

PLANNING AND ZONING COMMISSION REGULAR MEETING JANUARY 8, 2003, 7:00 P.M.
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Comm. Stephen Gadowski, Comm. James Fortuna, Comm.
George Lapadula, Comm. Andrew Rak, Comm. William
Wilson, Comm. John Pieper, Comm. Carl Bolz, Comm.
John Voli

COMMISSION
MEMBERS
PRESENT

Chw. Barbara Plum, Comm. Stephen Shapiro, Mayor
Domenique Thornton, Ex-Officio, Dir. P.W. Salvatore
Fazzino, Ex-Officio

COMMISSION
MEMBERS
ABSENT

William Warner, Director, Thomas Nigosanti, Chief Engineer

STAFF

There were approximately fifty (50) members of the public
present. There is a word for word tape recording of the
meeting on file and available in the Planning Office.

PUBLIC

On motion and second by Comms. George Lapadula and
John Pieper the Commission moved the election of officers
to the end of the agenda. Vote was unanimous.

ITEM 1a
ELECTION
OF
OFFICERS

Michael Ennis spoke in support of a public hearing on the
moratorium.

ITEM 2
DISCUSSION
WITH
PUBLIC

On motion and second by Comms. George Lapadula and
Andrew Rak the Commission moved Item #3.3 up to the
top of the agenda. William Warner explained the proposed
motion. Comm. Andrew Rak read the motion for the waivers
into the record. Comm. William Wilson seconded. The motion
passed unanimously. William Warner explained the motion for
approval and explained the cul-de-sac condition and the Police
and Fire comments. Comm. George Lapadula commented on
extending the cul-de-sac. Comm. Carl Bolz feels the cul-de-sac
should go through. Comm. Stephen Gadowski agreed with the
consensus on Letter C of the cul-de-sac condition. Comm.
William Wilson read the main motion with Letter C of the
cul-de-sac conditions. Comm. Andrew Rak seconded. The
motion was approved unanimously. Applicant/agent LePage
Homes, Inc./O'Brien Associates, Inc. S2002-15

ITEM 3.3
GRANTED
PRELIMINARY
APPROVAL OF
A THIRTY-TWO
LOT RESUB-
DIVISION WITH
A SPECIAL EX-
CEPTION FOR A
CLUSTER SUB-
DIVISION OF THE
PROPERTY OF
JOHN ZISK LO-
CATED OFF
LAUREL GROVE
ROAD BETWEEN
ROCKFALL ROAD,
SCENIC VIEW
DRIVE AND
HARVARD COURT
TO BE KNOWN
AS LAUREL
FARMS

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Susan Carter and the owners explained the proposal. William Warner explained what happened. Comm. George Lapadula commented on construction without permits. Comm. Carl Bolz questioned how it occurred. Susan Carter responded. Comm. John Voli questioned the departmental comments. Comm. George Lapadula commented on real estate agents and making their own rules. He feels a letter should go to real estates agents about zoning conformity. No one from the public spoke. On motion and second by Comms. George Lapadula and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. George Lapadula and James Fortuna the Commission granted a Special Exception for a nail salon additon to a single family home located at 557 Newfield Street with the condition that all departmental comments be addressed. Vote was unanimous. Applicant/agent Le Lam Van SE2002-3

ITEM 2b.1
GRANTED A
SPECIAL EX-
CEPTION FOR
A NAIL SALON
ADDITION TO
A SINGLE
FAMILY HOME
LOCATED AT
557 NEWFIELD
STREET

Robert Fusari, President of Real Estate Service of Connecticut, explained the two (2) lot subdivision. He reviewed the departmental comments, commented on the police concerns, on unstable lots and test borings on these lots. Comm. Carl Bolz questioned the lot frontage. Robert Fusari agreed to adjust the lot line to one hundred (100) feet. No one from the public spoke. On motion and second by Comm. Carl Bolz and James Fortuna the Commission closed the public hearing. Vote was unanimous. On motion and second by Comms. Carl Bolz and James Fortuna the Commission granted final approval of a two (2) lot resubdivision of the property of Tuttle Road Associates and the City of Middletown located at the intersection of Tuttle Road and Putter Place in The Meadows at Riverbend Subdivision with the condition that the lot line be adjusted to one hundred (100) feet at the street and that all departmental comments be addressed. Vote was unanimous. Applicant/agent Tuttle Road Associates S95-6

