

**WETHERSFIELD PLANNING AND ZONING COMMISSION
PUBLIC HEARING
April 4, 2006**

The Wethersfield Planning and Zoning Commission held a public hearing on Tuesday, April 4, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room, 250 Silas Deane Highway, Wethersfield, Connecticut.

CALL TO ORDER

Chairman Hammer called the meeting to order.

ROLL CALL & SEATING OF ALTERNATES

Chairman Hammer asked Clerk Knecht to call roll as follows.

Member Name	Present	Absent	Excused
Joseph Hammer, Chairman	X		
Theresa Forsdick, Vice Chairman			X
Philip Knecht, Clerk	X		
Thomas Harley	X		
Robert Jurasin	X		
John Hallisey			X
Dorcas McHugh	X		
Margaret Wagner	X		
Anthony Homicki	X		
James Hughes	X		
Frederick Petrelli	X		
David Edwards			X

Also present:

Peter Gillespie, Economic Development Manager/Town Planner
Denise Bradley, Assistant Planner

PUBLIC HEARINGS

Chairman Hammer explained the procedure for public hearings and asked that the applicants and members of the public come forward to the podium to speak.

APPLICATION NO. 1514-06-Z. Peter & Angela Crispim Special Permit to construct a membrane structure in accordance with Section 3.6.B.2 at 73 Yale Street.

This application was tabled until 4/18/06.

APPLICATION NO. 1518-06-Z. John Tartaglia Seeking a Change of Zone from A-1 (Single Family Residential) to

SRD (Special Residential Development) at 295 Ridge Road.

This application was tabled until 4/18/06.

**WETHERSFIELD PLANNING AND ZONING COMMISSION
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The Wethersfield Planning and Zoning Commission held a public meeting immediately following the public hearing on Tuesday, April 4, 2006 at 7:00 p.m. in the Wethersfield Police Department Meeting Room 250 Silas Deane Highway, Wethersfield, Connecticut.

Chairman Hammer then opened the public meeting.

ROLL CALL & SEATING OF ALTERNATES

Roll call was already taken.

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C.G.S. § 8-24 Review - Preliminary five year Capitol Improvement Program.

Mike Turner and Les Cole were present to answer questions. Chairman Hammer asked them to explain the document that the commissioners had received. Mr. Cole said that the Capital Improvement Committee sits down with the department heads that each have capital improvement recommendations for the town to fund. He said that the committee will assess every roof, driveway or town road recommended. They evaluate and determine a target number. Then they try to come as close to that number as possible to make recommendations to dole out the funds. There are emergencies, like a new roof on a school which may skew things but otherwise they watch to complete projects over time. The committee hears the presentations of the department heads and then they make a recommendation to the commission and the council.

Commissioner McHugh said that she was looking at the Park and Recreation program that includes \$3 million dollars for a Mill Woods Master Plan in 2006/2007. She would like Mr. Turner to explain more about the local bonding program. Mr. Turner said that when they solicited for the projects from the departments they are generally looking for those things for the general fund, however there are other categories. Representative Doyle was able to get money for a portion of Phase I and II of the Mill Woods plan into the state approved budget. The town doesn't have to come up with the cash but they still have to go through the governor. Commissioner McHugh said that her experience is that even though the State budge recommends the money, it has to go through the bonding commission and it could be there for a number of years. She said that they shouldn't count on that money. Mr. Turner said that a positive 8-24 referral and review from the PZC and the Town Council could carry some weight at the State level. Commissioner Jurasin asked even if it is for the next fiscal year, isn't the \$3.3 million already earmarked? Mr. Turner said that it still has to go through the bonding commission. Commissioner Jurasin said that is perfunctory. Commissioner McHugh said that is not so and that it could take years.

Commissioner Hughes said that the category summary only goes five years out. He asked what happens after the five

years. Mr. Turner said that they only go by what is requested. Commissioner Hughes asked if they only requested five years. Mr. Turner said that is true and also usually the money is for facilities and equipment is under something else.

Commissioner Knecht asked how it is eventually approved. Mr. Turner said that the committee will confirm prices and prioritizes based upon the following:

- Safety
- Projects that if funded will leverage other money like state grants
- Projects that are mandated.

Commissioner Knecht asked about the time limit. Mr. Turner said that the commission needs to recommend what they think of this document to the council, the manager makes a recommendation to the council and the Capital Improvement Commission makes a pitch to the council. Mr. Cole added that the CIAC is looking at operating expenses above and beyond budget expenses.

