

**TOWN OF BROOKLYN
PLANNING AND ZONING COMMISSION**

**Regular Meeting
Wednesday, June 3, 2015
Clifford B. Green Meeting Center
69 South Main Street
7 p.m.**

MINUTES

I. Call to Order – Chair, Carlene Kelleher, called the meeting to order at 7:07 pm.

II. Roll Call – Carlene Kelleher, Michelle Sigfridson, Alan Carpenter, Craig Dunlop, Aaron Kerouack, Donald Francis, David Fuss.

Staff Present – Jana Roberson, AICP, Land Use Administrator; Rick Ives, First Selectman.

Also Present – Lynn Lacharite, Economic Development Commission, was present in the audience for the latter part of the meeting.

III. Seating of Alternates – None.

IV. Adoption of Minutes:

1. Regular Meeting Minutes May 6, 2015.

Motion by A. Kerouack to accept the Minutes of the May 6, 2015 Regular Meeting of the Brooklyn Planning and Zoning Commission as submitted. Second by A. Carpenter. Motion carried 6-0. C. Dunlop abstained.

2. Special Meeting Minutes May 19, 2015.

Motion by A. Kerouack to accept the Minutes of the May 19, 2015 Special Meeting of the Brooklyn Planning and Zoning Commission as submitted. Second by C. Dunlop. Motion carried 5-0. A. Carpenter and D. Fuss abstained.

At this time A. Kerouack asked that a number 3 be added to Agenda to approve the Minutes of the April 21, 2015 Meeting.

Motion by M. Sigfridson to approve amended Minutes of the April 21, 2015 Special Meeting with the following to be included during the discussion regarding SPR15-001 Site Plan Review – One Bedroom Apartment by Brooklyn Center Complex, LLC at 8 Wauregan Road, Map 24 Lot 151, VCD Zone:

A.Kerouack expressed concern about the Commission handling the Application as a single-family residence when the intended ultimate use is a mixed-use building.

Second by A. Kerouack. Motion carried 6-0. C. Kelleher abstained.

V. Public Commentary – None.

VI. Unfinished Business:

- a. **Reading of Legal Notice** – Read by A. Kerouack.

b. Continued Public Hearings:

1. SP15-002 Special Permit-Adaptive Reuse of an Agricultural Building for Self-Storage Units by Brooklyn Self Storage, LLC at 311 Allen Hill Road, Map 33, Lot 79, RA Zone.

Bruce Woodis, KWP Associates, represented the Applicant. Mr. Woodis stated that he was not present last month when the public hearing was opened, but had reviewed the Minutes and had been briefed by David Smith. He stated that Dan Sullivan (owner) was present to answer questions.

Mr. Woodis did a Power Point presentation regarding the four revision items brought up at the last public hearing:

- 166 feet of 8-foot tall, White vinyl privacy fencing (same as for Mrs. Niemann) will be installed for neighbor, Mr. Adams.
- 6-foot tall black decorative steel fence and gate with the look of wrought iron (photos were provided). Gates will slide. The chain-link fence around the back part of the property will be 7 feet tall.
- Hours of operation: 6 am to 10 pm seven days per week. Sean Sullivan stated that there would be no more 24-hour access.
- No additional lighting is planned. Existing lighting will be replaced as needed with high-efficiency LED lighting. Replacement lighting will be controlled by a photo cell.

Mr. Woodis noted that the Brooklyn Conservation Commission has reviewed the plan and the proposal for a conservation parcel of 3.25 acres in the back and recommended that a conservation and agricultural deed restriction be applied to the property with the following restrictions:

- No structure of any kind may be built on the parcel for any reason;
- No motorized vehicles with the exception of farm equipment;
- No hunting, trapping, etc.;
- No dumping;
- No fires;
- No mining or natural resources extraction of any kind;
- Ownership of the property would be retained by the current owners
- Deed restriction would be binding in perpetuity. Mr. Woodis explained that it is an easement that is over the existing property and, therefore, would be passed on with the transfer of the land. J. Roberson indicated the area on an aerial photo.

A. Carpenter stated that he had asked that detail of the fence posts and how they would be anchored/supported in the ground be added to the plan. Mr. Woodis will add fence post detail.