ITEM 2b.2
GRANTED
FINAL AP-
PROVAL OF
A TWO (2)
LOT RESUB-
DIVISION
OF THE PRO-
PERTY OF
TUTTLE ROAD
ASSOCIATES
AND THE CITY
OF MIDDLE-
TOWN LOCATED
AT THE INTER-
SECTION OF
TUTTLE ROAD
AND PUTTER
PLACE IN THE
MEADOWS AT
SUBDIVISION

Robert Fusari introduced Steven Rocco, who explained the history of the property. A. Rocco explained the family history. Robert Fusari explained the facts of the project, commented on school, children, and tax benefits and reviewed the departmental comments. George Smilas commented on the Water and Sewer comments. Robert Fusari continued on traffic impacts and the one-way bridge.

ITEM 2b.3
CLOSED THE
P.H. FOR A
PROPOSED
SPECIAL EX-
CEPTION TO
ALLOW

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From the public, Carol Morand, who has had family on Jackson Street for eighty-eight (88) years, indicated that her mother lives there now, feels the site is inappropriate and feels the traffic is very dangerous. She commented on Midtown Towing. R. Mucchi, whose family lives on Jackson Street, commented on traffic and the delay to get out. He does agree with a Main Street connection. D. Anderson comments on the one-way bridge. James Russo commented on controlling residential development, feels the Commission should not grant any more special exceptions for residential, commented on tax impacts, and called for a moratorium. M. Dawson commented on accidents and the neighborhood. Robert Fusari indicated the site is seventy (70) feet from the railroad tracks and is not in the flood plain. He responded to the left turns, feels it will be a net tax benefit to the city and that there are only approximately six (6) kids. Comm. Andy Rak questions if there are sidewalks on Jackson Street and the downtown connection. Robert Fusari responded no but indicated that stairs to the Newfield Street sidewalk exists. Comm. Andy Rak questions Section 44.08 Special Exception criteria. S. Hesketh, a traffic engineer, explained that his study says there is no impact. Comm. George Lapadula commented on impacts on Fridays. Comm. Andy Rak questioned the Police report. S. Hesketh indicated that there has been no accident history for the past three (3) years. Comm. Carl Bolz questioned Officer Craig Elkin of the Traffic Division of the Middletown Police Department. William Warner questioned the site line requirements. S. Hesketh responded. Comm. George Lapadula commented on West Street. Officer Craig Elkin commented on the behavior of drivers at the intersection and the one-way bridge. Comm. Andy Rak questioned pedestrian traffic. Officer Craig Elkin indicated there are no sidewalks. Comm. John Voli questioned solutions. Officer Craig Elkin suggested widening the bridge. Comm. John Pieper questioned the strength of the bridge. Tom Nigosanti indicated the new State of Connecticut bridge had been designed and tested. Robert Fusari and S. Hesketh commented on the bridge and other uses in the MX zone. Comm. John Pieper questioned flooding. Tom Nigosanti responded. D. Morand commented on school buses, safety of children walking on the road, the line of site, electrical lines and boxes on the bridge. He felt there were major safety concerns. J. Bagley commented on traffic problems on Washington Street. C. Morand commented on flooding. J Russo commented on the history of condominiums. Robert Fusari indicated that hard data supports the project. On motion and second by Comms. William Wilson and George

THIRTY-EIGHT
(38) UNITS
OF MULTI-
FAMILY
HOUSING AT
THE END OF
JACKSON
STREET IN
THE MX ZONE

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Lapadula the Commission closed the public hearing for a proposed Special Exception to allow thirty-eight (38) units of multi-family housing at the end of Jackson Street in the MX zone and placed the item under Old Business at the next meeting. Vote was unanimous. Applicant/agent Real Estate Service of Connecticut SE2002-2

