

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

January 20, 2009

The Wethersfield Planning and Zoning Commission held a public hearing and meeting on Tuesday, January 20, 2009 at 7:00 p.m. in the Wethersfield Police Department Community Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

1. CALL TO ORDER

Chairman Joseph Hammer called the meeting to order at 7:01 p.m.

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

Clerk Knecht called the roll as follows:

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	✓		
Richard Roberts, Vice Chairman	✓		
Philip Knecht, Clerk	✓		
Thomas Harley	✓		
Robert Jurasin	✓		
Frederick Petrelli	✓		
Earle Munroe	✓		
George Oickle	✓		
Anthony Homicki	✓		
James Hughes (alternate)	✓		
David Drake (alternate)	✓		
Thomas Dean (alternate)	✓		

Also present: Peter Gillespie, Town Planner
Denise Bradley, Assistant Planner.

Chairman Hammer noted that there were 9 full members and 3 alternates in attendance at the time of roll call. All full members present to participate.

2. OLD BUSINESS

There was no old business.

3.0 NEW BUSINESS

3.1 PUBLIC HEARING APPLICATION NO. 1635-08-Z. John & Shireen Aforismo Seeking a Special Permit to host special events (Renewal of App. 1587-07-Z) at 185 Broad Street (Silas Robbins House Bed & Breakfast).---CONTINUED FROM 1/6/09.

John Aforismo, 185 Broad Street, spoke on behalf of the application. Mr. Aforismo said that most of the discussion at the last meeting was about two events, on October 20, 2007 and June 7, 2008. He said he wanted to clarify that both were private events. Mr. Aforismo said that he met January 9th with Peter and Janet Leombruni, as representatives of the neighbors. He said that they discussed various issues, and came up with a compromise that was submitted to Planning and Zoning. Among the provisions in

the compromise are: a special permit lasting one year, maximum number of guests at 125, unamplified events end at 10:00 PM, the disc jockey must be regulated by Town ordinance, parking for small events will be on the grounds, overflow parking for large events will be offsite and served by a shuttle, and parking on Robbinswood Drive will only be on one side of the street.

Chairman Hammer asked if there were issues left unresolved after the January 9th meeting. Mr. Aforismo said there were maybe some issues.

Diane Whitney, Attorney from Pullman & Comley, LLC – Ms. Whitney said that she represents a group of neighbors, most of which have submitted intervention petitions. She said that the resume of Dr. Carmen Cid was submitted to the Commission, as a follow-up to her testimony at the last meeting. She also said that Connecticut General Statutes Section 22a-19 provides the authority for intervention petitions.

Ms. Whitney summarized the position of the neighbors opposed to the application by saying that she believes that the Commission has no authority to grant the application. She said that a special permit may only be issued for activities specified in the regulations. Ms. Whitney said that the best way to describe the activity proposed is a banquet, and such activity is not specified in the regulations. She said that she has found only one bed and breakfast in the state holding banquets, and they do it in a rural area.

Ms. Whitney said that two experts testified at the last meeting, including the Town's tree warden, about the damage to the trees on the Broad Street Green done by parked cars. She said that the applicant has not provided any evidence to the contrary about the damage to the trees.

Ms. Whitney said that if the Commission approves the application, the intervention petition rules require that the Commission make a finding about the reasons for its decision.

Commissioner Oickle asked if there is a problem with the Aforismos parking cars on the snow shelf along the frontage of their property. Ms. Whitney said that she is not aware of an objection to this by the neighbors.

Commissioner Oickle asked if there were other problems with the compromise proposal. Ms. Whitney said that the application cannot be approved unless there is a finding that it is within the regulations. She said that a better definition of nuptials is needed, as these should be a smaller ceremony with a limit of 60 guests. Ms. Whitney also said that the ending time is an issue because of the disruption from event services before and after the event. She also said that there is no disc jockey that can comply with the Town's noise ordinances.

Commissioner Oickle asked if Ms. Whitney represented all of the interveners and did they all agree. Ms. Whitney said yes, she represents the interveners, and they are all in agreement, with the exception of the Leombrunis.

Commissioner Oickle asked Ms. Whitney to summarize the relevance of the two court cases she referenced. Ms. Whitney said that there is strong relevance because they show that a special permit cannot be granted unless the activity is specifically mentioned in the regulations, and it is in accordance with the special permit criteria.