Mr. Turner said that the requests from the various departments total \$8.5 million dollars and the committee whittled it down to \$1.5 million. Commissioner Jurasin asked what the criteria were to whittle it down and was it the general fund. Mr. Turner said that it was the general fund and that the mayor and the town council hold the line with what was approved last year. Commissioner Harley asked if it was \$1.8 million. Commissioner Jurasin asked if that was assured. Mr. Turner said that it was and that they project what was funded this past year. Commissioner Jurasin said that he can see the town and local SIP but he is not sure about the local bonds. Commissioner Harley said that if the money comes then it gets done and if not then it doesn't get done. Mr. Turner added that this determines the local mill rate.

Mr. Turner added that the committee takes the \$8.5 million requested and divides it into categories - must do /should do /can't afford to do, and that shows up on out years. Commissioner Jurasin said that for the same reason that they focus on \$1.8 million for 06/07, why not just consider that and not \$3.3 million. Mr. Turner said that next year departments resubmit and reshuffle priorities. Commissioner Jurasin said why bother with a 7% increase in property tax for four years after. Mr. Turner said that the committee is not in charge of prioritizing the next years.

Commissioner Wagner said that she is also on the CIAC and explained that what came to Les was more like you see the \$3.3 million and every year they request \$3.3 million and it never completely gets funded. They will always request \$3.3 million. Mr. Cole said that the request is well over the \$3.3 million and that every year every item will be different and that number will be different but it won't be \$3 million because they have never had that. Commissioner Jurasin said that the five year plan should have some semblance of reality. Chairman Hammer said that they are just placeholders and they only afford X this year and other things people thing are important will be thought about next year. Commissioner Jurasin said they are providing five years. Mr. Cole said that they are only approving this year. Mr. Turner said that the balance of the five year plan would be the same across the board but the reality is that they don't have the money to fund it. There is no guarantee in next year's budget. Mr. Cole said that they project \$1.6 million and by the time it gets approved it becomes \$1.4 million. Commissioner Jurasin said that it seems that anything beyond next year is academic and asked if this fiscal year's pavement and sidewalk projects were successful.

Mr. Turner said that the current year pavement projects were funded to \$950,000 which is what they need to maintain the roads at the local level. The town council approved \$40,000 for the sidewalks and they were able to put together a bid package for handicapped ramp replacement. The town council money is being spent, the bond from November 2004 is also. Commissioner Knecht asked if it included the Silas Deane. Mr. Turner said that it would at least include the pedestrian ramps. Commissioner Knecht asked about the Park and Recreation departments \$3.3 million. Mr. Turner reminded them that the bonding money is at the state level, not local. Commissioner McHugh asked about the process for road and sidewalk assessment. She said that it must depend on the type of winter that we have and this year was mild. She added that she would like to see the roads in better condition. Mr. Turner said that they have a computer program called Road Manager. It was developed by a consultant in Middletown. They walk every mile of roadway and assess its condition. It is then documented and downloaded into the computer database with a pavement condition index. Local roads vs. Silas Deane Highway are all factored in and given a number on the index from 0-100 with 70 as the average. If it is in the 60's it is pretty beat up. The roads in Wethersfield range from 40-100, with an average of 75. The program allows the department to input the budget and the analysis is done. It knows the defects and repairs and

how much to spend, it allows them to look at the town and see where it is best to spend the money.

Commissioner Jurasin asked Mr. Gillespie why the Community/Economic Development only asked for \$90,000. Mr. Gillespie said that have asked for more, but for now \$50,000 would be used for the Silas Deane Highway to leverage more money from the State. Other things on the list are the

- Church Street/Silas Deane Highway intersection,
- Destination signage (which is not ready yet),
- \$40,000 for the Façade Loan program to leverage State funds,
- Open Space program,
- Lights on Main Street (not ready for this year.)

Mr. Gillespie said that he can't complain. Commissioner Jurasin noted that other than the lights on Main Street, everything is focused on the Silas Deane Highway. Mr. Gillespie said that the Façade Loan program is meant for other business districts and next year the staff will strongly advocate for other projects.

