

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION
Regular Meeting
Wednesday, October 3, 2018
Clifford B. Green Meeting Center
69 South Main Street
6:30 p.m.**

MINUTES

- I. Call to Order** – C. Kelleher, Acting Chair, called the meeting to order at 6:32 p.m.
- II. Roll Call** - Carleen Kelleher, Aaron Kerouac, Jules D’Agostino, Austin Tanner, Earl Starks. Michelle Sigfridson was absent with notice.
- III. Seating of Alternates**- None.
- IV. Adoption of Minutes:** Regular Meeting Minutes September 5, 2018

Motion was made by A. Tanner to accept the Minutes of the Regular Meeting of September 5, 2018. Second by E. Starks. Motion carried unanimously (5-0-0).

Special Meeting Minutes September 18, 2018

Motion was made by J. D’Agostino to accept the Minutes of the Special Meeting of September 18, 2018. Second by E. Starks. Motion carried unanimously (5-0-0).

- V. Public Commentary** – None.
- VI. Quarterly Report from ZEO, Martha Fraenkel**
- Motion was made by A. Tanner to move Item:
- VI. Quarterly Report from ZEO, Martha Fraenkel**
to before Item:
- VIII.New Business:**
Second by J. D’Agostino. Motion carried unanimously (5-0-0).

VII. Unfinished Business:

a. Reading of Legal Notice:

J. Roberson read the Legal Notice for SPG 18-002. Publication Dates in the Villager Newspaper: September 21st and September 28th.

b. Continued Public Hearings:

c. New Public Hearings:

1. **SPG 18-002 Special Permit for Sand and Gravel** – FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor’s Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43; Map 42, Lot 33), Proposed removal of 97,650 cubic yards of gravel over 8.8 acres.

A.Kerouac left the room at 6:37 p.m. and returned at 6:38 p.m.

C. Kelleher recused herself from participation in this Application and explained that, although there is a quorum allowing the meeting to be held, her recusal left only four voting Members for the Application. Therefore, the Commission would move forward with the public hearing, but, no action would be taken on the Application at this meeting. Ms.

Kelleher, then, appointed A. Tanner as Vice President, Pro Tem, to run the meeting, in accordance with the By-Laws. Ms. Kelleher then took a seat in the audience.

Attorney Joe Williams, Shipman and Goodman, Hartford, CT, represented the Applicant, (Fred Green and family members were seated in the audience). Also present was Bruce Woodis, Licensed Surveyor, KWP Associates.

Attorney Williams gave a brief history of the property and the operation:

- Portions of the property were acquired in 1953, 1967, 1973 and 1976.
- The gravel bank operation began in 1953 when Clifford B. Green started his construction company.
- In 1978, the company was purchased by his three sons: Fredrick; Clifford Jr.; and Richard.
- In 1988, more property was added and FCR Realty, LLC was created as a holding company for these parcels.
- Clifford B. Green and Sons, Inc. has been a strong supporter and committed citizen in Town for over fifty years, providing time, space and financial support to many worthy area causes.

Attorney Williams stated that the Applications before the Commission seek only to continue operating the gravel bank in the way that it is currently being operated with no material change.

- No proposed change in the anticipated lateral area, scope of work, amount of truck traffic, or amount of business they are doing now.
- IWWC approval has been received.
- Plans and a narrative had been submitted with the Application which cover the information required by Section 13 of the Brooklyn Zoning Regulations pertaining to gravel banks.
- Area of removal is limited to 8.8 acres, located deep within a combined property of approximately 200 acres owned by FCR Realty (which is wooded providing buffer and helps avoid impact on neighbors).
- Regarding Day Street: Revised plans had been submitted providing additional detail showing an alternate access road to the site from Church Street which is used occasionally/intermittently when needed. The main access is from Day Street and the Church Street access will likely continue to be used as an alternate point of access.
- Truck loads are relatively light (average of ten per day) and are not proposing any notable increase.
- Details regarding avoidance of erosion impacts and wetlands impacts are addressed in the plans.
- IWWC approval was obtained on June 12th.
- The Town Engineer has approved the bond estimate.
- A detailed reclamation plan had been submitted.

Attorney Williams stated that all required information had been provided satisfying the applicable criteria for special permit and site plan approval and he requested that the Commission approve the Applications.