Chairman Hammer asked if prohibiting parking on the Green would resolve that issue for the

interveners. Ms. Whitney said yes. Commissioner Jurasin said that it would be difficult to have a condition to prohibit legal parking. Chairman Hammer said that the prior approval prohibited parking on the Green, and asked the applicant if he is still OK with that. Mr. Aforismo said yes. Commissioner Jurasin asked why parking is still an issue. Chairman Hammer said because of how the Police have enforced the parking situation there.

Commissioner Petrelli said that he is perplexed by the amount of time spent on all of this. He said the renovation of the house is a betterment of the community, and the objections are akin to prohibiting human activity. He said the applicant took a destroyed property and spent millions to improve it. Both sides should get together and solve this. Ms. Whitney said that there is no question that the house renovation has been for the betterment of the community. She said that it should not also disrupt the neighborhood so that people can't hear their TV inside their own homes. Commissioner Petrelli said that he has been there and believes that 125 people is not disruptive. He said there are places like Newport and Essex where events like this take place, and the town embraces them – it's for the betterment of the Town. Ms. Wright said there is no objection to violin music, but using disc jockeys violates the noise ordinance. She said no one is against having nuptials there.

Chairman Hammer said that he agrees that both sides make good points in that the applicant has done a fantastic job with the house, but there are regulations that Planning and Zoning must follow.

Chairman Hammer said that he wanted to note for the record several documents received on this matter: a letter from the Wethersfield Historical Society, and a letter from Judy Keene. He said both letters support the application. He said there are also two documents from Peter Leombruni: a White Paper on the Use and Classification of the house, and a chart listing the issues discussed between the 2 sides.

Peter Leombruni, 200 Broad Street – Mr. Leombruni said that he is disappointed the way this whole thing got started. He said that there is a collection of neighbors with a broad spectrum of issues. He said last week most of the neighbors got together to develop a compromise that respects the neighborhood, but is not “NIMBY” either. He said the neighbors are fine with some activity. He believes that the Aforismos revised proposal and the neighbors' compromise have narrowed the gap between the two sides, and he hopes that the Commission can find a balance that closes the gap.

Commissioner Jurasin asked for clarification of the neighbors' responses in the table. Mr. Leombruni said that where it says “agreement” in table, it means that all of the neighbors agree. Otherwise, the table tries to capture all of the various opinions. Commissioner Jurasin asked if the neighbors saw the summary table that Mr. Leombruni prepared. Mr. Leombruni said yes, he e-mailed it to the approximately 20 neighbors involved. Commissioner Jurasin asked, regarding the points of disagreement, whether there is agreement on what is needed to fix it. Mr. Leombruni said no. He also said he feels a key issue for the Aforismos is no limits on the personal use of the property and they want to provide access for others to use it. Mr. Leombruni said a key issue for the neighbors is defining terms such as commercial versus non-commercial. He said that the White Paper tries to get at clarifying terms. However, they were not able to decide how to clarify commercial v. non-commercial, which is why they proposed to regulate both.

Mr. Leombruni said that the intensity of the events is also a key issue. That is, noise and parking. Commissioner Jurasin said that he understands that two big issues are noise and parking. He said he believes that the music is as loud for 60 guests as it would be for 125. He also believes that parking issues have been resolved. Mr. Leombruni said it would be helpful to clarify what is a nuptial, and

include limits such as not more than 2 hours in length. He said with some clarification, he believes the neighbors will be OK with it. Commissioner Jurasin asked if 125 guests is OK for nuptials. Mr. Leombruni said it is OK by him.

Commissioner Oickle asked if there is adequate onsite parking. Mr. Leombruni said no, offsite parking is still needed. Commissioner Oickle asked if parking on the snow shelf on the Aforismos property would be OK. Mr. Leombruni said it would be OK by him.

Commissioner Drake said that he believes the outstanding issues are noise and ending time. He said he believes that defining and enforcing commercial versus non-commercial would be effectively impossible. He also said he believes the parking issue on Robbinswood Drive is resolvable.

