



Town of Hamden Planning and Zoning Department

Hamden Government Center
2750 Dixwell Avenue
Hamden, CT 06518
Tel: (203) 287-7070
Fax: (203) 287-7075

June 12, 2009, revised 6-25-09, revised 8/5/09 per Commission review at the 7/14/09 meeting.

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Special Meeting on Tuesday, June 9, 2009, at 7:30 p.m. in the Legislative Council Chambers, 2372 Whitney Avenue, Hamden, and the following was reviewed:

Commissioners in attendance:

Joe McDonagh, Chairman
Ann Altman
Ed Grant
Ralph Riccio
Don Moses
Lesley DeNardis
Gerald Dimenstein
Peter Reynolds
Ralph Marottoli, sitting for Bob Roscow

Staff in attendance:

Leslie Creane, Town Planner
Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney
Stacy Shellard, Clerk
Lisa Raccio, Stenographer

Mr. McDonagh called the meeting to order at 7:04p.m. The Clerk read the Public Hearing items into the record. Mr. McDonagh introduced the panel and reviewed the Public Hearing procedures.

A. Public Hearing:

The Public Hearing opened at 7:05

1. Special Permit & Site Plan 09-1149/WS

2372 Whitney Avenue, CDD-4B Zone
Town Government Memorial Town Hall
Police Headquarters and Fire Department
Town of Hamden, Applicant
Deadline to open Public Hearing 6/18/09

Mr. Jeffrey Gebrian, Landscape Architect, addressed the Commission and introduced the persons who would be making presentations this evening. Mr. Jeff Bianco, Principal Architect of the project, addressed the Commission and reviewed the project to restore the Town Hall, which is an historical structure. Bianco/Giolitto/Weston Architects LLC had done a feasibility study that was completed in the fall of 2007. It was determined that the structure could accommodate the police department. The Town of Hamden hired his firm in to 2008 to design the project which would restore the 1924 structure and a 56,000 square foot addition. The revised plan has slightly reduced the addition to the building. The building will be added to the west that follows the scale materials of the original structure. The basis of the design and footprint of the building was taken from the existing closest point of the original building to Dixwell Avenue and copied and used as a starting point for the addition. The addition will be perpendicular to Whitney Avenue. The uses of the building will be the Police Headquarters, the auditorium for public uses, office space, and Fire Station. A parking structure will be to the west of of the combined building. There will be added a secured parking area for police business with green screening on the north side. The green screen is a brand of fencing materials intended to have plantings grow up it. The will be parking for the public on the upper deck, accessed from Dixwell Avenue.

Mr. Henry Withers, Architect addressed the Commission and reviewed the site plan. The entrances and exits for the parking garage will be on Dixwell and Whitney avenue. There will be 188 standard parking spaces. There is the ability to park large police vehicles in 3 spaces. There is a small gas fill area for the police vehicles. There is additional parking for the staff to the rear of the building. There will be a handicap ramp located at the rear of the building. There will also be handicap access to the building at Whitney and Dixwell Avenue. Mr. Withers advised the Commission that this project will need to get approval from the State of Connecticut for changes being made on Dixwell Avenue, including a traffic island. He reviewed with the members the planting plans and the lighting plans. The upper walkway will be 9 to 10 feet higher than the walkway on Dixwell Avenue and will be 8 feet wide. The existing bus shelter will be changed to keep the historical look of the building and a pull-in area for the buses will be put in. He explained that visual screen fence will be used for the abutting residential properties. They will use "street print" for the paving and he reviewed the process which will need approval from the state.

Mr. Eke Roosioks, Electrical Engineer, addressed the Commission and reviewed the lighting plan. SID Lighting will be used on the site. The back of the Police Station and Town Hall will use simple fixtures that will have LED technology for energy efficiency. The upper deck of the walkway will have a series of bollards with LED's built in. The existing building will be lit from the ground up with lighting built in to the ground. The police station will have a continuous architectural down light system which is suspended from the wall and is a continuous strip. There will be round globes with green lighting outside the police department entrance. Mr. Dimenstein asked if there would be any pole lights that will result in up lighting. Mr. Roosioks advised that the fixtures in the poles would be 0 cut off. The cupola will have fluorescent strips and all the tiers of the walk way will have LED lights.

