ENFIELD PLANNING AND ZONING COMMISSION
REGULAR MEETING
MINUTES
Thursday, July 8, 2021 – 7:00 p.m.
ENFIELD TOWN HALL - COUNCIL CHAMBERS
820 ENFIELD STREET - ENFIELD, CT

Call to Order & Pledge of Allegiance
Chairman Nelson called the meeting to order at 7:00 PM.

Roll Call
Commissioner Szewczak took the roll and present were Commissioners Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, Richard Szewczak and Alternate Commissioners Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Also present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner and Ricardo Rachele, Zoning Enforcement Officer.

Chairman Nelson seated Alternate Commissioner Grillo.

Town Attorney Report *(In Writing)*
Chairman Nelson asked if there were any questions regarding the Town Attorney report; there were none.

Approval of Minutes

a. June 24, 2021 – Regular Meeting

Motion: Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the June 24, 2021 Regular Meeting.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Public Participation
Chairman Nelson asked three times if anyone in the public would like to speak; no one came forward.

Bond Release(s)

a. **PH# 2479** – River Overlook Subdivision – First Settlers Row – Release of the Engineering Maintenance Bond in the amount of $25,775.00.

b. **PH# 2526** – River Meadows Section III – Meeting House Lane – Release of the Engineering Maintenance Bond in the amount of $113,580.00.

Mr. Rachele explained that these had both been held for one year. He stated that they were inspected by himself and the Engineering Department and there were no issues.

Chairman Nelson stated that he did not see the Engineering Department comments in his packet, to which Mr. Rachele replied that there should be an email from the Engineering Department in there. Chairman Nelson requested that all Department comments be included in their packets from now on.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the release of the Engineering Maintenance Bond in the amount of $25,775.00 and the release of the Engineering Maintenance Bond in the amount of $113,580.00 pending confirmation that the Engineering Department had inspected and approved the areas.

Chairman Nelson requested that they get a copy of the email from the Engineering Department entered into the record.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

c. **PH# 2961 –** 10 Hazard Avenue – Chase Bank – Release of the Erosion & Sedimentation Control Bond in the amount of $4,300.00, the Site Restoration Bond in the amount of $130,000, and the Landscaping Bond in the amount of $6,222.00.

Mr. Rachele stated that the project was completed and inspected by him and the Engineering Department. He stated that the Landscaping Bond must be held for one more year since the landscaping just went in this past May.

Chairman Nelson stated that they are missing comments from the Engineering Department again; Ms. Whitten stated that Staff will do better at making sure comments are included.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the release of the Erosion & Sedimentation Control Bond in the amount of $4,300.00 and the Site Restoration Bond in the amount of $130,000.

Chairman Nelson requested that they get a copy of the Engineering comments entered into the record.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

New Public Hearings

a. **PH# 3012 –** 43 Pearl Street – Special Permit & Site Plan Review application for a place of worship; E+D Stovall, LLC., owner; Leroy Stovall, applicant; Map 24/Lot 79; TD-5 Zone.

Commissioner Szewczak read the legal notice and took the roll and present were Commissioners Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, Richard Szewczak and Alternate Commissioners Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Bishop Leroy Stovall addressed the Commission. He stated that his son and daughter purchased the building and they would like to use it for a place of worship. Bishop Stovall stated that they have less than thirty members and would like to use this building for a place of worship until they find a permanent place.

Chairman Nelson stated that the Fire Chief did not want any cooking, to which Mr. Stovall replied that they would only have a microwave.

Commissioner DeGray stated that the occupancy according to the Fire Department is 42 and she is concerned that they might exceed the occupancy if they have events such as weddings. Bishop Stovall stated that they will not be doing weddings.

Commissioner Szewczak stated that the Fire Marshal said there is no parking on the south side of building, to which Bishop Stovall replied that they will not park there.

Chairman Nelson asked if the applicant purchased the parking lot across the street. Eugene Stovall, 21 Eileen Lane, explained that there is public parking on the street if they need to and it is only one day per week. He stated that they did not purchase the parking lot, but they purchased the building from Diana's Bakery and she said they can use the parking lot.