Commissioner Petrelli asked if there needed to be a definition for the type of music. Chairman Hammer said that the noise ordinances do not specify the type of music, and that the ordinances apply to both private and commercial.

Commissioner Dean said that he believes the Commission is straying from the hearing order by discussing issues that may be part of a motion, and they are not hearing from other members of the public. Commissioner Roberts said that he agrees, but it was useful to hear detail from Mr. Leombruni in the interest of resolving issues. Chairman Hammer said he agreed, the Commissioner needed to hear from others.

Mr. Leombruni said that he can go through the table of issues and offer ways to resolve issues. He said that parking on the grounds is OK with the neighbors, but there should be no parking on Robbinswood Drive. Mr. Leombruni also said the neighbors agree that 125 guests with music is too noisy and intense, so there should be a limit of 60 and no amplified music. He also said that events should end by 8:00 PM so that things like conversations, catering, etc. do not go past 10:00 PM.

Commissioner Knecht asked if the number of guests is reduced to 60, would that affect the income of the applicants. Chairman Hammer said that the applicant has previously testified that money is not an issue for them.

Mr. Leombruni said that the event frequency should be limited to no more than 1 large event per month, and no events on consecutive weekends. He said that notice of changes to the schedule should be sent by mail, but certified mail is not needed. He also said that better screening is needed for the portalets. Commissioner Harley asked if providing notice via the internet was discussed. Mr. Leombruni said yes, some neighbors are OK with it, but some do not have computers.

Chairman Hammer said that friends and family are different terms than were used in the 2007 approval. He also said that differentiating between private, friends and commercial would be very difficult to enforce. This tends to support a limit on the total number of events. Chairman Hammer also pointed out that there has been a lot of support for fundraisers, but they can be an intense activity, so he wonders if they should also count toward the number of events.

Mr. Leombruni said that he is OK with private parties, like barbeques, but maybe count them as an event if they go over 25 guests. He said he believes the discussion about this application has mobilized community interest in banning all parking on the Green. He said someone needs to work with the Police to keep them from directing people to park on the Green.

No one else from the public wished to speak.

John Aforismo, 185 Broad Street – Mr. Aforismo spoke in response to the public comments. He said that he would like to see some parking on Robbinswood Drive allowed, since the attorney for the neighbors said it was OK. Commissioner Jurasin asked if he would be willing to take it out. Mr. Aforismo said he would do that if the Commission wanted it that way. Mr. Aforismo said that he will change the proposal back to no parking on the Green to ensure that it is preserved.

Mr. Aforismo said that limitations on the number of private events, like barbeques should be off the table. He said that he has a very large family, and their barbeques usually have at least 25 guests. He said that the Commission needs to define family and friends to clarify some of these issues.

Mr. Aforismo said that he represented the 2007 application as an experiment, and believes it is still an experiment. He said they are willing to make changes to improve the experiment, like hiring disc jockeys that can comply with the noise ordinance. He will do his best to comply with whatever criteria the Commission sets.

Commissioner Jurasin asked whether the Aforismos would be OK to change the ending time to 8:00 PM. Mr. Aforismo said that he had proposed 10:00 because that is the limit in the Town ordinance, but he is willing to go with 8:00 PM.

Chairman Hammer asked if the applicant would be willing to do a sound test if amplified music were allowed. Mr. Aforismo said he would be willing to do a test. He also said that he would stop the music if there was another problem.

Chairman Hammer said that he is struggling with the terms family and friends, and where to draw the line between that and commercial events or situations like a friend of a friend. He said he is not comfortable with a blanket exemption for friends. Commissioner Drake said he is struggling because private events should be off limits. Chairman Hammer said if there was a restaurant with operational limits, and they wanted an exemption for events with their friends, he would have a problem with that.

Diane Whitney, Attorney from Pullman & Comley, LLC – Ms. Whitney responded on behalf of the interveners. She said that the long discussion indicates that the proposal is too complex and should not be approved. She said that even if the permit is denied, the applicant could still have private events. Ms. Whitney said that they could have small ceremonies without a permit, and they would be losing 2 big events per year. She also asked that the Commission to state its reasons for its decision when it is rendered.

