

**TOWN OF HADDAM
 PLANNING AND ZONING COMMISSION
 PUBLIC MEETING
 HADDAM TOWN HALL
 21 FIELD PARK DRIVE
 MONDAY, 6 MAY 2013
 UNAPPROVED MINUTES
*Subject to Approval by the Commission***

ATTENDANCE

X	Steven Bull, Secretary
X	Stasia DeMichele
A	Arthur Kohs
X	Michael Lagace
X	Jamin Laurenza, Vice Chairman
X	Wayne LePard
X	Walter Zilahy, Chairman
X	John Bosco, Alternate
X	Edward Wallor, Alternate - Seated
X	William Winakor, Alternate - Seated
X	Liz West Glidden, Town Planner
X	Bunny Hall Batzner, Recording Clerk

1. Call to Order

Mr. Zilahy, chairman, called the meeting to order at 7:00 p.m.

2. Attendance – Seating of Alternates

Attendance was taken and all regular and alternate members Mr. Winakor and Mr. Wallor were seated.

3. Additions/Corrections to the Agenda

Amendment: Move #11 – Scheduling of Hearings to #9 and change numeration of other items. The Commission approved the amendment unanimously.

4. Public Comment

None.

5. OLD BUSINESS

None.

6. NEW BUSINESS

None.

7. PUBLIC HEARING

a. Saybrook Road, LLC, Owner/Applicant. To Act on a Special Permit and Site Plan Approval for Proposed Gas Station and Convenience Store with an Additional Retail Building to be Located on Vacant Property Located on the Western Side of Saybrook Road, Due South of Haddam Pizza, Just North of the Route 82 Connector. Assessor's Tax Map #65, Assessor's Lot # 007 A.

William Bowles, attorney, Russell Cyr, P.E., Mark Smith, P.E., and Robin Maule, one of the principals of Saybrook Road, LLC, were present.

Mr. Bowles gave a brief review the history of the proposal noting that they had been before the Commission on 02.04.2013 for informal discussion, that previous hearings had been postponed due to the lack of approval from the Dept. of Public Health for a transient well permit which has been secured as of 04.15.2013. Mr. Bowles indicated the proposed is in harmony with and conforms to the appropriate development of the property in this zone; and that it will not hinder or discourage appropriate development of other sites in the area nor will it impair the value of other properties.

Using two site maps, Mr. Cyr reviewed the project. The parcel is 1.38 acres and was acquired from the CTDOT in an auction. One of the terms of the sale was one 50 foot access at the center of the parcel. The property slopes up from Saybrook Road (Route 154) approximately four percent cross slope and steep hill along the side of Old Chester Road. Mr. Cyr stated that Old Chester Road is not in use, is in disrepair, and has been blocked off.

The plan calls for a 4,048 square foot convenience store in conjunction with a gasoline station – three dispensers with canopy – proposed drive-thru with menu board to the rear of the building and window towards the front of the building. A use for the drive-thru has not yet been determined (no tenant), but possibly a coffee use.

Mr. Cyr stated that to the north of the convenience store a retail/office building to be constructed on speculation. This building will not be constructed until a user or owner is found. Mr. Zilahy questioned the proposed use as he thought it had been presented as professional only. Mr. Cyr stated no, and that the reason for selecting a use was to design the septic system.

Mr. Cyr reported that the project complies with the town's zoning regulations and that a variance was granted in December 2011 for a rear setback for the canopy and the secondary building. Mr. Cyr again discussed the grade of the parcel noting that there's a slight grade across the main parking area with a retaining wall to the back and front of the property. The septic systems are located in front of the secondary building and to the north of the canopy and are being reviewed by the Chatham Health District and have received preliminary feasibility (final design has not yet been done as there will be additional testing required). The well will be located in the front of the convenience store and will serve both buildings. All utilities will be underground coming in from the driveway. Both buildings will be served by propane. Two proposed signs – one for the convenience store located at the southern entrance of the driveway and one for the secondary building located between the driveway and Haddam Pizza (required setback distances). Lighting will be LED with full cutoff. Thirty-three parking spaces being proposed.

Mr. Cyr reported that the presentation plans are different from the original plans submitted with the application. The project was reviewed by Jeff Jacobson, Nathan Jacobson & Associates, town engineer, and his concerns included a proposed driveway exiting out onto Old Chester Road creating a traffic and safety issue at the unsignalized intersection of Old Chester Road, Saybrook Road (Rte. 154), and Bridge Road (Route 82). The applicant has decided to abandon the driveway. Revised plans submitted.