Commissioner Jurasin asked where does this occur and where does it happen. Mr. Turner said that they need to look at leverage opportunities and mandates. Commissioner Jurasin asked if the departments make presentations. Mr. Turner said that there are several iterations. Commissioner Knecht asked if they make presentations here. Mr. Gillespie said that they make presentations to the committee. Commissioner Wagner said that the council can add or delete programs if the public decides to vote that way. She said that the PZC is just a recommending body and that the council has the last vote. Commissioner Jurasin said that the PZC is the last step before the council. Mr. Turner said that they would not expect a recommendation if anything was against the Plan of Conservation and Development. Commissioner Jurasin said that given all of the hard work and the thought process other than it is written, what leeway the PZC has. Mr. Gillespie said that the commission can make a motion to approve with X amount to be added for the following program, if you feel strongly that something is under funded or omitted, it can be added. Commissioner Jurasin said that B&C can be reduced to add to A. Commissioner Wagner said that the committee tries to do that with the department chairs and the village cemetery people and the volunteer ambulance.

Mr. Cole said that they evaluate through the committee those things for safety, mandated, or will leverage money. They need to show good faith to get more money and all of that gets weighed out against something that needs repair. He said to compare with what was done last year, if a town building needs a new roof, it might not be done this year.

Commissioner Jurasin said that his general reaction is surprise that not more funds are going to do more in Old Wethersfield. Mr. Turner said that the comments on those things under funded were Open Space land acquisition, pavement maintenance, road and sidewalk improvements. Commissioner Jurasin said that more funds for open space but the little amount of funds weren't used up. It is not high to spend what is appropriated for. Commissioner Knecht said that fire and safety at \$44,000 feel that everything is ok but then they shoot up to more money in '08. Mr. Turner said that they have a request for a department grant from the Department of Homeland Security that paid a portion of the Scott air packs. It is a high priority to get everyone up to speed. They plan to hire engineers and architects and then go through with the construction of an addition a few years out. This shows a logical step in priorities. Commissioner Knecht asked what happens to the money if it is not used. Mr. Turner said that the committee doesn't focus beyond this year. Mr. Cole suggested that they think of it like a petty cash box that the money spent now is not set up for projects in the future.

Commissioner Jurasin made a motion to recommend approval.

Commissioner Homicki seconded the motion.

The vote was as follows (8-0-1):

Aye: Hammer, Knecht, Harley, Jurasin, McHugh, Homicki, Hughes, Petrelli

Nay: None

Abst: Wagner

Commissioner McHugh noted that the Planning and Zoning Commission thanks the Capital Improvement Committee for their diligence in looking over the needs of the town.

Discussion of Administrative Procedures.

Chairman Hammer asked the commission to discuss whether they should keep the current system of public hearings followed by the public meeting portion or whether they should change the agenda to be a public hearing immediately followed by a vote. The second comment for discussion is whether to schedule hearings immediately, as the staff has been doing or to have the commission receive the application at their meeting and then decide when to schedule the hearing. Mr. Gillespie added that he has worked for other municipalities and the format of this agenda is quite different. He said that here is a high importance on getting the public hearings out of the way but it detracts from other things going to the bottom of the agenda. He said that folks often sit through long hearings. He wondered whether the commissioners are ok with the way it is now or is it worth changing. He noted that tonight there was a light agenda so he thought that it might be a good time to discuss it.

Chairman Hammer said that his experience has been to do it the current way. Commissioner Jurasin said that some time ago he suggested doing it the way the Mr. Gillespie presented but he was told that because of tradition they had to stick with the current way of doing things. He doesn't know of a town that does it the way the commission currently does and if someone is fifth on the agenda then they know they have to sit through hearings and deliberations and not to come in until 9 or so. He said that if they close the public hearing then they should open for the commission to act or not.

Chairman Hammer suggested that there would be positives and negatives to both approaches. He said that if there are 100 neighbors on public hearing number one then they don't have to wait for the deliberations if they don't care to. He sees it working both ways and either way people will have to wait. Commissioner Jurasin said that the length of deliberation is nowhere near the length of presentation. Chairman Hammer said that the commission might be squeezed to rush so that people don't have to wait. Commissioner Hughes said that they have through a lengthy discussion for a decision and agreed no matter what waiting is involved.