Chairman Nelson asked three times if anyone in the audience would like to speak in favor or against the application; no one came forward.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 3012 as amended.

Chairman Nelson stated that he would like to add a condition that fire lanes or signs be added to the south side of the building.

Mr. Stovall asked if there is a reason the trash is no longer being picked up in that area, to which Chairman Nelson replied that it should be.

The motion passed with a 7-0-0

Votes: 7-0-0

New Business

a. **SPR# 1866** – 504 Hazard Avenue – Site Plan Modification application for the previously approved outdoor seating area (PH# 2981); 10 Water Street, LLC., owner; Michael McManus, applicant; Map 101/Lot 216; I-1 Zone.

Commissioner Szewczak took the roll and present were Commissioners Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, Richard Szewczak and Alternate Commissioners Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Mike McManus, owner of Powder Hollow Brewery explained that they had received a Notice of Violation since the hand drawing submitted to the Building Department did not match the hand drawing submitted to the Zoning Department.

Commissioner Higley asked where the patio is located, to which Mr. McManus replied that it is attached to the brewery and the winery. He explained the difference between the drawing he submitted and the actual location of the patio, which he stated is about five feet over the asphalt away from the parking lot.

Mr. Rachele stated that when the Building Permit was submitted, a diagram was included that was different from the one submitted to Zoning. He explained that it was not approved but had been constructed anyway. He went on to state that it was not constructed in accordance with what the Commission had approved, so he sent the Notice of Violation.

Mr. Rachele stated that the square footage is now 1,500 square feet (SF) as opposed to the 1,000 SF that the Commission approved. He stated that there were other things done without permits so there are issues with occupancy as well as square footage. Mr. Rachele stated that the Commission would not have approved the plans for what was done, as it is too close to the sloped area and on the landscaped area.

Commissioner Alaimo asked if the new plans had been submitted, to which Mr. McManus replied that they were. Mr. McManus stated that there has been a 40-foot shipping container on this area for the last several years so he does not think the slope will be an issue.

Mr. McManus explained that he is not an architect and it has not been easy to operate a bar during COVID. He stated that he was just trying to get through the process since they could not find an architect to do such a small project at the time.

Commissioner Szewczak asked how close it is to the slope, to which Mr. McManus replied that it is roughly five feet away. He stated that it is safe to walk around the patio. Commissioner Szewczak stated that building so close to the head of the slope exerts a pressure onto the slope which can create an avenue for movement to occur.

Commissioner Szewczak asked what the walls are built up. Mr. McManus stated that it is a layer of concrete block and then they used decorative wood with plastic on the inside.

Mr. McManus reiterated that a shipping container was located here for the last several years, to which Commissioner Szewczak replied that the shipping container has a bit more integrity and less impact.

Commissioner DeGray asked how deep the concrete barrier is on the slope, pointing out that the description said the floor will be crushed stone over existing pavement. She stated that it has now been built over the soil, and placing stone on top of soil with no footer in the ground can cause an unstable wall when it rains a lot.

Commissioner Grillo stated that he is concerned about the blocks sitting on the edge of the slope, and also that the patio is 500 SF larger than the one they had applied for. Mr. McManus stated that they were going with the contour of the land and did not think they could get it that large. Commissioner Grillo stated that it is a safety concern.

Mr. McManus stated that he understands they should have done this differently but they were just trying to save their business.

Chairman Nelson asked what the closest point of the patio on the original plan is to the escarpment. Mr. Rachele stated that the northeast corner of the patio is about 3.5 feet from the tip of the slope and the northwest corner is about 5.5 feet from the top of the slope, which is 6 to 7 feet closer than what was on the plans originally submitted to the Commission.

Mr. Rachele stated that the original approval was for approximately 42 patrons, which has now increased. He stated that the overall occupancy of the business inside and out is up to quite a bit more than what is allowed.

Mr. McManus explained that the extra wooden picnic tables in front of the building are in place under the COVID patio plan. Mr. Rachele stated that the bill signed in April by the state legislature pertains to restaurants and not tap rooms. He stated that outside dining and food trucks were approved via administrative approval, but the bill is specifically for restaurants.