Mr. Cyr stated Mr. Jacobson asked that a fence be installed at the top of the walls (this has been done on the back wall) and that bollards be installed in front of the parking spaces at the convenience store (this will be done).

Mr. Bull asked if the well will service both buildings and how will the site be finished in the area of the unbuilt structure. Mr. Cyr stated the well will service both structures and more than likely, gravel, driveway base, will be used in the area of the unbuilt structure. Mr. Bull asked if the plantings will be installed around the perimeter of the site. Mr. Cyr stated if need be. Discussion followed in regard to the unfinished lot potentially being vacant for a significant time frame and becoming unattractive; the posting of an erosion & sediment control bond; and stabilizing the site for the return of the bond money. Mr. Bowles stated he didn't believe it would be a problem and Mrs. Maule indicated it would not.

Mrs. Glidden noted that there were two letters expressing concern regarding this project: 1) Virginia L. Marshall, dated 02.27.2013 and 2) Edward Veselak, dated 04.08.2013.

Mr. Bull asked if everything within Mr. Jacobson's 02.18.2013 letter has been addressed or is addressed again within the 04.29.2013 memo. Mrs. Glidden stated yes. Mr. Bowles noted that the April memo addresses the revised plans as a result of the interplay from the February letter and speaks to issues Mr. Jacobson still felt he wanted to bring forward and/or that were not necessarily revised by those plans.

The 04.29.2013 letter from Jeff Jacobson was reviewed: 1A. Recommend the rear access way off of Old Chester Road be removed (applicant has removed this access). Mr. Bull noted that Mr. Jacobson suggests the Commission consider a condition requiring the applicant to install a guide rail should Old Chester Road ever be reopened to traffic in the future. Mr. Bowles and Mr. Cyr stated the applicant will be installing a fence. Discussion followed. 2C. Recommend the installation of pedestrian railings along the top of the retaining walls along Old Chester Road and Rte. 154. Although applicant's engineer has stated his agreement, drawings do not show a fence at the top of the wall at Rte. 154. (Mr. Cyr stated he misread the question. The applicant agreed to the fence at Old Chester Road and the installation of a timber guide rail one foot behind the curb line. After a lengthy discussion of the grade of the site and height of the retaining wall along Rte. 154, the applicant agreed to increase the height of the timber guide rail. Mark Smith, engineer, TO Design, agreed that a 30 inch high timber guide rail could be installed meeting the needs of the Commission and the applicant. 3B. Recommend the installation of bollards for parking space located adjacent to and face in towards the front of buildings (safety issue). (The applicant will install the bollards). 6B. Recommend building roof leaders be provided and connected into the proposed stormwater drainage system to avoid the potential for icing of walkways and driveways for the retail/office building. (The applicant agreed to do this.) 8. Fuel island canopy appearance (suggested review of the Cumberland Farms canopy, Deep River). Examples of canopy designs from Cumberland Farms, Deep River; Valero, Chester; and Citgo, Haddam (Tylerville) were submitted by Mrs. Glidden. (Mr. Smith stated dental molding is proposed at the top of the canopy and it is currently unclear what brand of fuel will be sold at the station. Mr. Smith stated due to the construction of the canopy (support), they cannot match the architecture of the proposed building. Discussion followed at length in regard to signage – not proposed at this time – and fascia height of canopy - three feet) 9B. Deferring to Commission in regard to required setback along Old Chester Road. (Applicant has received a variance from ZBA, dated 12.29.2011.) 9D. Error noted within Zoning Information tabulation regarding the parking spaces. 11. Rte. 154 curb cut and connection to the Rte. 154 storm drainage system will require review and approval by the Connecticut DOT (Mrs. Glidden noted that DOT can review/approve until the Commission approves the application. Mr. Bowles noted that at the time of the sale of the property, the State mandated where the curb cut would be located.)

Mr. LePard questioned the location of the well as it's downhill from the gasoline dispensing station. Mr. Cyr stated the well meets the 75 foot setback requirements. Approval received from the Dept. of Public Health is a Phase 1A Site Suitability (meets setback requirements). Mr.

LePard asked if there were provisions to protect the well in the event of a gas spill. Mr. Cyr stated the parcel slopes away from the well and that a swale is located in the center of the parking lot. Mr. LePard asked if there was anything within the swale to prevent fuel from reaching the well. Mr. Cyr stated the well is up gradient of the dispenser. Discussion followed in regard to the approval for a well – a four part process screening process (demonstrate need); Phase 1A (meets setback requirements), Phase 1B (drill well and test it to see if there's an adequate supply and water quality), Phase II (build, develop and cap well).