Commissioner Wagner said that she is in favor of a change to include action right after the public hearing and that people should be able to hear the entire discussion. She added that the public has a right to sit and watch the deliberation and the timing issue may be eradicated by scheduling the hearings at certain time with the possibility of running late, then people waiting wouldn't happen. The staff also knows when an issue will draw that many people with comments. She is in favor of moving the public hearing and vote together. She said that her comment on the second point is that she is in favor of seeing things coming up but the placement for the meetings should be done by the staff. Commissioner Jurasin agrees with Commissioner Wagner. He said that it is good to see what is coming out but there is too much pressure to schedule on the spot and they don't need the applicant to come with a check, however he would like to know what is coming.

Chairman Hammer asked if he liked the system where Mr. Gillespie tells them what is coming and the PZC decides when to schedule it. Commissioner Jurasin said that he would like to be advised as to what is coming up but not have to decide what day to schedule it.

Chairman Hammer said that Wethersfield's system is much more user friendly than other towns who only meet once a month. Applicants are essentially scheduled for the next hearing, they don't have an extra step, he said that it is important that the staff consults because six months ago they did get jammed up when the staff communicated and sometimes people didn't get the next date.

Commissioner Wagner said that the rules of order may set a time limit for public comment. Chairman Hammer asked during a hearing or at the end of the agenda. Commissioner Wagner said that the applicant should take as much time as needed to present the application, but the public comment should be limited by speaker. Chairman Hammer said that the last time he looked the courts have said that they can't set a 5 minute rule, as someone may validly need more than

5 minutes, and he doesn't think that ruling has changed. He said that he chairman has to risk offending people and can encourage a 5 minute time limit but an absolute rule is afoul of the law. The council doesn't abide by the same ruling and therefore can set a time limit.

Commissioner McHugh asked a general question, presentations to the council are dated and timed and presented in order on the agenda. She is surprised that a formal application doesn't need to be presented at the next PZC meeting. Mr. Gillespie said that the clock starts at the next meeting, but not automatically. Chairman Hammer said that it must be scheduled within 65 days of the first public hearing scheduled.

Commissioner Homicki asked how long they have had the agendas this way. The commissioners answered that it had been a long time. Commissioner Homicki said that in the four communities he has worked in it is unusual to see the agenda set up this way. Chairman Hammer asked which communities he had worked in. Commissioner Homicki said Enfield, Vernon, Hartford and Newington. Chairman Hammer said that if they do it the other way they could always table and not vote. Commissioner Jurasin said that they do that anyway. Commissioner McHugh added that if item #3 has 100 people waiting then the commission can vote to move that to the top of the agenda it is their privilege to hear as they want. Chairman Hammer suggested that they try changing the agenda on an experimental basis. Commissioner McHugh said that it makes for a more orderly meeting.

Commissioner Hughes suggested that the reservation idea or scheduling a time for each hearing may be more work for the staff. Mr. Gillespie agreed and said that he runs into that already when people ask him what time they should show up. Commissioner Jurasin suggested that they hold off on the time slot idea.

Chairman Hammer said that his understanding is that the commission likes the idea of the staff informing them of upcoming meetings but on point 1, are there any other comments. Commissioner Petrelli said that he would like to allow people to speak their minds and that the Chairman has been generous, he gave an example of one individual who came to speak but was all over the place and the chairman gave him the courtesy befitting his status as a citizen and showed restraint. He said that people need to be able to express themselves but that things could be tightened up. No matter which way they run the agenda, he said that the way the chairman has handled the meetings is admirable. All commissioners agreed and applauded.

Chairman Hammer thanked Commissioner Petrelli and asked if he would like to roll into the vote after the public hearing or separate. Commissioner Petrelli said that he would like the vote right after the public hearing. Commissioners Harley, Jurasin, Homicki, Petrelli, Wagner were in favor of the vote after the public hearing, Commissioner McHugh and Chairman Hammer said that they are willing to try it out. Chairman Hammer said that they will try it out at the next meeting. Commissioner Wagner asked if the staff would include a place on the agenda where applications coming up on future agendas could be noted. Mr. Gillespie said that he would and it will help the staff it has lots of benefits and if the PZC doesn't want to decide the meeting dates, that is fine.

Discussion of Commercial Vehicle Regulations.