William Warner explained the regulation. From the public, S. Devotto spoke in opposition for Westfield Residents for Rational Development of Middletown, and feels it is essentially creating two-family homes. Comm. Andy Rak questioned what to do with elderly parents. Comm. George Lapadula indicated the housing code. Arline Rich commented on special permits. On motion and second by Comms. George Lapadula and James Fortuna the Commission continued the public hearing for a proposed Zoning Code text amendment to add Section 12.14 to regulate accessory apartments. Vote was unanimous. Proponent PCD Dept.

On motion and second by Comms. George Lapadula and James Fortuna the Commission tabled a proposed seven (7) lot resubdivision of the property of William King located between Ridgewood and Poplar Roads to be known as Ridgewood Meadows. Vote was unanimous. Applicant/agent Bricon Custom Homes, Inc./ Conklin & Soroka, Inc. S2002-19

William Warner explained the proposed text and definitions. Brief discussion ensued. On motion and second by Comms. William Wilson and George Lapadula the Commission adopted a Zoning Code text amendment to modify Sections 16.10.01, 16.10.02, 60.06 and 60.06.01 Junkyards with an effective date of January 22, 2003. Vote was unanimous. Proponent PCD Dept. Z2002-5

ITEM 2b.4
CONTINUED
P.H. FOR A
PROPOSED
ZONING CODE
TEXT AMEND-
MENT TO ADD
SECTION 12.14
TO REGULATE
ACCESSORY
APARTMENTS

ITEM 2b.5
TABLED A PRO-
POSED SEVEN
(7) LOT RESUB-
DIVISION OF
THE PROPERTY
OF WILLIAM
KING LOCATED
BETWEEN
RIDGEWOOD
AND POPLAR
ROADS TO BE
KNOWN AS
RIDGEWOOD
MEADOWS

ITEM 2b.6
ADOPTED A
ZONING CODE
TEXT AMEND-
MENT TO
MODIFY SEC-
TIONS 16.10.01,
16.10.02, 60.06,
60.06.01 JUNK-
YARDS

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William Warner explained the proposed amendments. S. Devot, Westfield Residents for Rational Development of Middletown, spoke in support. On motion and second by Comms. George Lapadula and James Fortuna the Commission adopted a Zoning Code text amendment to add Sections 48.01.11 and 48.07(Q) and to modify Section 48.07(K) Off-Site Advertising Signs with an effective date of January 22, 2003. Vote was unanimous. Proponent PCD Dept. Z2002-6

ITEM 2b.7
ADOPTED A
ZONING CODE
TEXT AMEND-
MENT TO ADD
SECTIONS 48.
01.11 AND 48.
07(Q) AND TO
MODIFY SEC-
TION 48.07(K)
OFF-SITE AD-
VERTISING
SIGNS

On motion and second by Comms. Carl Bolz and George Lapadula the Commission tabled requests for release of the cash bonds for the following Sections in The Meadows at Riverbend Subdivision: 1) Section 3, Phase 4 (Lots 199-208 Moss Glen); 2) Section 4, Phase 1B (Lots 214-240 Rolling Green); 3) Section 4, Phase 2A (Lots 265-285 Greenview Terrace); 4) Section 4, Phase 2B (Lots 251-264 and 286-299 Greenview Terrace); 5) Section 4, Phase 3A (Lots 300-305 and 340-345 Eagle Hollow); 6) Section 4, Phase 3B (Lots 306-314 and 331-339 Eagle Hollow); and 7) Section 4, Phase 3C (Lots 315-330 Eagle Hollow) in accordance with the Water and Sewer Departmental comment. Vote was unanimous. Applicant/agent Tuttle Road Associates/Robert C. Fusari, President S93-3, S95-6

