Stone Hill Road, stated that he was in favor of the project and that few people because of the nature of the project would be against it. He stated that he felt that the applicant was offering contingencies regarding and not suggesting that the commission was making up new rules. He stated that built-in contingencies were common for any project and it would be difficult for a commission to waive that.

Tony Dombkowski, Tift Street, stated that he was deacon at St. Mary parish and he was involved with Joe, and that he has looked into any problems that we have had. He stated that the church is on top of everything also. J. Mastronunzio asked T. Dombkowski, who did the study of the church parking behind the school, how many cars usually park there. T. Dombkowski stated there were 25 to 27 cars behind the school, they also park behind the rectory, the convent and Leffler' parking lot. J. Mastronunzio stated that there are 25 parking spaces for the residents leaving 31 spaces available for church use. G. Rooke-Norman was concerned with parking along the exit driveway and whether there was parking there on busy Sundays. T. Dombkowski stated that they park there because no one has restricted the parking now. G. Rooke-Norman asked him if there would be a problem if there was no parking posted there.

Lena Snide, living at McCluggage Elderly Housing, stated that we are in need of more elderly housing.

Judy Merrill, Edmond Road, stated that this is a good concept. I understand and totally support that the board has to look at all the ramifications especially for a new use. She stated that she thinks that when something is good for the town, we should all work together to make those ramifications less onerous. She stated that housing for senior citizens is a better deal for the town of Griswold to not add to the school in a few years. She stated that there is a growing senior population and hope that this project goes forward.

Jeff Petersen, 73 Pachaug River Drive, asked if there could be a show of hands in support of those who would voice in favor. G. Rooke-Norman stated that we don't do that; we do it by people coming up and speaking. J. Petersen spoke in favor of the project and is an important need and that the regulations can be enforced that helps the progress in the town to build elderly housing.

G. Rooke-Norman asked for other comments in favor of the application. G. Rooke-Norman asked for any comments in opposition to the application.

J. Mastronunzio thanked everyone who came out in support of the project and asked if he could reiterate some of the benefits of the project. G. Rooke-Norman stated that unless there were issues that are changing or additional information is being provided, there was no need for a do over of the project benefits since there was notice of the last public hearing.

G. Rooke-Norman had questions regarding the parking and asked the sizing. R. Strouse explained that there are 12 small car spaces on the north boundary that are 8 ft by 18 ft. from the curb line and will be marked as such with three signs proposed. He stated that just north of the building are 7 spaces at 9.5 ft. by 21 ft. and in the back other than the handicapped spaces, the spaces along the building are 9.5 ft. by 21 ft. and the 24 spaces along the westerly end are 9 ft. by 21 ft. M. McKinney asked with all of the senior's whether 3 handicapped parking spaces were enough. R. Strouse stated that there are four handicapped spaces, 3 on the south side of the canopy and 1 on the north side of the canopy and that all of the 13 parking spaces along the building are flush curb and 4 of them will be striped for handicapped. There was discussion of this matter.

M. McKinney asked about the location of the generator. R. Strouse stated that the generator will be parallel with the dumpster. G. Rooke-Norman stated that if the residents don't have 25 reserved spaces than there was the potential for a resident to have to park at the back on a busy Sunday morning. She asked if the applicant would reconsider to reserve certain spaces for the residents only so the church members cannot park there. J. Mastronunzio stated that the town engineer recommended that there be demarcation for resident parking to be put on the pavement or as signage. He stated that there is handicapped parking for the church on East Main Street. R. Strouse stated the resident spaces can be numbered and signage can be placed as well. that M. Smith stated that there will be signage. There was discussion of this matter. G. Rooke-Norman stated that the spaces for the residents should be marked. R. Strouse stated that the 25 spaces will be assigned to the residents.

G. Rooke-Norman explained that the issued of the variances that special exception variances cannot be varied. She stated that the applicant has made changes that work for the commission especially the assigned reserved parking. M. Smith stated that the 4 handicapped spaces are part of the 25 parking spaces. She asked him to submit a letter that this is part of the revised application. M. Smith will right a letter to that effect.