Commissioner Jurasin asked about the claim that the Commission is not authorized to grant a special permit. He said the environmental issue on the Green is solved. He asked what is the legality of the permit coming before the Commission, and why the neighbors need an attorney to oppose 2 events. Ms. Whitney said that she believes the Commission must hear the application, but does not have the authority to grant it.

Commissioner Jurasin asked what has previously been the legal basis for the Commission to grant a special permit. Peter Gillespie responded that one was granted already, and the original premise is that a bed and breakfast can be permitted in a residential zone with a special permit. He said the Commission

has the right to amend special permits, and there are no regulations regarding amendments. He said that a decision through Planning and Zoning is preferable to one through the Zoning Board of Appeals or a variance. He cited as an example the ice cream parlor on Main Street. Commissioner Jurasin asked if a legal opinion was sought on the legality when this decision was made last time. Mr. Gillespie said he believed yes, from the Town attorney. He said that people always have the avenue of legal recourse. Ms. Wright asked what part of the regulations allows the proposed use. She said a bed and breakfast is narrowly defined as a place to eat and sleep. She said the only place in the regulations is an accessory to the main use. Commissioner Jurasin said basically that decision was made last time.

Motion: Commissioner Oickle motioned to close the public hearing.

Second: Commissioner Petrelli seconded the motion.

Members to vote: Chairman Hammer said there needs to be a decision which members will participate in voting. He said 8 members are present that were at the last meeting. Commissioners Jurasin, Petrelli and Harley were not present, but had previously indicated that they have read the minutes and are prepared to vote.

Chairman Hammer asked if they should go with everyone here at the meeting tonight. Commissioner Oickle said that historically votes go with the members present at both meetings. Commissioner Roberts recommended going with 8, since there is no systematic way of deciding. He said he didn't want to depart from what is customary, as it could make previous votes open to question. Commissioners Petrelli and Jurasin said that they would go along with what the Chair decides. Commissioner Hughes said the voting should include only those also present last time.

Chairman Hammer asked if he needed a motion to vote on the decision about which members shall vote. Commissioners Roberts and Dean said they believed that the Chair can rule on the matter without a vote.

Chairman Hammer ruled that only the 8 members and alternates also present at the January 6, 2009 meeting would participate in the vote.

Members participating in the vote: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Members not participating in the vote: Knecht, Harley, Jurasin, Petrelli

Vote: 8 - 0 - 0

Aye: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Nay: None

Abs: None

Not voting: Knecht, Harley, Jurasin, Petrelli

Public hearing closed.

Motion: Commissioner Dean motioned, to approve the application with conditions. Commissioner Dean proposed that the conditions include: no parking on the Green, with all other parking per Town

ordinance, except the snow shelf in front of the owner's property; no amplified music taking place outside; all activity must stop by 10:00, including all pick-up, clean-up and removal of appurtenances; no more than 125 guests at any special event; no more than 16 special events per year; no distinction shall be made between the type of special events, and a special event is one with 25 or more guests; notification of the event calendar by June 1 to the Town Planner and by letter to the neighbors; and all devices for sanitary use shall be fully screened.

Second: Commissioner Roberts seconded the motion for discussion purposes. He also said if the motion is approved with conditions, the reasons for the conditions would be: parking and noise are big problems and have had environmental and property rights impacts; the previous approval opened a door that cannot be closed since there was no appeal of the decision; the only remaining issues have been addressed by conditions of the permit approval; the testimony about the environmental impacts is recognized so they will revert to no parking on the Green; the applicant will ensure offsite parking for larger events; the house is recognized as a tremendous historical asset and the owners should be allowed to enjoy it as long it is not to the detriment of the community; denial of the permit now would not be just since one was already approved; all of the activities should be considered commercial because the permit is based on a commercial activity and that door has already been opened; the number of events takes into account the total number of family and commercial events since a distinction between the two is not enforceable; and regulating amplified music is too complex, the Police should not have to deal with it.

Discussion: Commissioner Drake said that he agrees with the ending time limit, and likes the limit of 2 big events per year and unlimited nuptials. He said he would define commercial as whether the applicant was paid. If not, then the applicant has the right to do what they want.

Commissioner Oickle said that he believes the Commission should not approve this application. He said he believes it amounts to spot zoning of commercial use. He said there is no buffer for the surrounding residential area, it is difficult to park, and they may have a legal basis for challenging the decision. He said that the applicant did not even ask for 16 events per year and he doesn't like the limit of 125 guests.