MOTION: Steve Bull made a motion to close the public hearing at 7:45 p.m. Bill Winakor seconded. Motion carried unanimously.

b. The Saybrook at Haddam, To Act on a Modification to a Site Plan to Add a 14,000 Square Foot Addition for an Assisted Living Facility Known as The Saybrook at Haddam, Located at 1556 Saybrook Road in Haddam.

Joe Irving, Treasurer, MCAP Sabine Pointe; Kathy Ryan, Site Administrator; Mike Stumbaugh, construction manager, Robert Barneschi, engineer, WMC Consulting Engineers.

Mr. Irving gave a brief history of the facility – purchased in 2009, operating 09.25.2009, essentially have filled up the facility, made physical enhancements, renovate one wing to provide a 13 bed memory care housing unit 01.2012 and after 6-8 months filled up stayed between 95-100 percent full in that unit. Also have maintained 95 percent occupancy over the last 6-8 months over the rest of the facility (independent housing and assisted living). Mr. Irving stated MCAP owns and operates 17 facilities in Virginia and one in Long Island.

The proposal is to extend the memory care unit from 13 to 32 beds as there is a market demand. Mr. Irving reported that when the facility was purchased an extensive market research study was completed and demographically there's a need for dementia housing. Mr. Irving stated it's more efficient to run a larger unit and this would add jobs - administrative, personal care staff, activities, dining services, and housekeeping. The proposal also calls for the addition of three assisted living units (high demand for these units).

Reviewed comments from town engineer and noted that amendments to the application would be to remove the event parking proposed to the rear of the property (can pursue other options when events are scheduled as have done in the past); to remove the construction entrance at Camp Bethel Road (enter from front of property and utilize main roadways, don't believe it will impact the residents, can control flow of traffic); and clarification – original drawing showed a relocation of the neighbor's driveway and was not intended to be a part of the application (still in discussions with the neighbors (not in agreement yet) and would like to reserve the ability to come back before the Commission after an agreement has been reached. The alternative driveway is not proposed.

Robert Barneschi, WMC Engineers, reviewed the plans with the Commission. Mr. Barneschi pointed out the existing east wing and the proposed 13,000 square foot memory care unit as well as the courtyard these two structures will help to create. The proposal calls for maintaining a 360 degree vehicle access around the facility and the existing parking lot will be pushed out as it's in the area of the proposed addition. The proposal calls for cutting into the slope approximately 6 to 8 feet in depth and biodegradable erosion control matting is proposed for the steeper slopes. Approximately 15 parking spaces will be added for the addition. Mr. Barneschi indicated there was sufficient parking referencing a comment made by Jeff Jacobson, town engineer, in his memo and that this also played a part in eliminating the event parking.

Mr. Barneschi stated there are notes within the plan to widen the rear service entrance as vehicles are unable to stay on the roadway surface. The proposal calls for widening the area in the most constrictive areas.

In regard to utilities, Mr. Barneschi stated that water, septic, and storm drainage will be relocated. There are three water supply wells that are currently located on the hill and those wells are in close proximity to the addition. Working with the Dept. of Public Health for alternatives in either how to relocate the wells or how to use them in place.

Mr. Barneschi stated that he is working with the Dept. of Energy and Environmental Protection (DEEP) in regard to the sanitation system. The current system exists in the flat meadow area. Due to additional water usage created by the proposal, the system will be expanded. Mr. Barneschi pointed out the area for expansion on the plan and stated that they will be using the existing pump station with a sanitary forced main and introducing new distribution boxes. Mr. Barneschi indicated that conceptual approval has been submitted to DEEP and he has received one round of comments from them. Mr. Barneschi noted these comments are more technical in nature.

Mr. Barneschi stated that the stormwater system will collect the majority of the entire site development including the roof, pavement runoff into a central system. The system will be brought around the northern and eastern part of the site and introduced into a five foot diameter infiltration pipe that's 15 feet below grade parallel with the existing leaching fields. Mr. Barneschi noted that there are good sandy soils on site which allow for good infiltration and very little runoff off the site. Mr. Barneschi stated in order to satisfy DEEP's criteria for nitrogen dilution the applicant needs to collect the rainwater to show a dilution area that will satisfy their nitrogen requirement.