G. Rooke-Norman asked the applicant if they are willing to recess to discuss the easement issue. R. Strouse stated that with plan as presented now is the easement really an issue. He stated that with the pump system and with the other issue raised, we would have to come back to the commission for any changes with a new application and a revised plan and prove that we can meet any local code required. R. Strouse stated that we are asking the commission to approve this plan with the pump system as presented with the sewer going to North Main Street. There was discussion of this matter.

G. Rooke-Norman asked for comments from members and from staff. C. Fontneau stated that the stormwater handling by CME shows how their design can propose new stormwater management that complies with the 2004 Stormwater guidelines. He stated that the EDC's study area of Draft of the Municipal Development Plan deals with the commercial areas in the Borough downtown area where this project was nominated by the DECD as the second highest priority of the MDP. When this plan is enacted Sheldon Oak Central will qualify for funding for infrastructure and site plan features through the DECD in the future.

M. McKinney asked where the snow will be placed on the site during the winter. R. Strouse explained most of the snow would be pushed to the grassy area and next to the storm trench and showed these areas on the site plan. M. McKinney asked about the crosswalk. R. Strouse stated that this was an existing crosswalk and there will be a control gate so any children coming out of that area will be picked up. There was discussion of this matter. G. Rooke-Norman stated that the existing sidewalks can be connected so that people crossing the street will not walk into traffic from mass. R. Strouse stated that the sidewalk can run straight out if someone comes out of the door so that there is a continuous concrete walk from the crosswalk to the back of the building.

G. Rooke-Norman asked about the site being put back on the tax roles, that as an exempt entity you have the ability to apply to the state and enjoy the same exemption for real estate taxes, so the property will not generate additional taxes to the town. M. Smith stated that it will and that

the state program we apply to will take the money and will eventually get back to the town. G. Rooke-Norman stated that it would be a portion that is in lieu and not the entire amount of the tax. M. Smith stated that it is their intention not to do that. M. Smith stated that he didn't want to get too far ahead of himself but that there would be an agreement with the tax collector and other town officials for the project itself to pay some taxes.

G. Rooke-Norman asked for other questions or comments. G. Rooke-Norman asked for a motion to close the public hearing. B. Lukens made a motion to close the public hearing. D. DeGuire seconded the motion. G. Rooke-Norman closed the public hearing at 8:06.

G. Rooke-Norman called for a five minute recess.

II. REGULAR MEETING (7:00 P.M.)

1. Call to order:

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

2. Roll Call:

Present: Chairperson Gail Rooke-Norman, Vice Chair Martin McKinney, Secretary Members Daniel DeGuire, Alternates Barbara Lukens, Town Attorney Mark Branse, Town Planner Carl Fontneau, Recording Secretary Donna Szall

Absent: Members Courtland Kinnie, John Taylor, Alternate Andrew Drobiak, ZEO Peter Zvingilas

3. Determination of Quorum:

B. Lukens was appointed to sit for J. Taylor. There is a quorum for this regular meeting.

4. Approval of Minutes:

- A. Approval of Minutes of the Special Meeting of May 4,2009
- B. Approval of Minutes of the Public Hearings of May 11,2009
- C. Approval of Minutes of the Regular Meeting of May 11,2009
- D. Approval of Minutes of the Special Meeting of May 18,2009

G. Rooke-Norman asked for approval of the minutes of May 4, May 11, and May 18. D. DeGuire so moved. M. McKinney seconded the motion. All were in favor. The ayes carried.

5. Zoning Regulation & Subdivision Regulation Update

G. Rooke-Norman asked for a motion to put Item 5 at the end of the Agenda. D. DeGuire so moved. B. Lukens seconded the motion. All were in favor. The ayes carried.

6. Correspondence and Attachments:

- A. Letter dated May 4, 2009 from J. R. Normand Sylvestre, regarding a request for a Cease and Desist Order for Mr. Aubin on Rhea St. and Patrylo Garage on Rte 138 for operation of a junk yard.