J. Roberson showed photos from the street identifying the fencing areas.

Mr. Woodis (provided copies) and stated that they will reuse the sign which will read:

Brooklyn
Self Storage
(860)933-5693

J. Roberson stated that the ZEO issues sign permits.

Jim Adams, neighbor, asked if both entrances/exits will be used. Dan Sullivan answered that just the entrance by the office would be used (by keypad for security purposes). Mr. Adams asked if the hours of operation have been agreed upon. C. Kelleher stated that it is up for discussion. Mr. Adams suggested 7 am to 9 pm.

Brian King, who lives across the street, stated concern for vehicle lights flashing into his house at night and suggested that the nighttime hour be limited to somewhere between 6 pm to 8 pm. He also stated that he does not agree with having a fence in the front of the property as it ruins the beautiful scenic view of a farm.

J. Roberson stated Mr. Adams had provided some pictures of the former sign showing the former hours of operation (included in the packets to the Commission Members). J. Roberson also stated that a letter from Brian Smith, 326 Allen Hill Road, was also included in the packets to the Commission Members.

Mr. Woodis stated that security is a concern for any type of an enterprise like this and that reducing to just daylight hours would not eliminate the need for security fencing. He stated that the Applicant has gone to great lengths and projected expense to provide a country-type fence and the privacy fence on the sides to make it neighborhood friendly.

M. Sigfridson asked how the hours would be enforced. Dan Sullivan stated that the keypad would stop working.

D. Francis asked about hours of operation. Discussion ensued. Mr. King stated that multi contractors coming in and out of mini storage is not pleasurable for those living near them and he asked if special permit was needed for that. C. Kelleher stated that some could be allowed by special permit. Dan Sullivan stated that they were willing to compromise on the hours of operation and it was decided that hours of operation would be:

Sunday, Monday, Tuesday, Wednesday – 7 am to 8 pm.
Thursday, Friday, Saturday – 7 am to 9 pm.

A. Carpenter asked why the 8-foot height for the white vinyl fence. Mr. Sullivan stated that it is what Mrs. Niemann wants.

J. Roberson stated that the different fence heights might look awkward and asked if there could be one consistent height. She asked how the fire department would get in. She asked about outside storage of materials.

D. Sullivan stated that outside storage is strictly prohibited in the contract. The Application will be modified to reflect this. D. Fuss stated that there is usually a lockbox for the fire department for emergency access. There was discussion regarding the fence heights and the Commission Members were agreeable with the different heights.

Motion by A. Carpenter to close the public hearing for Application SP15-002 Special Permit-Adaptive Reuse of an Agricultural Building for Self –Storage Units by Brooklyn Self Storage, LLC at 311 Allen Hill Road, Map 33 Lot 79, RA Zone. Second by M. Sigfridson. Motion carried unanimously.

2. SD15-001 2-Lot Re-Subdivision by Niemann Family Trust at 311 Allen Hill Road, Map 33, Lot 79, RA Zone.

Bruce Woodis, KWP Associates, represented the Applicant. Mr. Woodis stated that they are proposing to create two lots: the storage facility lot – 10 acres; Mrs. Niemann's lot – 11.36 acres. Conservation easement deed restriction as described in the public hearing for SP15-002 (J. Roberson stated that she has a template and Mr. Woodis stated that they would use the template). The lots meet all the minimum zoning requirements in terms of size, setbacks, etc. He offered to answer questions.

M. Sigfridson asked if Mr. Woodis had any comments regarding the Conservation Commission's recommendations. Mr. Woodis stated the recommendations were in keeping with what was being proposed and that the only thing he found inappropriate is no hunting or trapping.

There were no comments from the public.

Motion by A. Carpenter to close the public hearing for the 2-Lot Re-Subdivision by Niemann Family Trust at 311 Allen Hill Road, Map 33 Lot 79, RA Zone, and identified in the files of the Brooklyn Land Use Office as SD 15-001. Second by D. Francis. Motion carried unanimously.

c. New Public Hearings:

1. SP15-001 Special Permit-Adaptive Reuse of an Agricultural Building for Self Storage Units by Brooklyn Center Complex, LLC, at 71 Vina Lane, Map 24, Lot 158, RA Zone.

Paul Archer, Archer Surveying, represented the Applicant and did a Power Point/poster board presentation. He provided copies of a drawing (Existing Conditions Plan dated April 2015) to the Commission Members. He stated that Mr. Benard is proposing to convert two of the four existing chicken coops to mini storage. Mr. Archer stated that they obtained a variance to allow the frontage requirement (150 feet on a Town road) to be reduced to 48.23 feet.