ITEM 3.1
GRANTED RE-
QUESTS FOR
RELEASE OF
THE CASH
BONDS FOR
VARIOUS
PHASES IN
SECTIONS 3
AND 4 OF THE
MEADOWS AT
RIVERBEND

On motion and second by Comms. William Wilson and George Lapadula the Commission granted final approval of Crystal Lake Estates located off Millbrook Road with the condition that a cash bond in the amount of \$95,000 be posted. Vote was unanimous. Applicant/agent Richard D. Carell, Esq. S2002-7

ITEM 3.2
GRANTED
FINAL AP-
PROVAL OF
CRYSTAL
LAKE ESTATES
LOCATED
OFF MILL-
BROOK
ROAD

On motion and second by Comms. George Lapadula and Andy Rak the Commission tabled a request for final approval of Monarca Estates located at 1111 Arbutus Street. Vote was unanimous. Applicant/agent Rosario Ferrero, Owner S93-14

ITEM 3.4
TABLED A RE-
QUEST FOR
FINAL AP-
PROVAL OF
MONARCA
ESTATES LO-
CATED AT

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On motion and second by Comms. Andy Rak and William Wilson the Commission granted a request for release of the cash bond for Westfield Hills Subdivision, Section Five. Vote was unanimous. Applicant/agent J.D.C. Enterprises, Inc. S95-10

1111 ARBUTUS
STREET

ITEM 3.5
GRANTED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND FOR
WESTFIELD
HILLS SUB-
DIVISION, SEC-
TION FIVE

On motion and second by Comms. William Wilson and George Lapadula the Commission granted a request for release of the cash bond for The Woods at Westfield Hills Subdivision. Vote was unanimous. Applicant/agent Signature Homes Corporation/Kevin Daley S99-7

ITEM 3.6
GRANTED A RE-
QUEST FOR RE-
LEASE OF THE
CASH BOND FOR
THE WOODS AT
WESTFIELD
HILLS SUB-
DIVISION

On motion and second by Comms. William Wilson and George Lapadula the Commission granted final approval of Highland Hill Farm (formerly Steeplegate) Subdivision with the condition that a bond in the amount of \$270,000 and that all departmental comments be addressed. Vote was unanimous. Applicant/agent Atty. Walter A. Twachtman, Jr. S96-3

ITEM 3.7
GRANTED
FINAL AP-
PROVAL OF
HIGHLAND
HILL FARM
(FORMERLY
STEEPLE-
GATE SUB-
DIVISION

On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of January 22, 2003 for a proposed two (2) lot resubdivision of the property of Mylchreest Realty LLC located at 980 South Main Street just south of the Randolph Road inter-
section. Vote was unanimous. Applicant/agent Mylchreest Realty LLC/David B. Mylchreest S97-1

TEM 4.1
SCHEDULED P.H.
1/22/03 FOR A
PROPOSED TWO
LOT RESUB-
DIVISION OF
THE PROPERTY
OF MYLCHREEST
REALTY LLC
LOCATED AT 980
SOUTH MAIN
STREET JUST
SOUTH OF THE
RANDOLPH

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On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of February 12, 2003 for a proposed fifteen (15) lot resubdivision with a Special Exception for a large lot environmentally sensitive subdivision of the property of Howard and Noreene Carlson located on the south side of Kelsey Street across from the Paterson Drive intersection to be known as Clearview Estates. Vote was unanimous. Applicant/agent Howard and Noreene Carlson/Christopher Bell S2002-

ROAD INTER-
SECTION

ITEM 4.2
SCHEDULED P.H.
2/12/03 FOR A
PROPOSED FIF-
TEEN (15) LOT
RESUBDIVISION
WITH A SPECIAL
EXCEPTION FOR
A LARGE LOT
ENVIRON-
MENTALLY SEN-
SITIVE SUB-
DIVISION OF THE
PROPERTY OF
HOWARD AND
NOREENE CARL-
SON LOCATED
ON THE SOUTH
SIDE OF KELSEY
STREET ACROSS
FROM THE PATER-
SON DRIVE IN-
TERSECTION TO
BE KNOWN AS
CLEARVIEW
ESTATES