G. Rooke-Norman asked C. Fontneau if there are items to add to the agenda. G. Rooke-Norman asked for a motion to discuss this correspondence at the end of the agenda. D. DeGuire so moved. B. Lukens seconded the motion. All were in favor. The ayes carried.

- B. Letter dated May 13, 2009 from Philip Anthony, First Selectman to Gail Rooke–Norman, Chairwoman of Planning & Zoning regarding Patrylo Garage and Aubin property on Rhea Street, Jewett City.
- C. Letter dated May 13, 2009 from Kathy Warzecha, Town Planner, Town of Preston regarding resubdivision application of 11 new building lots \$2a–08 Robert Doiron property located at 64, 65 & 60 Brown School Road.
- D. Letter dated May 19, 2009 from Vilma Gregoropoulos, Secretary North Stonington Planning & Zoning regarding proposed regulation and subdivision text amendments
- E. David & Tracy Wilson, 63 Bethel Road, Griswold, Cease & Desist Order for violation of 11.17 unregistered motor vehicles.

7. **Matters Presented for Consideration:**

- A. **SE 04–09 Sheldon Oak Central, Inc., 54 South Prospect Street Hartford, CT 06106.** **Property location: 54 North Main Street, Jewett City.** Applicant requests a special exception for proposed 25 units of affordable senior housing rentals in the former St. Mary School. Property is in the Borough Commercial zone.

G. Rooke-Norman stated that this was the subject of the prior public hearing starting on May 11, 2009 and continued to this evening. There were questions that the Commission member had on procedural items regarding the sewer hook up and easements and Attorney Branse was there to advise the commission. There was discussion of the sewer hook up that served this lot, which is a free split, and the adjacent lot that served two building on separate and distinct lots with no sewer easement of record; and a revised site plan A showing separate utilities running to Rte 12; and reference to a letter from Attorney Duda regarding a proscriptive easement to use the prior sewer line as a potential site plan B. Atty. Branse stated that based on the plans before the commission that the utilities are entirely on the subject property; the commission was free to approve the plan before them for this free split since subdivision regulations do not apply and enforcement would be by the JCDPU for each lot having its own utilities.

There was discussion that the parking should be conditioned for 25 parking spaces including 4 handicapped spaces would be required to be assigned and signage be installed. There was discussion that with this new use that the rusted chain link fencing be replaced with new 4 ft. high fencing. There was discussion of the additional shielded lighting that would be required at the exit drive to serve walking residents. There was discussion of the emergency generator that would run the sump pumps and the elevator and the noise issues when the generator was running with such issues of containment and noise dampening. Atty. Branse explained that the emergency generator must conform to Connecticut noise level standards for day and night decibel levels at the property line now and thereafter and to be in compliance with Section 12.4.1 of the zoning regulations; and if the generator is a source of concern, at the time of the building permit, the generator specifications would be reviewed and approved by the town engineer to be in compliance with the State noise level standards and that it would be as indicated adjacent to the dumpster pad.

There was discussion of the turning radius for emergency access that was reviewed by the town fire marshal who determined that it is an adequate turning radius to get to the back of the building and the fact that there is access to the building from North Main Street. Atty. Branse stated that the commission is not bound by it but they may rely on the fire marshal review.

There was discussion of the cash bond for the erosion and sedimentation control measures as well as exterior site work to be reviewed and approved by the town engineer.

There was discussion of the possible conditions of approval for this application.