Mr. Archer stated/indicated:

- All access will be off of Vina Lane with a proposed 25-foot right-of way;
- He indicated the gravel and bituminous drives and stated that they are proposing five parking spaces;
- All storage to be inside;
- Hours of operation: Monday through Friday – 9 am to 6 pm
Saturday 9 am to noon
Sunday - closed
- Buffering – He explained that the chicken coops cannot be seen from any road;
- He included a Zoning compliance table on the plan;
- There are overhead lights on the CL&P poles going up the driveway and he indicated their locations. Existing exterior lighting (indicated on the plan as black dots) are motion-detector lights. No hours are being proposed for night;
- Capacity of 120 units per building.

Mark Benard stated the following:

- No vehicles will go inside the buildings for loading/unloading. They will pull up to one of the side doors as all doors to the storage units are inside the coops.
- The hours of operation are by appointment only so there will always be someone there to let them into the building.

D. Fuss asked about the mobile homes. Mr. Benard stated that they are on different properties, are rented, and will stay. J. Roberson stated that one of the three will need to cross this parcel. Mr. Archer stated that is correct.

J. Roberson stated that there is no detail for the proposed fence around the eastern building. Mr. Archer stated that they are not proposing any fencing and that there is an existing fence. J. Roberson stated that it had not been indicated on the previous plan.

D. Fuss asked if there were any environmental impact study on this property. Mr. Benard answered that there had not since he bought it.

D. Francis asked about bathroom facilities. Mr. Benard stated that there is one in the front building.

A.Kerouack asked about the access. Mr. Archer stated that the frontage is on Wauregan Road, but that the access is on Vina Lane. A.Kerouack stated that direct access is required and that the variance obtained only varied the frontage. Mr. Archer stated that there are different LLC's involved and he explained that there will be a deeded right-of-way direct access to this property (which would carry over if the property is sold). Mr. Archer indicated where the right-of-way would be.

Linda Silvia, Director at Creamery Brook Retirement Village, stated concern for their residents who walk on Vina Lane. She asked if the Town could do improvements on that road so there is more room to walk on it.

C. Dunlop asked how much traffic is expected. Mr. Benard stated very minimal and that they are not expecting a lot, maybe one or two per day.

A.Kerouack asked how the Board interprets direct access. Does the easement qualify as direct access since it is not a privately-owned driveway. He stated that during informal discussion, the Applicant said that they would be splitting the land to give access (basically a re-subdivision) and that would provide for direct access since the rear lot would own it, but that is not what has happened. Paul Archer stated that if it is an actual deeded right of way to that lot, then it is an unobstructed way to get to the lot. M. Sigfridson stated that it is curious that the adaptive re-use section would require frontage and direct access. D. Fuss stated that she feels the access is self-explanatory and he feels the issue is settled. C. Kelleher agreed.

J. Roberson asked if the variance had been recorded. Mr. Benard stated that it had not. J. Roberson advised that it needs to be recorded to be effective.

J. Roberson stated:

- The buffering is sufficient with existing vegetation. Tree line is not on the plans. She asked if there are plans to remove trees in the future. Mr. Benard stated no. J. Roberson suggested that the Board could make this a condition or the Application could be amended to preserve the buffering.
- Signage is an outstanding issue, but does not need to be resolved tonight. Signage is not part of this proposal. There are not clear provisions for off-site signage. Mr. Archer stated that they are researching this.

A.Carpenter asked if the bituminous drive existing. Mr. Archer stated yes. A.Carpenter asked if they will stripe the parking spaces in the bituminous parking area. Mr. Archer stated that they will.

A.Kerouack asked for clarification on the hours of operation. Mr. Archer stated:

Monday through Friday – 9 am to 6 pm

Saturday 9 am to 12 pm

Sunday – closed

By appointment only.

Motion by A. Carpenter to close the public hearing for Special Permit Application SP15-001 Special Permit-Adaptive Reuse of an Agricultural Building for Self –Storage Units by Brooklyn Center Complex, LLC at 71 Vina Lane, Map 24 Lot 158, RA Zone. Second by D. Fuss. Motion carried unanimously.

2. ZRC15-003 Town of Brooklyn, Map 41, Lot 19, .84 acres; Request change from PC Zone to R-10 Zone; To allow the parcel to be used for residential purposes.

J. Roberson gave a Power Point presentation and explained that this is a proposal from the Town of Brooklyn to re-zone a parcel behind Ocean State Job Lot and the Salvation Army. It is currently an undeveloped parcel (unbuildable lot in the PC Zone). Plaza Street and the eastern side of Claudia Avenue are R-10. The Town intends to split it up and combine it with lots to the back.