Chairman Nelson asked if the removal of the wood patio tables will satisfy the occupancy issue. Mr. McManus stated that people want to be outside. Mr. Rachele stated that the issue of occupancy can be addressed with the Building Department, to which Chairman Nelson replied that they can make this a condition of approval.

Commissioner DeGray asked about the three tables off to the side with an umbrella, which she stated are kind of in the parking lot area and could pose a safety issue. Mr. McManus replied that they can remove these.

Commissioner Petronella stated that there are concerns with the slope that the Commission may not be qualified to assess. He stated that he does not see a major issue but he would rather have a professional engineer look at the plans.

Mr. McManus stated that the architect has offered to sign and seal the plans and the Building Department can conduct inspections. Commissioner Petronella stated that a civil engineer would be the appropriate person to certify the plans rather than an architect.

Commissioner Szewczak stated that the town does not want to take any liability for replacing the slope if it moves, but they should look into making it a condition of approval that the owner accepts liability and responsibility for any further deterioration of the slope. Discussion took place regarding the necessity for conditions that will absolve the town of liability.

Ms. Whitten pointed out that the owner has consented to the application and the property line is well beyond that slope.

Chairman Nelson stated that if the applicant can get his landlord to acknowledge the new plan and assume all responsibility, then he will be ok with the Commission.

The Commission discussed the various revision dates and notes on the plan, with Commissioner Alaimo asking for the dates to be more defined on the new plans. Ms. Whitten stated that Staff can make sure the Commission has proper plans at the next meeting.

Commissioner Petronella commended Mr. Rachele for his work on this project.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to approve SPR# 1866 as amended.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

b. **SPR# 1867 –** 612 Hazard Avenue – Site Plan Review application for adaptive reuse within an SDD Zone to allow for a 40-unit apartment complex with commercial space in the former Blair Manor facility; Meadow Manor, LLC., owner/applicant; Map 110/Lot 343; SDD Zone. (DoR: 6/24/2021; MAD: 8/28/2021)

Commissioner Szewczak took the roll and present were Commissioners Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, Richard Szewczak and Alternate Commissioners Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Peter Alter of Alter & Pearson, LLC addressed the Commission along with Dana Steele of JR Russo & Associates and Utkarsh Patil, architect from Russel & Dawson. Mr. Alter provided the Commission with a history of the project. He stated that the developer wanted to make every effort to accommodate the community and be cooperative. Mr. Alter stated that significant changes had been made to the plans in order to address the issue of unit size. He stated that the architects eliminated three units and reconfigured the interior, and now all units are within the sizes that the Commission had requested.

Mr. Patil went over the changes that had been made to the interior layout, stating that they were able to achieve the size requirements. He stated that there will be some exterior work as they had to add a few new doors and windows.

Mr. Alter stated that the commercial space has been maintained in the central core of the building and they expect to lease that space to a private fitness trainer. He stated that a wetlands permit was not needed for this project according to the Wetlands Commission.

Mr. Alter stated that they provided a complete environmental report to show that there are no environmental issues on the site. He stated that they submitted a traffic study by F.A. Hesketh & Associates, and no issues were found.

Mr. Alter stated that the property has remained vacant since it was emptied of its residents. He stated that the use as a nursing home was a more intense use than the proposed use of a multifamily development.

Mr. Alter described the dimensions of the building as well as the parcel. He stated that no other zoning district would allow the redevelopment of this property, which is why they applied for the zone change. Mr. Alter stated that the site is too small for any other type of development and cannot be a subdivision without demolishing the existing building. He stated that the steep escarpment to the Scantic River and the Hazardville Water Company as an abutting owner both cause significant limitations to any sort of residential development.

Mr. Alter stated that there is no change to the footprint of the building and the SDD zone was created for this situation.

Mr. Alter compared the density of Scitico Apartments to this project, stating that this proposed project is much less dense than Scitico.

Mr. Alter stated that the plan is compatible with the Plan of Conservation & Development (POCD) and concluded that they meet all of the standards of the SDD zone.