M. McKinney made motion to approve SE 04–09 Sheldon Oak Central with the site plan revised to 6/8/09 finding it substantially in compliance with Section 12.4 with the following conditions: 1) Posting of No Parking signs at the exit area that divides this property from the convent property. 2) Sidewalk shall be installed connecting the crosswalk to the rear of the building and parallel to the exit driveway. 3) If there are modifications to the sewer connections and or sewer access, to the plan set dated 6/8/09, must come back to the planning and zoning Commission for approval of any revisions. 4) Twenty–five (25) parking spaces including the four (4) handicapped parking spaces shall be identified as reserved for the residents and signage posted. 5) Fencing shall be replaced with 4 ft chain link fence similar to the style and design of what is already existing. 6) Additional shielded lighting shall be installed adjacent to the exit area and exit driveway to serve walking residents in the dark evening hours. 7) Posting of a cash bond as reviewed and approved by the town engineer in regard to the erosion and sedimentation control measures, repaving, fencing and exterior site work at the time of the issuance of the building permit. 8) Since the specifications of the emergency generator, shown on STP–2 of the plan set dated 6/8/09 do not show the specifications, the generator unit shall be approved by the town engineer for compliance with State noise level standards prior to installation and thereafter. D. DeGuire seconded the motion. All were in favor. The ayes carried.

J. Mastronunzio thanked the commission on behalf of St. Mary Parish for their support in making this project go forward.

Atty. M. Branse left the meeting at 9:08 p.m.

8. Additional Business:

There was no additional business.

9. Old Business

- A. Request for a reduction in the Letter of Credit from Lorna B. Burkart, Beacon of Hope to the amount of \$4,000 for 5 Business Park Way and a request for a waiver of Section 11.8.2.4(a) Landscaping buffer requirement for the buffer zone at the rear of the lot.

G. Rooke-Norman asked if there was anyone here representing the applicant. Lorna Burkart presented her application. She explained that all the landscaping was done except for the street trees and mulch so she was asking for a reduction of the letter of credit to \$4,000. She asked for a waiver of the buffer in the rear and because the lot behind is a commercial lot, Section 11.8.2.4.a deals with a commercial lot bordering a residential lot. She stated that that was a mistake. G. Rooke-Norman stated that that was an approval the commission made and no one caught it on the site plan when it was presented. C. Fontneau stated that it was for a staggered row of arbor vitae and when the commercial lot behind is developed, there would be substantial grading because of the elevation of that lot so the buffer would not be effective at that point. C. Fontneau read section 11.8.2.4.a for the record. There was discussion of this matter.

G. Rooke-Norman asked if an application was completed requesting a waiver. L. Burkhart stated that she was told she could write a letter.

G. Rooke-Norman stated that the purpose of the buffers was to make the business park inviting and attractive to business and if this section was waived, then there would be others who would want this section to be waived for the need of a buffer between non–residential borders. L. Burkhart asked the commission if the commission would allow for trees and plantings other than arbor vitae. There was discussion of this matter. D. DeGuire will look at the site and offer suggestions for plantings in place of arbor vitae.

G. Rooke-Norman asked for a motion to allow the applicant to provided a plan for substitute plantings to be reviewed and approved by the town planner. D. DeGuire so moved. B. Lukens seconded the motion. All were in favor. The ayes carried.

G. Rooke-Norman stated that the applicant fill out application with a written plan showing the substitute plantings. There was discussion of this matter.

G. Rooke-Norman stated that regarding the bond reduction, there isn't any here to tell us if the site was inspected. C. Fontneau stated that P. Zvingilas has inspected the site and the remaining landscaping shade trees and mulch are in estimate of the \$4,000. G. Rooke-Norman stated that there was a change to the parking lot or reducing the parking lot. L. Burkhart stated that they have 10 parking spaces and it was changed to preserve the trees on the property. There was discussion of this matter including that the applicant cannot vary the approved site plan.

G. Rooke-Norman stated that the application must be completed concerning what was done to vary the site plan for approval of the changes by an administrative officer. G. Rooke-Norman asked that an as-built shall be required for those changes from the approved site plan to be submitted to the record. C. Fontneau stated that a letter will be attached to the tear sheet in the file.

C. Fontneau asked if the commission can take action on the letter of credit reduction. There was discussion of this matter. M. McKinney made a motion to reduce the letter of credit to a balance of \$4,000 from the initial \$25,000. B. Lukens seconded the motion. All were in favor. The ayes carried.