A.Kerouack asked if the use would be limited to residential. R. Ives explained that the property would be sold to extend the lines for three abutters.

A.Carpenter stated that he is in favor of the zone change. A.Kerouack stated that he is not in favor if the purpose is to not offer it for sale.

Paul Archer, Archer Surveying, asked why is there a need to re-zone it if the Town is just looking to extend the lines. R. Ives stated that it is also the way it is assessed.

M. Sigfridson asked about residential uses. J. Roberson stated that every use permitted in the R-10 Zone would be permitted.

Motion by M. Sigfridson to close the public hearing for Application ZRC15-003 Town of Brooklyn, Map 41, Lot 19, .84 acres; Request change from PC Zone to R-10 Zone. Second by C. Dunlop. Motion carried unanimously.

VII. Other Unfinished Business:

1. SP15-002 Special Permit-Adaptive Reuse of an Agricultural Building for Self-Storage Units by Brooklyn Self Storage, LLC at 311 Allen Hill Road, Map 33, Lot 79, RA Zone.

Motion by A. Kerouack to approve the Application SP15-002 Special Permit-Adaptive Reuse of an Agricultural Building for Self –Storage Units by Brooklyn Self Storage, LLC at 311 Allen Hill Road, Map 33 Lot 79, RA Zone in accordance with all final plans, documents and testimony submitted with the Application (as revised) and including the following modifications:

- Hours of Operation shall be limited to: Sunday through Wednesday 7:00 am to 8:00 pm; Thursday through Saturday 7:00 am to 9:00 pm.
- No outside storage is permitted.
- Applicant shall add an installation detail for the fence posts to the plans.

Second by D. Francis. Motion carried 6-0. C. Dunlop abstained.

2. SD15-001 2-Lot Re-Subdivision by Niemann Family Trust at 311 Allen Hill Road, Map 33, Lot 79, RA Zone.

Motion by D. Fuss to approve Re-Subdivision by Niemann Family Trust at 311 Allen Hill Road, Map 33 Lot 79, RA Zone, and identified in the files of the Brooklyn Land Use Office as SD 15-001, in accordance with all final plans, documents and testimony submitted with the application and including the following conditions:

Prior to the endorsement by the Commission of the Final Subdivision Plan(s) for filing in the office of the Town Clerk:

- The approval and/or review letters from the Inland Wetlands and Watercourses Commission and the Planning and Zoning Commission shall be added to the Final Re-Subdivision Plan(s).
- All boundary pins and monuments shall be set and field verified by the surveyor.

At the time of sale of either lot:

- An Open Space dedication shall be made in accordance with the requirements of CT General Statutes 8-25, Section 8 of the Town of Brooklyn Subdivision Regulations, and consistent with the recommendations of the Brooklyn Conservation Commission excepting the recommendation concerning hunting and trapping.

Second by D. Francis. Motion carried 6-0. C. Dunlop abstained.

3. SP15-001 Special Permit-Adaptive Reuse of an Agricultural Building for Self Storage Units by Brooklyn Center Complex, LLC, at 71 Vina Lane, Map 24, Lot 158, RA Zone.

Motion by M. Sigfridson to approve the Special Permit application SP15-001 Special Permit-Adaptive Reuse of an Agricultural Building for Self –Storage Units by Brooklyn Center Complex, LLC at 71 Vina Lane, Map 24 Lot 158, RA Zone in accordance with all final plans, documents and testimony application (as revised) and including the following modifications and conditions:

- Existing buffering vegetation shall be maintained.
- Parking spaces shall be striped.
- Hours of operation as per the plan.

Second by D. Francis. Motion carried 6-1. A. Kerouack was opposed.

4. ZRC15-003 Town of Brooklyn, Map 41, Lot 19, .84 acres; Request change from PC Zone to R-10 Zone; To allow the parcel to be used for residential purposes.

Motion by D. Francis to approve Application ZRC15-003 Town of Brooklyn, Map 41, Lot 19, .84 acres; Request change from PC Zone to R-10 Zone upon finding that the zone change is consistent with the goals and recommendations of the Plan of Conservation and Development. Such zone change shall become effective 15 days from the date of publication of the legal notice. Second by A. Carpenter. Motion carried 6-1. A. Kerouack was opposed.