Bruce Woodis, KWP Associates, provided full-size plans for viewing by the Commission Members and gave an overview:

- Location Plan - He indicated the area of activity, the primary access for the gravel operation (gravel haul road that comes in from Day Street and wraps around to the right and goes around the pond and into the current gravel excavation area).

- Site Plan – He indicated the limits of the proposed activity, the primary access (that leads out to Day Street), the alternate access (that leads out to Church Street), and existing pathways that go in and out of the gravel excavation area.
- He indicated the approximate limits of the current operation (Phase One and Phase Two have already been partially excavated) and he indicated the proposed extension.
- Site Plan shows the existing topography and existing limits of excavation, limits of wetlands as flagged and located by a soil scientist. The limits of the excavation are at a minimum of 50 feet (at any point) away from any wetlands. IWWC approval has been received.
- He indicated the final grades (in accordance with minimum requirements of the Zoning Regulations). Once final grades are achieved on each phase, the property will be restored by spreading loam (which had been stockpiled on the property) and seeded. That will be the end of the project.
- Anticipating an average of ten truckloads per day (depending on demand, it may be a little more or a little less).
- Duration of the project depends on demand. They anticipate approximately 20,000 c.y. to be removed each year, with a total of 97,000 c.y.

Mr. Woodis noted that this is an ongoing operation and that they are bringing it forward to the IWWC and the PZC to bring it into compliance with current Regulations.

PUBLIC COMMENTS:

Mike Niejadlik, Day Street, resident of Brooklyn for over 65 years, spoke in favor. He stated that there has never been an instance of a problem with the trucks. They are used to the trucks and don't even notice them and new neighbors get used to them over time also. Buyers should be aware of what is there before they buy a property. He asked for clarification regarding why it can't be considered grandfathered.

Spiro Haveles, Wolf Den Road, spoke in opposition. Concerns noted:

- Illegal business due to Cease and Desist in 2014.
- He is purchasing Grandfather's Cabin property which the Applicant has access through the property.
- He asked if taxes are paid.
- The trucks are destroying wetlands on his property. He counted 19 trucks in one day and has video. He said they are going right through the pond.
- Concern for wildlife.
- He said they are supposed to exit the same way that they enter, but they exit to the left instead of to the right.
- Concern for children.
- Noise.
- He asked about fines.

Kathleen Green, Clearview Drive, spoke in opposition. She stated that there is an agreement allowing them to use the northern west boundary for the existing gravel bank, but, she said that they are not sticking to the agreement and are not taking care of the wetlands area. She doesn't understand how they received approval from IWWC because of what they are doing in the far right corner. She said that this operation is not the same operation that ran for years and is on a different lot. She said that Fred Green does not have any ownership in Lot 43 (only access). She said that what they are calling roads are not roads. The 8.8 acres has nothing to do with the gravel bank that ran for years.

Ms. Roberson clarified that the property with a small frontage on Day Street is the access.

Krista Haveles, Wolf Den Road, spoke in opposition. She and her husband, Spiro Haveles, are purchasing the property with the access (referred to as Grandpa's Cabin). Ms. Haveles asked about the IWWC approval because she stated that she doesn't see that any of the conditions were met. She has video showing the trucks going through water half-way up the wheel well going around the pond and she has photos of the property by the pond (road).

Kyle Green, Wauregan Road, who has worked for his father (Fred Green) for 36 years, spoke in favor. He stated that his family has legal right-of-way to go through that property to get to the gravel operation. He commented about how he has been using the road for years and that he feels it is as good as some other dirt roads in Town. He commented about the recent heavy rain in the area which may be the reason why the water was half-way up the wheel wells of the trucks. He stated that they grade the road and plow it in the winter. He stated that when he was a kid, the pond was a 20x20 swamp. He stated that there are two tri-axes and 2 six-wheelers. They took 10,000 truckloads (over 300,000 yards) from Brooklyn across Wauregan Road to the Laframboise gravel bank. He said that the company once operated with 80 men and now there isn't much of a company left. He stated that the people who are purchasing the property have known about the gravel bank in back of the property and about the access road that goes through the property for years because they are related to former employees of the company. He offered to take the Commission Members on a tour of the property.