10. New Business:

- A.** Consideration to set a public hearing to revoke the May 8, 2008 approval of SE 06-08 Sweet and Charette Special Exception as a resolution to an appeal by Leporati and Adolphson.

C. Fontneau explained that there has been additional letters in the read along from Attorney Branse and Attorney Bonano and a letter from Attorney Richard Duda that if a stipulated judgment could be drafted it can be submitted to the commission for their review and approval and would not require a public hearing. There was discussion of this matter including that Mr. Sweet has moved his small engine repair service.

C. Fontneau stated that the special exception was never filed with the land records because the plan was never submitted; he stated would get rid of the approval and the lawsuit agreed upon by the attorneys to the stipulated judgment. G. Rooke-Norman asked if it would leave that use on that parcel. C. Fontneau stated no, it would be as if it had never happened. G. Rooke-Norman asked if he has seen the document. C. Fontneau state no. There was discussion of this matter. G. Rooke-Norman asked C. Fontneau to write Atty. Branse about the non-compliance issue in the building and can it be rectified within the agreement or whether it is a ZEO issue and to be sure that the agreement that will block us from finding them not in compliance. C. Fontneau stated that this stipulated agreement will come before the commission.

G. Rooke-Norman asked if there was any other business to come be for the commission from the general public. Juliette Dombkowski, 48 Tift Street explained that she had filed a complaint with the zoning officer regarding her neighbor who is renting the house to loggers. She stated that he is keeping his logging equipment in the yard. She submitted photographs of the equipment to the Commission. G. Rooke-Norman asked the name of the owner. J. Dombkowski stated that she did not know the woman's name. She stated that there is a bucket truck, logging equipment and two boats a speed boat and pontoon boat, and a wood chipper. There was discussion of this matter that this was commercial activity.

G. Rooke-Norman suggested that P. Zvingilas will investigate this and determine which regulations are in violation, including any kind of business storage regulation or junk yard regulations. T. Dombrowski stated that he was told that if it is registered it was alright. G. Rooke-Norman stated that if there are no violations of the regulations, then the Dombrowski's

would hire an attorney proceed on a nuisance claim. Juliette Dombrowski asked that as a renter were they allowed to do this sort of thing. G. Rooke-Norman stated that if the owner is absent who doesn't know. C. Fontneau stated that any enforcement letter would be sent to the property owner. There was discussion of this matter. G. Rooke-Norman suggested that the Dombrowski check to see if any of the vehicles are registered, and which are commercial business and fill out a complaint form. This item will be added to the July agenda for follow up.

G. Rooke-Norman asked about the e-mail in the read along. C. Fontneau explained there was an e-mail he received on Friday regarding the show sign requirements in to unidentified towns for message center signs. He stated that he spoke to Jewett City Savings Bank that they can file an application for a regulation change for a message center sign. G. Rooke-Norman stated that this message center sign at the bank to be able to run town and veteran's park activities on the sign. There was discussion of this matter to add language to the sign section of the borough regulations for notification of town events and emergency evacuation. C. Fontneau will get information from SECCOG and CCM. G. Rooke-Norman stated that Jewett City Savings must submit an application for the regulation change.

G. Rooke-Norman asked to discuss the Normand Sylvestre letter. D. DeGuire suggested to send a letter to the selectmen to have Atty. Branse respond to Mr. Sylvestre's issues regarding junk yards. G. Rooke-Norman composed a letter to the BOS and asked D. Szall to send her a draft.

G. Rooke-Norman asked for a date for a special meeting workshop to discuss changes to the town and subdivision regulations. There was discussion of this matter. M. McKinney made a motion to set a special meeting workshop for June 29, 2009 at 6:30 p.m. D. DeGuire seconded the motion. All were in favor. The ayes carried.

11. Reports from the Enforcement Officer:

There was no report due to the absence of the zoning enforcement officer.

12. Adjournment:

B. Lukens made a motion to adjourn. M. McKinney seconded the motion. All were in favor. The meeting adjourned at 10:30 p.m.

Respectfully Submitted,

Donna M. Szall
Recording Secretary