Mrs. Glidden asked Mr. Barneschi if he could tie the new proposal numbers into the stormwater manual numbers (calculations per the *Public Improvement Regulations* just for the addition). Mr. Barneschi stated he did not believe he could, as he would need the numbers for the site as a whole. After some discussion, Mr. Barneschi stated he could analyze it in the way Mr. Jacobson had indicated, but noted that this may create a little additional excess volume which can be addressed by extending the large diameter pipe in a direction that's in line with the leaching fields. Mr. Barneschi stated there is an issue in analyzing it for the 50 and 100 year storms as the site is not and was not designed for and will need to consult with Mr. Jacobson. Mr. Barneschi stated to the best of his knowledge there has been no flooding. Linda Condil, 23 Lee Road, Waylon, MA stated there has been flooding along the field. Mr. Barneschi asked for an explanation. Ms. Condil stated the water came off the parking lot about 300 feet and washed out her son's driveway at 1548 Saybrook Road. Discussion followed in regard to a drain having been installed and that flooding has not occurred again. Mr. Barneschi reported that he's developed a storm-water operations and management plan indicating that the facility will have maintenance operators that will check the basins and structures at least semi-annually before and after late fall.

Mr. Barneschi noted that the event parking will no longer be constructed and the access road will no longer be necessary.

Mr. Barneschi stated that the proposal also calls for sidewalks. Mrs. Glidden asked if the sidewalks could be lined up with the sidewalks from DBP, LLC as previously discussed. Mr. Barneschi stated yes.

Mrs. Glidden submitted into the record a letter from Mark A. Balaban, Balaban Law Firm, on behalf of Alexander and Jessica Condil, 1548 Saybrook Road, requesting intervenor status, dated 05.06.2013 (Exhibit A).

The 05.02.2013 memo from Jeff Jacobson was reviewed: 1. Information package did not include required unit density or parking calculations. (Mrs. Glidden stated she reviewed this and the applicant is in compliance as noted in her memo). 2. Commission should determine whether a 15 foot landscape buffer is required. (Item has been removed.) 3. Temporary construction access road. (Item has been removed.) 4. Location/width of proposed sidewalk along Rte. 154 should be adjusted to match DBP, LLC's project. (Applicant has agreed to adjustment). 5. Sharing of handicap accessible parking spaces not permitted per CT State Building Code. (Mrs. Glidden

stated this will be addressed when plans are submitted to the Building Dept. Mr. Barneschi stated there is plenty of space to readjust lane striping.) 6. Delineation of parking spaces within event parking. (Event parking has been withdrawn.) 7. Design/construction of stormwater management system. (Discussed earlier and Mr. Barneschi stated he can provide the methodology as indicated. Mr. Barneschi also stated he might be able to provide the calculations for the 50 and 100 year storm events if isolated to only the improvements and will need to work with the town engineer.) 8A. Consideration should be given to maintaining minimum pavement grades of one percent. (Mr. Barneschi stated it can be done.) 8B. Proposed contours along northwestern side of access drive extend out beyond limit of existing topographic mapping. (Mrs. Glidden stated this is no longer an issue). 9. Installation of temporary fencing to prevent occupants and visitors from entering active construction area. (Applicant is agreeable to install fencing.) 10A. Expansion of existing subsurface sewage disposal system will require review/approval by CT D.E.E.P. (Mr. Barneschi stated it's ongoing.) 10B. Proposed sidewalk and relocation of driveway within Rte. 154 right-of-way will require review/approval by CT D.O.T. (Mr. Barneschi stated they will do that.) 10C. Proposed modifications to the water supply system will require review/approval from the CT Dept. of Public Health. (Mr. Barneschi stated it's ongoing.) 11. Does perimeter survey information presented on drawing sheet EC-1 conform to the required A-2 standards. (Mr. Barneschi stated the survey was taking from the As-Built survey and will add the note to clarify the matter.) 12. Required Commission approval/signature block should be added. (Mr. Barneschi stated will do.) 13A. "Precast catch basin" detail should be revised to reflect the 4 foot deep catch basin sump. (Mr. Barneschi stated yes.) 13B. There are two different pipe lengths specified for the storm drain located between CB27 and CB28. (Mr. Barneschi stated it will be taken care of.) 13C. Minimum width of the relocated access drive on the southeastern side of building should be specified. (Mrs. Glidden stated this no longer pertains.) 13D. Note 1.3 in the erosion control narrative on drawing sheet ECD-1 pertains to a specific requirement for a different project. (Mr. Barneschi stated clarified.) 13E. "Narrative and Inspection" section in the "Operations and Maintenance Plan" on drawing sheet ES-1 should be revised to delete "Haddam Director of Engineering & Highways" and insert "Town Planner". (Mr. Barneschi stated will do.)