On motion and second by Comms. George Lapadula and James Fortuna the Commission scheduled a public hearing date of February 12, 2003 for a proposed Special Exception for 180 multi-family dwellings to be located on the west side of George Street between Washington Street and Boston Road to be known as Nohl Crest III. Vote was unanimous. Applicant/agent Landmark Development Group, LLC/Glenn Russo, Manager SE2002-7

ITEM 4.3
SCHEDULED P.H.
2/12/03 FOR A PRO-
POSED SPECIAL
EXCEPTION FOR
180 MULTI-
FAMILY DWEL-
LINGS TO BE LO-
CATED ON THE
WEST SIDE OF
GEORGE STREET
BETWEEN
WASHINGTON
STREET AND
BOSTON ROAD
TO BE KNOWN
AS NOHL CREST
III

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On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of February 26, 2003 for a proposed Zoning Code text amendment to add Section 44.08.12A Drive-through businesses. Vote was unanimous. Applicant/agent Committee concerning people with disabilities/Dowley & Associates Z2002-7

ITEM 4.4
SCHEDULED P.H.
2/26/03 FOR A PRO-
POSED ZONING
CODE TEXT A-
MENDMENT TO
ADD SECTION
44.08.12A DRIVE-
THROUGH
BUSINESSES

On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of February 26, 2003 for a proposed two (2) lot resubdivision with a Special Exception for a rear lot of the property of Yolanda Wysocki located at 227 Newfield Street. Vote was unanimous. Applicant/agent Paul E. Wysocki, Trustee/Bascom & Magnotta, Inc. S2002-21

ITEM 4.6
SCHEDULED P.H.
2/26/03 FOR A PRO-
POSED TWO (2)
LOT RESUB-
DIVISION WITH
A SPECIAL EX-
CEPTION FOR A
REAR LOT OF THE
PROPERTY OF
YOLANDA WY-
SOCKI LOCATED
AT 227 NEWFIELD
STREET

On motion and second by Comms. Andy Rak and James Fortuna the Commission gave an affirmative G. S. 8-24 Review for the final design of the proposed Mattabasset Trolley Trail Project. Vote was unanimous. Applicant/agent City of Middletown Public Works Department/Salvatore C. Fazzino, Director

ITEM 4.7
GAVE AN AF-
FIRMATIVE G.S.
8-24 REVIEW
FOR THE FINAL
DESIGN OF THE
PROPOSED
MATTABASSETT
TROLLEY TRAIL
PROJECT

On motion and second by Comms. George Lapadula and James Fortuna the Commission scheduled a public hearing date of February 26, 2003 for a proposed seven (7) lot resubdivision of the property of Sal Fazzino and Sebi Aresco located on the east side of Brush Hill Road near Dooley Pond to be known as Copper Beech. Vote was unanimous. Applicant/agent Salvatore Fazzino & Sebastian Aresco S2002-23

ITEM 4.8
SCHEDULED P.H.
2/26/03 FOR A PRO-
POSED SEVEN
LOT RESUB-
DIVISION OF THE
PROPERTY OF
SAL FAZZINO
AND SEBI ARESKO
LOCATED ON THE
EAST SIDE OF

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BRUSH HILL ROAD
NEAR DOOLEY
POND TO BE
KNOWN AS
COPPER BEECH

On motion and second by Comms. William Wilson and George Lapadula the Commission scheduled a public hearing date of January 22, 2003 for a proposed two (2) lot resubdivision of Lots #2 and #5 of the Dina Estates Subdivision located off Bartholomew and Shunpike Roads. Vote was unanimous. Applicant/agent Salvatore Fazzino S2002-20

ITEM 4.9
SCHEDULED P.H.
1/22/03 FOR A PRO-
POSED TWO LOT
RESUBDIVISION
OF LOTS #2 AND
#5 OF THE DINA
ESTATES SUB-
DIVISION LO-
CATED OFF
BARTHOLOMEW
AND SHUNPIKE
ROADS