Maryellen Green, Wauregan Road, spoke in favor. She encouraged the Commission Members to look at the plan and to look at the names of the roads around the gravel bank. She commented that this is a family dispute and explained that the property had been split. She said that there were 20+ grandchildren in the families that had lived in the area and that there was not a problem with truck safety regarding the children. Ms. Green stated that the right-of-way was part of a lawsuit settlement three years ago. She stated that the amount of gravel and trucks going out is significantly less than it has ever been. She suggested that this is all a moot point and that it is a family vendetta to shut down a process that has been going on for years.

Kathleen Green, Clearview Drive, stated that they are here because there is a permit being presented and that people are pretending that there has been a permit in place on this gravel bank. She asked if it is good for conservation. She said that they don't always take care of the dirt road and questioned why they use it if they have another way of getting in and out of the property. She feels it is important for the Commission Members to see Krista Haveles' (her daughter) photos of the pond.

Ashley Sanchas, 24 Green Drive, purchased her property recently and spoke in opposition. She voiced concern regarding truck traffic as she has two children who play outside. The trucks drive behind the whole length of her property and feels that this, potentially, presents a hazard. She stated that she sees trucks operating from 7 a.m. and going all day. She voiced concern that they have been getting away with operating an illegal operation for years. She stated that she was not aware that there was a gravel bank nearby when she purchased her property. She found out by using Google Maps when she started seeing the trucks coming and going. She feels that it is wrong to grant a permit when they have been practicing illegally all this time.

Robert Sisko, Malbone Street, stated that he had, in the past, spoken before the PZC regarding what has taken place off of the Route 205 property. He commented that it has been his experience that gravel operations in Town are poorly supervised. If there is a Cease and Desist Order now and they are still operating, it implies that there continues to be a lack of oversight. If the permit is granted, he asked that the following be known and in place and enforced: hours of operation; that the Town receive taxes due on the amount of

gravel removed; limit of material to be removed; remediation plan. He said that it is not supposed to be a disadvantage to other people.

John Gibson, 255 Day Street (his property abuts Fred Green's property), stated that the outlet road is an issue for him. He said that the trucks travel the narrow road around the pond and there have been several instances where the road has caved in and the dirt dropped down into the brook or it could go onto his property. It is a dangerous situation and he feels that the road needs to be re-done if they are going to continue to use it.

Krista Haveles provided copies of her photos. Ms. Roberson will make them available to all of the Commission Members.

Keith Green, 140 Wauregan Road in Canterbury, noted that the biggest concern that people were commenting about pond run-off over the driveway. He stated that they had installed pipes there years ago, but the property is now owned by someone else. He offered that they could put more pipes in the ground to fix the problem for the current owners of the property. He addressed Ms. Sanchas' concern regarding the access road, indicating on the plan, and stating that they have changed the route used by the trucks, so they won't be going by her house anymore. IWWC approval has been received. He, again, offered that they could try to fix the problem at the pond, but that the problem with Mr. Gibson's property would be the current owner's responsibility. Mr. Green stated that he just wants to keep his family's business going.

Spiro Haveles, Wolf Den Road, stated that they do patch the road, but it is not made for trucks to go through the property and, even with pipes underneath, it just not strong enough. He said they repaired it a week ago and it caved in again today. He feels that they need to find another access.

Kathleen Green stated that the trucks associated with the gravel bank that operated years ago (which was in a different area) never travelled on the section of the road that is falling apart. She referred to the deed for the property (Lot 43) which states that they have to maintain the roadway in order for them to have limited access (if they were granted a permit).

Keith Green commented about the recent amount of rain and that they do fix the road.

Lisa Vickers, resident of Brooklyn Commons and former PZC Member in the Town of Stafford, commented that what the PZC Members need to do is review the Application/Proposal and feedback regarding this existing business that did not have the appropriate credentialing many years ago, and to determine whether the Application meets the Town's Zoning Regulations. She observed that there is a family dispute and that much of the testimony heard is not relevant to the approval of the special permit. She also commented that, unfortunately, prospective buyers should research what may be existing in the area before buying a property.

Krista Hiveless, stated that she agrees with Ms. Vickers and she, again, spoke of her photos (going into the property, around the pond, roadway and gravel bank) and commented about meeting criteria.

Doug Henault, Malbone Street, commented that another thing the Commission should consider is, if approved, a plan of recourse if they do not comply with the approval.