5. Discussion of Zoning Regulations Rewrite.

J. Roberson reported that the contract is signed and will be ready for the June 16th Special Meeting. A. Carpenter stated that he will be late (or absent) for that meeting. R. Ives stated that there should be a new Member and an Alternate.

VIII. New Business:

a. Applications:

1. SP15-003 148 Prince Hill, LLC, Map 34, Lot 3B, RB Zone; Proposed motor vehicle repair facility (Integrity Automotive, LLC) at former “Excaliber Fitness” property.

Demian Sorrentino, Boundaries LLC, represented the three parties (Jewett City Savings Bank – property owner; 148 Prince Hill, LLC and Integrity Automotive, LLC - applicants). Mr. Sorrentino gave an overview and did a poster board presentation:

- They are proposing to make a lot of improvements to the property that both work for the Applicant and bring the property closer to conformance with the Zoning Regulations.
- He did a quick review of Sheets 1 through 4 of the Plans and stated that the Commission Members would have the next month to review the plans, 15 general notes, and the narrative to get an understanding of what is being proposed and how they are proposing to do it.

- Mr. Sorrentino noted that the Applicant would like to have a wall-mounted business sign on the facade that faces the parking and add another sign at the end that faces Prince Hill Road.

D. Fuss asked if the lights would be down lit. David Hippert (148 Prince Hill, LLC and Integrity Automotive, LLC) stated that the signs will not lights. Mr. Sorrentino gave an explanation of the proposed lighting.

There was discussion regarding buffering/screening.

- He stated that they are not architects/structural engineers and that there are notes that state that this is for demonstration purposes only based on what Mr. Hippert says he wants to do. Mr. Hippert has a separate contractor that specializes in alteration of these manufactured buildings.

Motion by D. Francis to accept and schedule the public hearing for Application SP15-003 148 Prince Hill, LLC, 148 Prince Hill Road, Map 34, Lot 3B, RB Zone; Proposed motor vehicle repair facility (Integrity Automotive, LLC) for the next regular meeting of the Planning and Zoning Commission to be held on July 1, 2015 at 7:00 p.m. at the Clifford B. Green Memorial Building located at 69 South Main Street Brooklyn, CT. Second by A. Kerouack. Motion carried unanimously.

A. Carpenter suggested a list of items to have prepared for discussion at the public hearing:

- How the operation is going to work;
- Noise levels;
- Health Department regarding septic system and how it would work with existing (bring approval if obtained);
- Number of employees;
- Be prepared to answer questions from the public.

J. Roberson suggested that the Commission Members go out to take a look at the property.

2. SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,000 sq. ft. Commercial Building with associated parking.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant, and explained that Mr. Esposito wants to move his business from Route 12 in Killingly to this location. He did a poster board presentation and reported:

- The property is sloped from northwest to southeast and drains toward Long Brook and the associated perimeter wetlands. The Application is before the Wetlands Commission – public hearing next week.
- Existing residential property will remain for now, but may be converted to office space in the future.
- Site to be cut on the west side and filled on the eastern side to create building path.
- Sight lines from entrance looking both ways on Route 6 are extensive.
- Water Company okay with using existing well since property is not being subdivided. There is an ordinance which prevents tying into the sanitary force main to the east.
- Utilizing on-site septic system. Test pits scheduled with the Health Department. No issues anticipated. Primary concern is the stabilization of the fill slopes which will be draining to the east/southeast toward the wetlands.
- Several water quality basins.
- Perimeter landscaping and construction of a stone wall in front.
- Keeping a berm along Route 6 as best they can.
- Decided it would be best to come in at grade to have a flat approach to the site.

A.Carpenter asked for a copy of a colored plan with elevations. Mr. Thibeault will supply colored plans with more detail including architectural details, materials of construction, crawl-outs for types of materials, building heights, etc. M. Sigfridson stated that she would like to seek additional design. Mr. Thibeault will pass that on to the Applicant so that he can work with his designer to provide that.

A.Kerouack stated that he would like to get a recommendation from the Conservation Commission. J. Roberson stated that their next meeting is July 6th.

Motion by A. Kerouack to schedule the public hearing for the application SP15-004 Danielson Glass/Neil Esposito Jr., 379 Providence Road, Map 41, Lot 119A, PC Zone; Construction of a 10,000 sq. ft. Commercial Building with associated parking for the next regular meeting of the Planning and Zoning Commission to be held on July 1, 2015 at 7:00 p.m. at the Clifford B. Green Memorial Building located at 69 South Main Street Brooklyn, CT. Second by D. Fuss. Motion carried unanimously.