A brief discussion followed in regard to the service access road (one from Rte. 154) and when is it required that a facility (size of facility) have an emergency access (Mrs. Glidden stated she did not know that one would be required, but that this facility has access 360 degrees).

Mrs. Condil again voiced concern over the proposed relocation of the private driveway (not shown on the plans) and stated the driveway will not be relocated. Mr. Barneschi stated the driveway does not need to be relocated in order for the facility to function with the proposed addition. After a brief discussion, the Commission determined this was not a P&Z matter, but rather a civil matter.

Mike Stumbaugh stated the proposed relocation of the private driveway was merely a safety issue as the private driveway and the facility access way are very close together. Mr. Stumbaugh apologized for any inconvenience or misunderstanding that may have taken place. Again, it was determined this issue is a civil matter.

Mrs. Glidden stated the Commission will need to decide whether they want additional data (keep hearing open) or are willing to granted conditional approval (close hearing). Mr. Zilahy asked Mrs. Glidden's recommendation. A number of Commissioners felt there were a lot of items to be addressed, while Mrs. Glidden felt confident the drainage issue can be resolved (she, Mr. Barneschi and Mr. Jacobson to review numbers) and was not uncomfortable with granting conditional approval.

MOTION: Wayne LePard made a motion to close the public hearing at 8:30 p.m. Jamin Laurenza seconded. Motion carried 6 to 1.

c. To Act on a Special Permit to Allow a Restaurant with a Drive Thru Window on Property Known as 201 Saybrook Road, next to Dunkin Donuts

Bill Taylor, Subway Developments, Tom Kannam, applicant.

Mrs. Glidden reported there is not a lot of information pertaining to this application as the Commission had approved the site plan in October. Mrs. Glidden further reported this hearing is for a special permit for the use.

Mr. Taylor reviewed the proposal: Have received approval from the Dept. of Public Health. The hours of operation will be Monday-Friday 7 a.m.-10 p.m. (might vary a bit), Saturday 8 a.m.-10 p.m., and Sunday 9 a.m.-10 p.m. The plan calls for 18 seats, two ADA restrooms, and 3 to 4 employees at any given time. Opening in the fall of 2013 (if all goes according to plan). Will be opened for breakfast, but will not be serving coffee (will not compete with Dunkin Donuts). There will be no cooking at the facility.

Referring to the site plan, Mr. Taylor stated that the drive-thru can handle eight vehicles from the corner of the building prior to the Subway window. The speaker (menu board) will be located on the back right hand corner of the building and the window on the left back of the building. There is a shared dumpster behind the Dun-kin Donuts. Delivery of product will be once a week either in the early morning or later in the evening. Noted that there is room for an 18 wheel tractor-trailer behind the building. Mrs. De-Michele asked Dunkin Donuts hours. Mrs. Glidden stated she believes Dunkin Donuts is open from 5 a.m. to 11 p.m. Mr. Bull noted that the application indicates hours of operation will be from 7 a.m. to 11 p.m. Mr. Taylor stated they do not plan to exceed the hours of Dunkin Donuts.

Mrs. DeMichele asked about buffering between the new building and the residence to the north. Mr. Taylor stated there are a number of trees that will remain. Mrs. Glidden confirmed that the buffer is noted on the plan.

MOTION: Stasia DeMichele made a motion to close the public hearing at 8:45 p.m. Jamin Laurenza seconded. Motion carried unanimously.

8. PUBLIC MEETING

a. Saybrook Road, LLC, Owner/Applicant. To Act on a Special Permit and Site Plan Approval for Proposed Gas Station and Convenience Store with an Additional Retail Building to be Located on Vacant Property Located on the Western Side of Saybrook Road, Due South of Haddam Pizza, Just North of the Route 82 Connector. Assessor's Tax Map #65, Assessor's Lot # 007 A.

The motion was moved and seconded and discussion was opened. Mr. Bull asked if there could be language added in regard to the undeveloped portion on the north side being seeded, stabilized, and landscaped according to the plan. The Commission agreed.