On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of March 12, 2003 for a proposed four (4) lot resubdivision with a Special Exception for a large lot environmentally sensitive subdivision of the property of SueC, LLC & Round Hill Holdings, LLC located on the north side of Round Hill Road near Arbutus Street to be known as Hill Top Estates. Vote was unanimous. Applicant/agent Round Hill Holdings, LLC Howard Carlson, its duly authorized member S2002-24

ITEM 4.10
SCHEDULED P.H.
3/12/03 FOR A PRO-
POSED FOUR (4)
LOT RESUB-
DIVISION WITH A
SPECIAL EXCEP-
TION FOR A
LARGE LOT EN-
VIRONMENTALLY
SENSITIVE SUB-
DIVISION OF THE
PROPERTY OF
SUEC, LLC &
ROUND HILL
HOLDINGS, LLC
LOCATED ON
THE NORTH
SIDE OF ROUND
HILL ROAD NEAR
ARBUTUS STREET
TO BE KNOWN
AS HILL TOP
ESTATES

On motion and second by Comms. William Wilson and George Lapadula the Commission scheduled a public

ITEM 4.11
SCHEDULED P.H.

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hearing date of January 22, 2003 for a proposed Special Exception to convert an existing building at 606 Main Street from plumbing supplies to a liquor store. Vote was unanimous. Applicant/agent John Bagley/Joseph Milardo, Jr. SE2002-8

1/22/03 FOR A PROPOSED EXCEPTION TO CONVERT AN EXISTING BUILDING AT 606 MAIN STREET FROM PLUMBING SUPPLIES TO A LIQUOR STORE

On motion and second by Comms. George Lapadula and Andy Rak the Commission scheduled a public hearing date of March 12, 2003 for a proposed one (1) lot resubdivision with a Special Exception for a rear lot of the property of Carl Haftel located on Sand Hill Road. Vote was unanimous. Applicant/agent Carl Haftel/Dowley & Associates S2002-22

ITEM 4.12
SCHEDULED P.H.
3/12/03 FOR A PROPOSED ONE LOT RESUBDIVISION WITH A SPECIAL EXCEPTION FOR A REAR LOT OF THE PROPERTY OF CARL HAFTEL LOCATED ON SAND HILL ROAD

On motion and second by Comms. James Fortuna and William Wilson the Commission approved the minutes of the October 23, 2002 meeting. Vote was unanimous.

ITEM 5.1
APPROVED THE MINUTES OF THE 10/23/02 MEETING

The following correction was noted: On the second to the last page, take out "James Fortuna". On motion and second by Comms. George Lapadula and William Wilson the Commission approved as amended the minutes of the November 13, 2002 meeting. Vote was unanimous with Comm. James Fortuna abstaining.

ITEM 5.2
APPROVED AS AMENDED THE MINUTES OF THE 11/13/02 MEETING

The Commission had no comments.

ITEM 5.3
ZEO REPORT

Comm. John Voli questioned zoning amendments.

ITEM 6
DISCUSSION WITH PUBLIC

A motion for Comm. Stephen Gadomski as Vice-Chairman was made by Comm. John Pieper and seconded by Comm. James Fortuna. A motion for Comm. Andy Rak as Vice-Chairman was made by Comm. George Lapadula and

ITEM 1a
ELECTION OF OFFICERS

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seconded by Comm. William Wilson. A paper ballot was held. The result was a 4-3 vote, four for Comm. Stephen Gadomski and three for Comm. Andy Rak. A second paper ballot was held. The result was again a 4-3 vote, four for Comm. Stephen Gadomski and three for Comm. Andy Rak.

On motion and second by Comms. James Fortuna and George Lapadula the Commission adjourned the meeting.

ITEM 7
ADJOURNMENT

Respectfully submitted,

William Warner, AICP
Director of Planning, Conservation and Development