Cliff Green III, Church Street, stated that approximately 12 years ago when they cut trees down behind the cabin to open it up, they had been approved/legal then and he was surprised that it passed IWWC because they never did silt fence and there is standing water out there (due to the recent rain) and they have made a mess out there. The road from Day

Street down to the cabin is a strong road, but the road that goes from the cabin out to the gravel bank was made for his grandfather to drive his 1500 pickup truck. The culvert can't handle the water and the culverts upstream are all blocked. He said that they have pulled out culverts going upstream toward Hank's (toward Brickyard Road) to try to control the water. He said there are old well casings sticking out of the ground from the old campground that have never been filled (or at least not the right way). He also offered to tour the property with the Commission Members. He suggested that the Commission Members visit another gravel bank to see how others run their operation.

Kyle Green suggested that a site visit be done together so that it will be unbiased.

J. D'Agostino asked to hear from Fred Green.

- **Fred Green** stated that he's been doing this ever since he's been in Brooklyn and has tried to help the Town as well as a lot of people. He addressed comments that have been made:
Regarding his nephew's (Cliff Green III) comment about the well pipes at the campground, he stated that he did not own the campground and that the pipes have been sticking up there ever since Bill Mercier went broke.
- He stated that he has been taking care of the pond for his father since they dug it (when he returned from Vietnam).
- He asked why everyone (family members) kept going down there if they didn't like what they were doing.
- They fix the road, the best they can, every time it rains.

Attorney Williams stated that they will give more of a response at the next meeting and that they support a site walk. However, he recommended that it be decided in advance who will orient the Commission Members on the site visit because the PZC should be allowed to focus on the property without having family members debating with each other on historical perspective.

J. Roberson asked questions of Bruce Woodis:

- Describe the processing to occur on the property if the permit is granted.

Mr. Woodis answered that, currently, the processing is limited to a portable, single screening plant (dimensions approximately 8x12). Just mixing the material themselves and hauling it out. He stated that this would be the limit of the processing under this Application.

- Access Road is Dirt?

Mr. Woodis stated that the access is not a road, it is a driveway. The beginning is paved from Day Street down to the gate where the driveways diverge (it is broken up and not in good condition).

Ms. Roberson stated that the requirement is 20 feet paved from Day Street. She stated that this relates to impacts to the road and to dust control.

- What sort of dust control is proposed?

Mr. Woodis stated that the plan for dust control would be limited to watering as deemed necessary. Calcium Chloride or other substances are somewhat discouraged.

- Are you aware of the posted speed limit on Day Street and what are the lengths of the sight lines from your client's driveway to the north and south on Day Street?

Mr. Woodis stated that he does not know exactly what the sight lines are from the existing access way as they have never been formally measured. In the northerly direction, there is a banking on the side of the neighbor's property that does impede sight line significantly in that direction.

Ms. Roberson stated that she believes the posted speed limit is 25 mph and that the sight line requirement relates to the speed limit. She stated that the issue with the sight line is more of a concern for people travelling on the road rather than for people coming out of the driveway. She suggested that they may want to look at this more because it relates to safety.

A.Kerouac noted that one of the Lots (Map 42 Lot 43 point of access - currently owned by Grandpa's Cabin, LLC) had not been included in the original Application. Ms. Roberson explained that it is now officially included in the Application. Ms. Roberson explained that a fourth Lot (Map 42 Lot 33 owned by FCR Realty, LLC - incorrectly stated on the Agenda as Lot 43) which is a small point of access from the existing gravel pit to the Grandpa's Cabin parcel does not need to be included in this Application. Mr. Woodis stated that he does not believe that any part of the proposed activity or existing activity touches that Lot. Ms. Roberson stated that Map 42 Lot 33 will be removed from the Application (and from any future materials) and that it does not affect the number of abutters that were notified. She explained that it was included as a caution to be sure that all of the correct lots were identified in the legal notice. The three Lots included in this Application are: Map 35, Lot 7 and Map 41, Lot 6 both owned by FCR Realty, LLC which include the gravel pit; and Map 42, Lot 43 owned by Grandpa's Cabin, LLC which contains the access road. Ms. Roberson stated that she is in receipt of a Warranty Deed for that parcel outlining FCR Realty, LLC's access rights over that parcel and all of the criteria that were applied to those access rights including their responsibility to bear all reasonable costs of using and maintaining that road bed.