Commissioner Munroe said that it was his understanding last year that the applicant and the Police would enforce no parking on the Green. He said he believes 8 events would be better than 16. Commissioner Munroe said that he is concerned about the resource drain on the Town for things like Police and no parking sign placement. He also said that he believes the term of the permit could be 3 years.

Chairman Hammer recommended consideration of withdrawing the motion, and, for the sake of clarity, incorporate the conditions in the submittal by the applicant dated January 15, 2009 and titled "Present and Proposed Changes, Rules for Outdoor Commercial Special Events for Silas W. Robbins Bed & Breakfast". Commissioner Dean was amenable to Chairman Hammer's recommendation and withdrew his motion.

Motion: Chairman Hammer motioned, for discussion purposes, to approve the application with modifications and conditions. Chairman Hammer went through a number proposed conditions, including at least: no more than 4 nuptials per year; 1 year term on the permit; no more than 100 guests; ending times shall remain the same as in the 2007 approval; parking on the grounds only; and no amplified music (and remove the reference to speakers).

Chairman Hammer noted that since there will be no parking on the Green, no decision will be needed regarding the requirement in Section 22a-19 of the Connecticut General Statutes.

Second: Commissioner Roberts seconded the motion for discussion purposes.

Discussion: Commissioner Roberts asked for staff input on the parking situation on Robbinswood Drive. Peter Gillespie said that the applicant was supposed to work with the Police. Commissioner Roberts asked if the Police and Fire Marshal have comments on this application. Peter Gillespie said that they were not consulted since parking was thought to be off the table. Commissioner Roberts said that Robbinswood Drive is not an easy street to get through anyway, so there should be no parking allowed.

Commissioner Roberts also said that the limit on events should be 2 outdoor events per calendar year, with no more than one per month, and no more than 4 wedding ceremonies only without a reception. Commissioner Drake asked why limit the number of wedding ceremonies when the neighbors' attorney said they could have as many as they want. Commissioner Dean said that it is impossible to say what is family and what is commercial. It's a commercial operation so all of the activity has a commercial basis and the total number of events must be considered.

Commissioner Hurley asked if this is a dual use. Commissioner Dean said the habitation is ancillary to the bed and breakfast, and the bed and breakfast is the main use.

Commissioner Dean said that it is reasonable for events to be considered anything over 25 guests, and the limit for family and commercial events should be 125. Commissioner Drake said that it is not intended for the events to be 16 times 125. Commissioner Dean said they could break it down into different attendance levels, making it easier to enforce. Commissioner Hurley asked if 16 is the maximum number of events per year, and said that he disagrees that personal use constitutes an event.

Commissioner Homicki recommended following the recommendation made in the table submitted by Mr. Leombruni, that is, 2 events and 4 wedding ceremonies only per year. He also recommended that the event trigger be 60 guests. Commissioner Harley said that he agrees with Commissioner Homicki, except he would modify that to 2 events and 6 wedding ceremonies only.

Motion: Chairman Hammer motioned, for voting purposes, to approve the application with the following modifications and conditions (Secretary's note: Chairman Hammer read from a copy of the conditions in the submittal by the applicant, dated January 15, 2009 and titled "Present and Proposed Changes, Rules for Outdoor Commercial Special Events for Silas W. Robbins Bed & Breakfast", which had been edited by hand during the meeting by Chairman Hammer to address the comments from the testimony and the subsequent discussion.):

1. Outdoor Special Events (including weddings and large parties) will not exceed two (2) non family related events per calendar year and will not exceed one (1) event per calendar month. Up to six (6) wedding ceremonies (ceremony only without any reception) may be conducted during the period from April 1, 2009 through November 30, 2009.
2. The initial term of the Special Permit shall be one (1) year, expiring on January 20, 2010. During the initial term, the applicant may apply for an extension prior to the expiration date and the

Commission shall have the discretion following a public hearing to renew the permit for an additional timeframe.