Mr. Steele utilized a color site plan to illustrate the layout of the property and described the abutting properties. He went over the definition of developable area in the regulation, stating that there are 7.65 developable acres on the property, which is under five units per acre. Mr. Steele concluded that this is not a dense development.

Mr. Steele utilized a site plan to illustrate the existing conditions on the site including utilities, parking, drainage and curb cuts. He stated that there are no flood zone impacts with the proposed plan and no activity within the aquifer protection zone.

Mr. Steele went over the proposed layout, including sidewalks, parking and trash pickup. He stated that they are providing an erosion and sedimentation control plan which has been reviewed by Staff. Mr. Steele went over the proposed utilities, stating that they are making significant updates to the storm drainage.

Mr. Steele described the proposed lighting and landscaping plans. He concluded that they were able to get all of the unit sizes to where the Commissioners wanted them.

Chairman Nelson asked if the building is sprinklered, to which Mr. Patil replied that it is.

Chairman Nelson asked if they are trying to find a new location for the dumpster; Mr. Steele pointed out on the plans where the dumpsters are located.

Chairman Nelson stated that it looks good and all of his concerns had been satisfied.

Commissioner DeGray asked if the lighting is sufficient for residents' safety in the middle of the night. Mr. Steele stated that the regulations do not have a minimum lighting requirement and the applicant is comfortable with this amount of lighting. Mr. Alter stated that if it is not lighted enough the tenants will make it known to management and at that point they can add more.

Commissioner Szewczak asked where Mr. Steele found the definition of developable land; Mr. Alter stated that it is on page 12 under "Acres, developable."

Commissioner Szewczak asked if all of the windows are egress windows, to which Mr. Patil replied that they can all be used as egress windows and all are accessible from grade. He explained how the basement windows can be used as egress windows as well. Mr. Steele pointed out that the basement has a walkout down the corridor. Chairman Nelson stated that according to code, on a sprinklered building you can go 125 feet to an exit. He went on to state that this building is sprinklered so they are covered.

Commissioner Alaimo asked what is going on with the playroom in terms of the Health Department's concerns. Mr. Alter stated that there is no plan to have a kitchen or food service there. Mr. Patil stated that it will be a recreation room with a pool table or something like that in there.

Motion: Commissioner Szewczak made a motion, seconded by Commissioner Petronella, to approve SPR# 1867 as amended.

Commissioner DeGray stated that she thinks there needs to be a condition of approval that the lights in the parking areas are should remain lit at all times.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to take a five minute recess.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Other Business

a. **Discussion –** Informal Discussion Regarding the Felician Sisters Master Plan

Commissioner Szewczak took the roll and present were Commissioners Frank Alaimo, Ken Nelson, Virginia Higley, John Petronella, Linda DeGray, Richard Szewczak and Alternate Commissioners Vinnie Grillo and Nelson Correia. Absent was Commissioner Mary Scutt.

Carl Landolina of Fahey Landolina & Associates, LLC addressed the Commission along with Architect Myles Brown from Amenta Emma Architects, Julie James, CEO of Felician Senior Services and Chris Legiadre with The Community Builders.

Mr. Landolina stated that The Community Builders and the Felician Sisters will be partners in this project, and they hired him to examine the existing regulations to analyze what it would take to accommodate a project like this.

Mr. Legiadre provided the Commission with a description of The Community Builders and the type of work that they do.

Ms. James described the strategic plan they implemented four years ago to merge the Felician Adult Daycare and Saint Francis Residence. She stated that what they are trying to do is the embodiment of the mission of the Felician Sisters. Ms. James described the Felician Sisters and their mission.

Mr. Brown walked the Commission through the ten-year plan for the proposed project. He utilized a site plan to point out the existing buildings on the property as well as the proposed new buildings. He pointed out the proposed parking areas and green spaces and described other proposed areas they are working through such as a labyrinth and playground.

Ms. James stated that they are going to retain the chapel.

Mr. Landolina stated that the community was once at 400 and now is down to 32, and they want to carry their mission forward so that the property remains in the hands of the Felician Sisters. He stated that the project will change over time as the source of funds changes, since The Community Builders is a non-profit developer.