Ms. Roberson stated that the circulation plan for the route that the trucks are to follow on the Grandpa's Cabin parcel has evolved since the original Application and, now, the intent is as follows: Enter the property from Day Street; take the first right to the north; to only utilize the northerly access on the Grandpa's Cabin parcel to go to the north and to the east of the pond; the road continues along the powerline easement to the south and continues southerly to the excavation area.

Ms. Roberson stated, for the record, that the excavation involves digging below the water table and will create a small pond. Mr. Woodis confirmed that Ms. Roberson's statement is correct. Ms. Roberson noted that the Regulations specify that this requires a separate vote of the PZC and she referred to the 194 contour on Sheet 2 of the Plans (the bottom of the excavation area – approximately 9 feet below the water table – Test Pit #7).

Ms. Roberson noted that the alternate access haul road was recently introduced to this Application (she had not known that it existed). She stated that they have examined alternatives and there does happen to be an alternate point of access to a heavily settled residential road which is quite close to wetlands. Ms. Roberson noted that they have modified their haul road circulation and have included, on the plans, this alternate access haul road.

A.Kerouac asked about a large denuded area that looks like a stockpiling area on Lot 42-41A (also owned by the Applicant). He asked if this would continue to be a staging area for this Application. Mr. Woodis answered, to his knowledge, that area has been used for stockpiling material (old pipes and other types of construction materials) and is not currently being used for stockpiling for this operation.

Mr. Kerouac asked about the plans not showing more detail regarding the points of egress at the road. Ms. Roberson referred to the first sheet of the Plans and she explained that a lot of detail had been provided for the area of excavation and less detail was provided for other portions of the site. Mr. Kerouac would like to see the topography for the Grandpa's Cabin, LLC parcel and he also referred to the fourth paragraph of the Schedule A regarding the activity permitted there (he feels that it should be part of the Application for the gravel operation). Ms. Roberson stated that there is no requirement, that she knows of, that requires the owner of the access parcel to be an applicant on the application. She stated that it is good to know that the owner's permission has been granted. The Quit Claim Deed which had been provided to her (copies included in packets to Commission Members) shows, in very clear terms, that the right to utilize that parcel for the purpose of accessing the gravel pit was included in a legal agreement. Per the request of the Commission, Ms. Roberson will contact the Land Use Attorney for his opinion on this matter.

Mr. Kerouac asked about sight lines and turn radius (the width of the road for the gravel trucks coming out of the driveway) for Day Street access. Ms. Roberson stated that she had checked the Zoning Regulations to see if there is a requirement to supply sight lines and she does not think that there is a written requirement, but this is a special permit application and it is a safety issue.

Mr. Kerouac asked about the Volume and Page where the Quit Claim Deed was recorded. Krista Haveles submitted copies to Ms. Roberson. Ms. Roberson will verify that they have been recorded on the Brooklyn Land Records.

Mr. Kerouac asked about the dates mentioned in the Schedule A. He is concerned regarding performance criteria in the last paragraph for the Grantor and the Grantee. He asked that the Land Use Attorney look at it to determine why the PZC has an application if the dates supersede anything that is on the Deed.

Regarding grandfathering, Mr. Kerouac asked, if something occurs on a property that goes unchecked, is there is a time when the activity becomes non-conforming? Ms. Roberson explained that in 2014, when she was the ZEO, she discovered the pit during an inspection for WalMart. She looked at aerial photos (chronologically) and was able to identify the approximate date of when the pit was opened up. It may have historically been used for gravel extraction. She thought it was a zoning violation and issued a Cease and Desist Order and they were encouraged to apply for a permit (which is the appropriate action to take). They are now seeking the appropriate approvals. She stated that there are adjacent properties that clearly have stockyard-types of areas which may date back to the 1950's. However, this excavation stands out clearly in aerial photos and is not of the same vintage that has been discussed as part of decades past.

J. D'Agostino asked about Phase One and Phase Two.

Mr. Woodis explained, and indicated on the Plan, that the removal of gravel and other material will happen in Phase One. Phase Two will be an extension of the gravel removal into the area of previous digs and depressions with the potential completion of a pond.

There was discussion regarding expiration of the permit, if issued, which would be one year. Mr. Woodis stated that this operation could go for five years.