There was a consensus among the Commission to call Evelyn Cole-Smith, architectural consultant to take a look.

J. Roberson will also be calling UCONN or DEEP regarding seeding along Long Brook.

b. Other New Business:

1. Discussion of Business Park Recommendation from PC Zone Build-Out.

J. Roberson stated that this relates to the Zoning Map Subcommittee so it will be discussed there and also all the recommendations from the PC Zone Build-Out are things to be considered for the re-write of the Regulations.

2. Preliminary Discussion of Proposed Drive Thru Dunkin Donuts and Commercial Building at 445 Providence Road, Map 41, Lot 115.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant. He provided copies of preliminary plans for the Commission Members.

The Lutheran Church is looking to move to a smaller facility and Dunkin Donuts is looking for something larger and safer. Mr. Thibeault stated:

- Signalized intersection;
- Dedicated access to the site with three lanes of traffic;
- Spoke with DOT regarding creating an “enter only” lane (coming from the west and going to the east) – DOT had no objection;
- Circular traffic around the building with rear parking and slope grading (to construct a larger building they would push the grading back further and construct retaining walls).

Mr. Thibeault asked for interpretation of on-site parking requirements. He feels the parking requirement of one parking space per 100 s.f. of gross floor area, plus the eleven stacking spaces for the drive in window, plus five additional spaces for ordering station is overkill. He suggested that it be for the s.f. of the serving area instead of the gross floor area. He stated that there would be some office and/or retail space. He suggested that peak hours of operation could be looked at to come up with an acceptable parking calculation for shared parking. This would cut down on pavement.

Discussion ensued regarding parking requirements. Mr. Thibeault will show parking on the plans.

D. Fuss asked about the signal light. The signal will need to be reprogrammed to coordinate with the peaks with Dunkin Donuts vs. the Church and submitted to DOT to get resolved.

M. Sigfridson asked about buffering. Mr. Thibeault stated that there is a big berm with stone on it. J. Roberson stated that it has juniper planted in it. Mr. Thibeault stated that the only trees located on the property are shown on the plan.

A.Kerouack asked that the plans show parking spaces according to the Regulations and a dotted line showing what would be proposed. A.Carpenter suggested another option would be to propose some grass spaces that could be paved if needed. Mr. Thibeault mentioned that pervious pavers could also be used.

A.Kerouack asked for an architectural rendering and asked about moving the building closer to the road and putting some parking in the back. Mr. Thibeault stated that he thinks that would be okay, but it needs to be user friendly. D. Fuss expressed concern for people walking through the drive-thru if parking is in the back.

Nicholas Scola, Attorney for the Applicant, stated that it can be designed to accomplish what the Commission wants. It will be an attractive Cape Cod-style building.

There was more discussion regarding safety and the traffic signal.

Catherine Nurmi, Secretary/Treasurer of the Congregation Council at St. John Lutheran Church, stated that the Church is willingly leaving that parcel for various reasons: not handicap accessible; a bear to heat; "the building has been nothing but an albatross since it was built." The Church is selling the property with the understanding that it was probably going to be torn down and no longer be a church.

VIII. Reports of Officers and Committees:

1. Land Use Administrator Report.
2. Zoning Permit Report May 2015 – J. Roberson stated that it was included in the packet to Commission Members.

At this time, J. Roberson and Lynn LaCharite (who was seated in the audience) spoke about the EDC seminar yesterday with CERC and the Town of Killingly. J. Roberson distributed hand-outs to the Commission Members.

D. Fuss and D. Francis left at 9:57 pm.

R. Ives stated that it is time to look at the 42 bullets of the POCD and do something. He stated that EDC and P&Z should get together and decide a plan of action.

J. Roberson stated that the Commission has been working with a priority list and they have been checking things off of the list.

Discussion ensued.

3. Wal-Mart Update.
4. Budget.
5. Correspondence.
6. Chairman's Report.

C. Kelleher stated that she would like (at a meeting) an update (and what the priorities are) on enforcement issues.

IX. Public Commentary – None.

X. Adjourn

Motion by A. Kerouack to adjourn at 10:09 pm. Second by A. Carpenter. Motion carried 5-0. D. Francis and D. Fuss left at 9:57 pm.

Respectfully Submitted,

J.S. Perreault
Recording Secretary