Mr. Landolina stated that the property is in the HR33 zone which is very restrictive. He stated that non-profit housing is allowed in this zone and told the Commission that there may be occasional for-profit partners for tax credit reasons.

Mr. Landolina stated that they will not be able to comply with the density requirements so a text amendment may be necessary for the density as well as the use. He went over the various zones, explaining how this use will not fit any of them. Mr. Landolina concluded that the HR33 with a text amendment with a density up to fifteen for special properties, or changing the zone to the SDD zone, might be options.

Chairman Nelson asked who occupies the 20 units that were previously approved, to which Ms. James replied that they are elders from the community. Chairman Nelson asked why they do not want to keep the entire campus elderly housing, to which Mr. Legiadre replied that different funding is available for different types of housing.

Mr. Brown stated that senior housing is currently trending toward intergenerational campuses, which helps elders thrive rather than be segregated.

Chairman Nelson asked if it is affordable housing, to which Mr. Legiadre replied that there is a mixture of incomes.

Chairman Nelson stated that senior housing in this state has been flooded with people with disabilities, which includes drug addicts, which could be a recipe for disaster. He stated that his first choice would be the SDD zone. Discussion took place regarding the requirements of the SDD zone and whether this project would fit.

Chairman Nelson asked if the Felician Sisters are still teaching in the building. Ms. James stated that they live in the building and many of the sisters are in their eighties now. She stated that one floor is a care center and another floor has Franciscan brothers. She stated that all of the sisters are elderly women now.

Chairman Nelson asked who would maintain the chapel, to which Ms. James replied that the Felician Sisters will likely own and maintain the chapel. Chairman Nelson asked if it will be an active chapel, to which Mr. Legiadre replied that they will use it and it is currently used for mass every day.

Commissioner Petronella asked how many acres the property is, to which Mr. Landolina replied that it is 26. Commissioner Petronella asked who the actual owner is, to which Ms. James replied that it is the Felician Sisters of North America.

Discussion took place regarding other entities on the site, such as Little Sisters of the Poor, Enfield Montessori School and St. Joseph's Residence.

Chairman Nelson asked if the driveway on the bottom of the map goes all the way to Post Office Road behind St. Joseph's. Mr. Brown stated that it is really just an emergency access for the Fire Department. Chairman Nelson asked if they own any frontage on Post Office Road, to which Ms. James replied that they do not.

Commissioner Alaimo stated that he supports the Felician Sisters and asked how this project supports the Felician Sisters going forward. He asked if they are currently subject to the Historical Commission. Mr. Landolina pointed out the historic district on the site map, stating that they are not within it.

Ms. James stated that it is not about money, but some money does go back to the Felician Sisters as a result of whoever leases the land. She stated that they want to make sure this land is preserved in a way which supports people, which has always been their mission. Ms. James described various ways in which The Community Builders and the Felician Sisters serve the community. Mr. Landolina stated that there will not be many Felician Sisters left in 20 years, which is why they chose The Community Builders to continue their mission.

Commissioner Szewczak stated that he supports the concept and asked if they can maintain the quality of life for the tenants based upon the funding that they receive. He stated that accepting money from someone will allow drug addicts and alcoholics to come in and he questioned whether the quality will be maintained. He stated that he would like to see the project go forward while maintaining the quality that is currently there.

Commissioner DeGray disagreed, stating that there is an application process and housing laws, and there are ways to legally remove people from a community if they are disruptive. She stated that the Felician Sisters probably did their homework and would not have partnered with The Community Builders if they were not going to maintain the quality. Commissioner DeGray stated that just because it is a mixture of affordable housing does not mean there are going to be all kinds of issues.

Commissioner Higley stated that she would like to see some kind of overlay district for the historic district so the applicant does not have to come back before the Commission more than once. She stated that this is a great use of the land and could be great for the town.

Chairman Nelson stated that this project seems to be the opposite direction of what the Felician Sisters built their legacy on. He stated that even non-profits make a lot of money. Ms. James stated that the Felician Sisters have always been about helping the poor and this project continues their values.