3. Outdoor Special Events will be limited to a maximum of 125 guests.
4. Ending Time of Outdoor Special Events:
 - If the event falls on a Friday evening, the band/music will stop at 8 PM.
 - If the event falls on a Saturday evening, the band/music will stop at 8 PM.
 - If the event falls on a Sunday, the band/music will stop at 6 PM.
 - No events shall be held on any Monday through Thursday.
5. Parking:
 - Parking on the Green is prohibited and the Green shall be posted “No Parking” to the satisfaction of the Town.
 - Parking on the Bed & Breakfast grounds is available for staff.
 - Parking attendants will direct guests where to park.
 - Parking offsite with shuttle service as needed. (If there is a small nuptial and parking on the Bed & Breakfast grounds is sufficient, then there will be parking on the Bed & Breakfast grounds.)
 - Work with the Wethersfield Police Department to have Robbinswood Drive posted with temporary signage indicating residents only access during Outdoor Special Events, and temporary barrier erected (residents and their guests to still have access).
 - Allow parking in front of bed and breakfast only.
6. Entertainment:
 - Applicant shall comply with the Town Noise Ordinance.
 - No amplified music or other sound.
7. Miscellaneous:
 - Property Owner to be responsible to clean up any off site litter following an Outdoor Special Event.
 - Tent installation shall comply with all applicable State Statutes.
 - Tents to be removed as soon as possible with every effort that they be removed no more than forty-eight (48) hours after an Outdoor Special Event.
 - Port-a-potties: If needed they will be hidden to the extent possible.
8. Notice:
 - At the beginning of the season, a one-time calendar notification will occur. Changes will be sent as booked. Notification will be sent to all abutting property owners within 300’ via U.S. Mail and not with Certificate of Mail.

Second: Commissioner Roberts seconded the motion, provided the vote also constitutes a finding by the Commission that the activities in the special permit are a customary use as an accessory to a bed and breakfast. Chairman Hammer accepted the provision by Commissioner Roberts.

Members to vote: Chairman Hammer had already ruled that only the 8 members and alternates also present at the January 6, 2009 meeting would participate in the vote.

Members participating in the vote: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean

Members not participating in the vote: Knecht, Harley, Jurasin, Petrelli

Vote: 7 - 1 - 0

Aye: Hammer, Roberts, Munroe, Homicki, Hughes, Drake, Dean

Nay: Oickle

Abs: None

Not voting: Knecht, Harley, Jurasin, Petrelli

Application approved with conditions.

4. OTHER BUSINESS

4.1 Road Acceptance – Progress Drive: Chairman Hammer tabled this matter for the next meeting.

4.2 Road Acceptance – Amato Circle and Amato Drive:

Motion: Commissioner Oickle motioned to recommend acceptance so that Council may start the review process of accepting these roads.

Second: Commissioner Roberts seconded the motion.

Members participating in the vote: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean and Knecht

Members not participating in the vote: Harley, Jurasin, Petrelli

Vote: 9 - 0 - 0

Aye: Hammer, Roberts, Munroe, Oickle, Homicki, Hughes, Drake, Dean and Knecht

Nay: None

Abs: None

Not voting: Harley, Jurasin, Petrelli

Acceptance recommended.

5. MINUTES of the January 6, 2009 meeting –

Chairman Hammer noted one suggested revision to the draft minutes.

Motion: Commissioner Oickle motioned to approve the minutes as amended.

Second: Commissioner Roberts seconded the motion.

Vote: 12 - 0 - 0

Aye: Hammer, Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Homicki,
Hughes, Drake, Dean

Nay: None

Abs: None

Minutes approved as amended.

6. STAFF REPORTS

Peter Gillespie said that there may be a problem with too many vehicles being parked at Automaster. He is scheduled to meet with the owner next week.

7. PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING

There was no public comment.

8. CORRESPONDENCE

None.

9. PENDING APPLICATIONS TO BE HEARD AT FUTURE MEETINGS

None.

10. ADJOURNMENT

Motion to adjourn at 9:48 PM – by Commissioner Hughes.

Seconded – by Commissioner Homicki.

Vote: 12 - 0 - 0.

Aye: Hammer, Roberts, Knecht, Harley, Jurasin, Petrelli, Munroe, Oickle, Homicki, Hughes,
Drake, Dean

Nay: None

Abs: None

Respectfully submitted,

Kevin T. Sullivan
Recording Secretary