J. D'Agostino asked about processing. Attorney William stated that they are not proposing to do processing other than what had been described earlier by Mr. Woodis:

The processing would be limited to a portable, single screening plant (dimensions approximately 8x12). Just mixing the material themselves and hauling it out. He stated that this would be the limit of the processing under this Application.

A.Kerouac asked about the pond. Just because of the lay of the land and is not actually a sediment pond. Mr. Woodis stated that is correct and explained that there are more sand deposits in that part of the property and there is no demand for sand at this time. The better material is in Phase One.

Motion was made by J. D'Agostino to continue the public hearing for **SPG 18-002 Special Permit for Sand and Gravel** – FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43), Proposed removal of 97,650 cubic yards of gravel over 8.8 acres, to the next regular meeting of the Planning and Zoning Commission to be held on November 7, 2018, at 6:30 p.m. in the Clifford B. Green Meeting Center, 69 South Main Street, Brooklyn, CT. Second by E. Starks.

Discussion:

A.Kerouac suggested that removal be at a rate of 20,000 c.y. per year for a total of 97,650 c.y. as had been offered. There was discussion.

Ms. Roberson stated that there was a typo in the sample motion in which Map 42, Lot 43 was mentioned twice and she clarified that the three Lots included in this Application are: Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43.

There was no amendment to the original motion.

Motion carried (4-0-0). C. Kelleher had recused herself.

There was discussion and the Commission Members decided to hold a site walk on Tuesday, October 16, 2018, at 5 p.m., before their Special Meeting at 6:30 p.m. It is open to the public. Ms. Roberson will discuss with Attorney Williams regarding organizing for optimal procedure (clear rules of behavior).

Acting Chair, A. Tanner, called a two-minute recess at 8:22 p.m.

Upon return from recess at 8:25 p.m., C. Kelleher resumed the position of Acting Chair.

d. Other Unfinished Business:

1. **SPG 18-002 Special Permit for Sand and Gravel** – FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43; Map 42, Lot 33), Proposed removal of 97,650 cubic yards of gravel over 8.8 acres.

Motion was made by A. Kerouac to table **SPG 18-002 Special Permit for Sand and Gravel** – FCR Realty LLC, 200 acres north of Brickyard Road and west of Day Street (Assessor's Map 35, Lot 7; Map 41, Lot 6; Map 42, Lot 43; Map 42, Lot 33), Proposed removal of 97,650 cubic yards of gravel over 8.8 acres. Second by A. Tanner. Motion carried unanimously (5-0-0).

VI. Quarterly Report from ZEO, Martha Fraenkel

There are approximately 30 active cases of various degrees of severity/non-compliance.

Martha Fraenkel discussed the following properties from her report (in more detail) dated September 26, 2018. (Copies of her report were included in the packets to the Commission Members):

- Paradise properties
- 34 Cricket
- Old Kimball Road
- Allen Hill Road – Regis S&G
- Wauregan Road – Jolley S&G
- Canterbury Road - Quarry

There was discussion regarding a property on Spaulding Road, Brooklyn Oil, the Ford Dealership, and an animal control issue involving dogs and horses. There was discussion regarding Kennels which was defined in the Draft Regulations, but was not included as a use in the zones. There was discussion regarding blight/failure to maintain landscaping on Day Street and also about parking on the side of the road on Windham Road.

2. **Zoning Regulation Rewrite** – Review of Comments from Public Information Session, Revisions concerning Affordable Housing, etc.

There was discussion regarding affordable housing which J. Roberson has been researching. Deed-Restricted Units - Rent cap, not income based. There was discussion regarding homelessness.

J. Roberson will e-mail the Commission Members with details for the site walk on November 7th regarding SPG 18-002 Special Permit for Sand and Gravel. The Regular Meeting will follow the site walk.

J. D’Agostino left at 9:27 p.m.

C. Kelleher will not attend the site walk as he has recused herself from that Application.

VIII. New Business:

- a. **Applications:** None.
- b. **Other:** None.

IX. Reports of Officers and Committees:

- 1. Budget – No discussion.
- 2. Correspondence – None.
- 3. Chairman’s Report – None.

X. Public Commentary - None.

XI. Adjourn

Motion was made by A. Kerouac to adjourn at 9:28 p.m. Second by A. Tanner. Motion carried (4-0-0). J. D’Agostino had left at 9:27 p.m.

Respectfully submitted,

J.S. Perreault
Recording Secretary