Commissioner Alaimo asked if The Community Builders only partner with religious organizations, to which Mr. Legiadre replied that they do not. He stated that they have another religious organization they are partnered with in Washington D.C.

Discussion took place regarding the history of the Felician Sisters in town and the impact they have had on the community over the years.

b. **Discussion –** Adaptive Reuse of Former Municipal Properties

Ms. Whitten stated that they were trying to figure out how to do some sort of adaptive reuse for formal municipal properties. She read the text that Staff had come up with, stating that they are trying to figure out how best to re-use what was there.

Chairman Nelson stated that they concluded last meeting that they put it up for sale and then consider potential uses that the buyer may want. Ms. Whitten stated that they need to have a regulation in place. She stated that this would allow the buyer to come in and have the conversation.

Commissioner Szewczak stated that he would like to add that the use must be in harmony with the neighborhood.

Ms. Whitten stated that people cannot submit an application unless there is a pathway toward that application, which is what they are trying to do here. Discussion took place regarding examples of what uses might be appropriate for this area and in harmony with the neighborhood.

Ms. Pacacha stated that it is difficult to tell someone that there is no path forward, and the application for a text amendment is lengthy and expensive. She stated that doing it this way creates a quicker vehicle toward approvals and will help the town market the property better.

After further discussion, the Commission decided to go forward with the text amendment without the phrase "in harmony with the neighborhood" and see what ends up coming before them.

c. **Discussion –** House Bill 6107 – Concerning the Zoning Enabling Act, Accessory Apartments, Training for Certain Land Use Officials, Municipal Affordable Housing Plans and a Commission on Connecticut's Development and Future

Commissioner DeGray requested a training workshop on the bill as it is a lot. The Commission discussed various aspects of the bill, including the opt-out option and the financial implications. Ms. Whitten stated that they have no applications for the next meeting so they can discuss this matter then.

Ms. Whitten stated that the Town Council is having a Public Hearing regarding cannabis in September. She stated that the growing of it will also fall under the Town Council ordinance. Discussion took place regarding marijuana growing and the protections in place at growing facilities to prevent odors and contamination.

Director of Development Services Report

Ms. Whitten stated that Don Poland is on vacation for the last half of July so the Plan of Conservation & Development (POCD) Steering Committee meeting in July is cancelled. She provided the Commission with a status update on Mr. Poland's progress.

Ms. Whitten stated that she has been working on finding a solution for the Amtrak vs. Northeast Utilities land trust down on Depot Hill Street.

Ms. Whitten stated that the Commission will be seeing a plan for 98 Prospect in a couple of months.

Ms. Whitten stated that there have been numerous developers inquiring about multifamily development in town. She stated that they currently only allow multifamily on 60 acres or more, so this is going to need to be addressed.

Chairman Nelson suggested that some of these developers buy some of the multifamily properties in town that have already been approved. Ms. Whitten stated that a lot of these developers already own property in town.

Administrative Approval Report

Ms. Pacacha stated that they have two requests, one for Eppendorf to put an addition on their building and the other for the Enfield Twin Rinks to install a window so they can sell snacks from their snack bar outside of the building. Discussion took place regarding where exactly the window would be installed and what the existing conditions are outside of the proposed window. The Commission decided that they want the Twin Rinks application to come before the Commission and not be approved via administrative approval. Ms. Pacacha stated that they will put it on the agenda for the next meeting.

Applications to be Received

Ms. Pacacha stated that 1 Prior Road is the only application to be received.

Opportunities/Unresolved Issues

Chairman Nelson stated that the brick building on the corner of Post Office Road and Post Road has cut through the building and put an overhead door. He asked how the owner was able to do this without coming before the Commission. Mr. Rachele stated that he got the approval through the IWWA Commission to put in the driveway and went to the Building Department for the overhead garage for his cleaning business. Discussion took place as to why Eppendorf had to come before the Commission for their overhead door.

Adjournment

Motion: Commissioner Higley made a motion, seconded by Commissioner DeGray, to adjourn.

The motion passed with a 7-0-0 vote.

Votes: 7-0-0

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Richard Szewczak, Secretary