MOTION: Steve Bull made a motion to amend the approval to include the condition regarding the landscaping of the undeveloped site. Jamin Laurenza seconded. The motion carried unanimously.

Prior to the vote on the amended motion, the Commission discussed the canopy and sign regulations.

MOTION: Jamin Laurenza made a motion to approve a special permit for a gas station in a commercial district and a site plan for a convenience store, gas station, and office building on the subject parcel. **Conditions:** 1) The applicant shall install a 30 inch guide rail along the top of the retaining wall that is adjacent to Saybrook Road. 2) The applicant will tie the roof leaders to the proposed storm drain. 3) North side shall be seeded and stabilized and all landscaping shall be completed in accordance with plan during all phasing of development. **Exhibits:** 1. Comment Review Letter dated April 29, 2013 from Geoffrey Jacobson, P.E. 2. Comment Letter Dated

March 11, 2013 from Jeffery Catlett, R.S. 3. Application dated January 31, 2013. 4. Town of Haddam ZBA Decisions dated December 29, 2011. 5. Proposed Site Development and Special Permit Plans dated February 4, 2013 and revised April 3, 2013, and revised again May 3, 2013 by TO Design, and signed by Russell Cyr, P.E. Michael Lagace seconded. Motion carried unanimously.

b. The Saybrook at Haddam, To Act on a Modification to a Site Plan to Add a 14,000 Square Foot Addition for an Assisted Living Facility Known as The Saybrook at Haddam, Located at 1556 Saybrook Road in Haddam.

MOTION: Jamin Laurenza made a motion to approve a formerly approved site plan for a continuing care facility to allow an addition of 14,300 square foot and associated improvements. **Conditions:** 1) The applicant shall remove the event parking (70 spaces). 2) The applicant shall revise the plans to use the entrance on Saybrook Road associated with this site plan. 3) The applicant shall submit a modified plan to the Town Planner showing the front sidewalk connection to the property located due south on Saybrook Road. 4) The applicant shall supply storm water drainage calculations to Town Engineer for approval. **Exhibits:** Comment Review Letter dated May 2, 2013 from Geoffrey Jacobson, P.E. 2. Comment Letter Dated April 30, 2013 from Liz Glidden Town Planner. 3. Application dated April 10, 2013 from WMC Engineers. 5. Proposed Site Development Plan dated 4/26/13 by WMC Engineering. 6. Site Plan for the Adel Coccoomo Continuing Care facility filed as Map #2604 received for record 2/28/2003. William Winakor seconded. Motion carried unanimously.

c. To Act on a Special Permit to Allow a Restaurant with a Drive Thru Window on Property Known as 201 Saybrook Road, next to Dunkin Donuts

MOTION: Jamin Laurenza made a motion to approve a Special Permit for a drive-thru window associated with a restaurant per Section 7.3(i) of the Town of Haddam Zoning Regulations. **Exhibits:** 1. Special Permit Application date stamped April 17, 2013. 2. Memo dated May 6, 2013 from Liz Glidden, Town Planner. 3. Site Plan of interior layout for Subway, drawn by Dave Miller and dated 12/4/10-6/29/12. Ed Wallor seconded. Motion carried unanimously.

9. Scheduling of Hearings

Hashim Krasniqi, Applicant/Owner. Property Address: 1617 Saybrook Road, Haddam. Assessor's Map #65, Assessor's Lot #2A.

Mrs. Glidden distributed copies of the application, Decisions of the Zoning Board of Appeals, dated 29 April 2010, and a site plan showing the location of the patio. Mrs. Glidden reported a patio has already been constructed to the back of the restaurant and would like to use as an outdoor eating area. Mrs. Glidden further reported that the applicant did receive a variance for a storage area, that this area was not constructed fully and installed a patio. Mrs. Glidden stated in her opinion, the patio is less intrusive than structure and that the variance that was granted would still fall under this application. Application scheduled for public hearing on Monday, 20 May 2013.

10. Approval/Corrections to the Minutes

The Commission tabled the approval of the 4 & 21 February, 18 March, and 15 April 2013 minutes.

11. Chairman's Report

None.

12. Town Planner's Report

None.

13. Adjournment

MOTION: Jamin Laurenza made a motion to adjourn. Ed Wallor seconded. Motion carried unanimously.

The meeting was adjourned at 9:04 p.m.

Respectfully Submitted,

Bunny Hall Batzner

Bunny Hall Batzner
Recording Clerk

The next meeting is scheduled for Monday, 20 May 2013.