Mr. Gillespie said that the subject of commercial vehicles has become a hot topic in town. The zoning officer asked him to look at what commercial vehicles are and how the town looks at them. Mr. Gillespie looked at some other communities and the bottom line is that other towns were all over the place. He summarized six points for discussion:

1. Redefine the definition of motor vehicle.
2. Consider some screening requirements for certain commercial vehicles.
3. Specify the submission requirements for Special Permits for commercial vehicles.
4. Establish some maximum GVW for vehicles that could be permitted by Special Permit.
5. Establish specific criteria and standard conditions for Special Permit approvals.
6. Clarify the type of vehicles that are exempt.

Chairman Hammer asked if a regular Ford pickup with a magnetized sign would be considered a commercial vehicle. Mr. Gillespie said that it would be under the current regulations. He gave the example of ACME who uses a fleet of regular vehicles but the signage makes them commercial vehicles. Commissioner Petrelli asked if a commercial plate

makes a vehicle commercial. Mr. Gillespie said that they don't deal with registration. Commissioner Petrelli gave the example of the white jeeps driven by homeowners who work for Progressive. The sign is all over the vehicle.

Commissioner Knecht said that a lot of people are affected and as he was driving around the Cloverdale Circle neighborhood he saw a lot of trucks in the driveways. Commissioner Wagner said that the major things are that most towns allowed a commercial vehicle in a garage and on a driveway and didn't request that it be garaged. She finds it interesting and the modern way of life is that people use their garages for other things and don't park their cars there. She added that to force someone to house their car in the garage is difficult to do. Chairman Hammer asked if the regulation preventing parking in the front yard included the driveway. Mr. Gillespie said it did not because everyone has the right to park in their driveway. Chairman Hammer said that he liked the screening requirement.

Commissioner Wagner said that she thinks that it should be done because now there are no guidelines and time limits are given by the commission based upon the desperation of the applicant whether it is 2 months/ 6 months or 2 years. She said that the commission should consider broader standards. Commissioner Knecht said that if they do, one criterion should be that the cars need to be maintained, so that there is not a dump truck or construction truck sitting in a driveway. He recognizes that this may be a policing problem.

Commissioner Petrelli said that they clearly don't want van lines parking on the street if the homeowner is a professional mover. However if an individual has maintained a vehicle quietly for a business and utilizes it for transportation in an unobtrusive way for 20 years and then all of a sudden is in violation and then have to move it in six months, it is like an inquisition. He said that business is changing and if they want to maintain then we have to face certain realities. If an obtrusive type of vehicle that is one thing, but if someone has an SUV then it is not offensive to the neighborhood, or a taxi service parked in the driveway.

Commissioner Wagner said that the issue is who decides what is offensive and that the regulations need to help with the guidelines that establish requirements. She likes Enfield's regulations with some exceptions. She said that they get more specific and that gives more to make judgments and limits the amount of special permits.

Chairman Hammer said that p.4 on the top lists standards and things to be looking at. He said that this should be considered even though it is somewhat subjective but there is no black and white. He said that he likes having the standards laid out. Commissioner Knecht said that there is a different population in Enfield and there are more trucks and so many people have trucks in their driveways as a necessary part of work.

Chairman Hammer said that Farmington has a 1 1/2 ton weight limit which is enormously strict. Mr. Gillespie said that Newington has a 1 ton limit. Chairman Hammer asked special permit or not, a commercial vehicle can't be there. He added that he likes the idea of requiring the applicant to provide the paperwork and specifications. Commissioner Wagner said that she would add the use of the vehicle, photo of the vehicle and photo of the vehicle on the property.

Commissioner Hughes said that a manufacturer's spec sheet would show the ranges of the vehicles and if the truck owner is willing to spend an extra \$1000 to change the tires it might be worth it. He said that graphics cars and signage on tuner cars show advertisements for the components and wondered if this would become a problem. He added that the Hummer is not a bad example because it can be registered as commercial. He said that if that owner of a \$104,000 truck with an Edge Tattoo sign on it would find a way to fit it inside of his garage. Commissioner Wagner said that she has a full size Ford van and she can't fit it into her garage. Her standard van has combination plates but it is not used for commercial use. Her garage is only 10 years old. She likes the idea of allowing the vehicle to be parked in the driveway. She supports that.

Chairman Hammer said that it makes sense to have the staff take a crack at redrafting the regulations with the applicant requirements and maximum weight change. He said that people seem to like the screening requirements and set standards. Commissioner Petrelli mentioned that coming from Glastonbury over the Route 3 bridge there is a certain farm that is an eyesore. He said that some commercial vehicles don't stick out. He said that they should be realistic because they don't want obtrusive vehicles that lower the property value and that they should be relatively open to the reality of business.

Commissioner McHugh said that she agrees with Commissioner Knecht about maintenance. Her daughter lives in

another town next to a guy with a dump truck that she is surprised still runs. She said that although subjective, the commission needs photos of the truck and a neat vehicle is important. Another issue is whether this will bring further complaints and how Brian would handle the overload. Mr. Gillespie said that the intent is to make the regulations more contemporary therefore loosening up on the number of complaints and lessening the load. Then Brian won't have to deal with 1-2 complaints a week.

Commissioner Homicki said that the bullets are founded and that he is intrigued by Farmington and Bloomfield and how they hold that standard. He said that Newington uses out of sight/out of mind. He said that he would hope that the new regulations are not as lengthy as Enfield but it is a significant issue.

Chairman Hammer asked Mr. Gillespie to draft something. Mr. Gillespie said that he would. Commissioner Wagner asked if they would like to see how the council feels about the issue as the elected officials may want to weigh in on it. Mr. Gillespie suggested that he get the draft together then present it to the council. The commissioners agreed.

MINUTES

[Minutes of the March 21, 2006 Meeting](#)

Commissioner McHugh made a motion to approve the minutes.

Commissioner Knecht seconded the motion.

The vote was as follows. (6-0-3)

Aye: Hammer, Knecht, Harley, McHugh, Homicki, Hughes

Nay: None

Abst: Jurasin, Petrelli, Wagner

STAFF REPORTS

- Village Cemetery

Mr. Gillespie said that the Village Cemetery has submitted an application to expand their facility to residential property. He said that they are considered a quasi-public agency because they are town funded. They have asked to have their fee waived. Mr. Gillespie said that he doesn't do this administratively and that the fee is \$280 with a \$50 refundable deposit.

Chairman Hammer asked if they are non-profit. Mr. Gillespie said that they are considered quasi-public. Commissioner McHugh said that they are not a town agency but they are town funded and owned by everyone.

Commissioner McHugh made a motion to waive the fee.

Commissioner Wagner seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Knecht, Harley, Jurasin, McHugh, Wagner, Homicki, Hughes, Petrelli

Nay: None

Abst: None

- Meeting Schedule

Chairman Hammer said that there is the potential to cancel the next meeting because Mr. Gillespie, Commissioner Wagner, Chairman Hammer and Commissioner Hughes may be away. Commissioner McHugh suggested that the schedule be looked at next year and meetings not be scheduled during school vacation week.

Chairman Hammer said that is a good thought and that they never used to meet on the same night as the council. However, since they are in temporary quarters some people potentially may want to attend both meetings, and the commission should take that into account. Commissioner McHugh asked if they would be back in town hall next year. Mr. Gillespie said maybe by the next calendar year. Chairman Hammer asked if it made sense to change the day of the PZC meeting to the second and fourth Tuesday instead. Commissioner Wagner said that the Board of Education meets then. Commissioner McHugh said that the meeting schedule has evolved to prevent conflict and she suggested that the commission stick to the first and third Tuesday.

PUBLIC COMMENTS ON GENERAL MATTERS OF PLANNING AND ZONING.

No members of the public were present or offered any comment.

CORRESPONDENCE

- Invitations to the Business After Hours for the Wethersfield Chamber of Commerce to be held at the Connecticut River Community Bank on Tuesday, April 11, 2006 from 5:30 - 7:30 P.M.
- An open letter from John Lepper, Property Maintenance Officer and Peter Gillespie, Economic Development Manager/Town Planner regarding trash complaints along the Silas Deane Highway and Berlin Turnpike.

OTHER BUSINESS

Commissioner Petrelli asked what was happening on Wells Road west of Ridge Road. Mr. Gillespie said that they are putting a sewer line in there. The properties on Ridge Road have septic systems, so they are putting in a sewer line to serve them. Commissioner Petrelli said that it looks wide enough to be a road. Mr. Gillespie said that it is not planned to be a road.

ADJOURNMENT

Commissioner Petrelli made a motion to adjourn the meeting.

Commissioner Wagner seconded the motion.

All members present voted in favor of the motion. (9-0-0)

Aye: Hammer, Knecht, Harley, Jurasin, McHugh, Wagner, Homicki, Hughes, Petrelli

Nay: None

Abst: None

The meeting was adjourned at 8:40 p.m.