Mr. Withers reviewed the details of the bollards and explained they would be a black 42 inch guard rail. Where there is not a need for a guard rail there will be a black chain. The existing flag pole will be lit up at night. The slope of the existing stairs along Dixwell avenue will be maintained. Where the stairs come down will be a continuous slope. He reviewed the heights and explained that it is an architectural feature. They will use a 6 inch curb for safety reasons. The road way width and island will be reviewed with the Department of Transportation and would not be subject to P&Z approval. He reviewed the planting plans and advised that he would work with the Planning Department to determine what would be preferable. They will work with an arborist for the abutting property of the residents with regard to the planting of trees and would need approval from the residents. The plantings would be guaranteed for 1 year. Risers that will be used for the stairways with a tread relationship is a $2R + 8 = 27$ that allows for a 7 inch tread. The parking slope will be approximately a 3.5 to 1 slope with some slope at 2 to one.

Mr. Bianco reviewed the engineer comments. He explained that there will be no truck traffic allowed on the upper deck of the parking structure. Mr. McDonagh asked if there were a fire on the upper deck how would the fire department be able to access with a truck. Mr. Bianco explained that a small fire vehicle could access the upper deck and the building is designed so that the Fire Department could use hoses from the front and back of the building.

Mr. Kevin Clark, Civil Engineer addressed the Commission and reviewed the site utility plan. The services will come from Whitney Ave. There will be 3 connection locations for the sanitary system. He has received comments from the GNWPCA and the WPCA and will be responding to them. Mr. Clark reviewed with the members the stormwater management system.

Mr. Riccio asked if traffic counts were done on a Friday. Mr. Hillson stated they done during the middle of the week. Mr. McDonagh is concerned with the entrance for Whitney Avenue and the additional traffic it would create. Currently it can take up to 2 traffic light cycles at School Street before you travel through the intersection. Mr. Bianco advised the Commission that the entrance on Whitney Avenue will be for the Police and staff only. The entrance for access to the Fire Department will remain. This will be a gated entrance. This entrance will also be used for deliveries. Mr. McDonagh asked if prisoners will be brought in by way of this entrance. Mr. Bianco advised they would be brought in by either the Whitney Avenue exit or the Dixwell Avenue exit. The Whitney Avenue entrance will be restricted to prisoners being brought in from other Towns. Mr. McDonagh is concerned with the entrance/exit on Whitney Avenue will create further traffic difficulties. Mr. Moses asked if there there is only one entrance/exit which will be on Dixwell Avenue and the building is being increased 56 percent would this create a traffic problem. Mr. Bianco said the increase in size of the building is for police use only and would result in no increase of traffic. The public use increase would be minimal. Mr. Moses stated that he feels public use would have a greater need to use the building and have a greater presence. Mr. Hillson reviewed the activities anticipated for the building and reviewed

the traffic study. Mr. Moses asked how the traffic study for East Hartford Police Department compared with the study for Hamden. Mr. Hillson reviewed the process used for the traffic study. Mr. Moses said that the existing traffic volume was not site specific for this location. Mr. Hillson reviewed with the Commission the locations and times the traffic study was completed. Mr. Moses asked if the data in the report is defined as generated trips. Mr. Hillson stated the information in the study is actual traffic volumes and reviewed the information and process used. Ms. Altman asked if when there were meetings in the building at night, there would be access to the parking garage and upper level. Mr. Hillson reviewed the study and stated that the upper level would be used for staff, but visitors would have access to it. Ms. Altman reviewed the use of the current buildings and activities and said that combining the use of the two buildings would not increase the traffic use of the new building. Mr. Moses asked what type of activity would be utilized in 37 percent of the building. He explained what has taken place in the building over the years. Mr. Moses feels that if there is no increase in activity, that the project would be wasting money. He feels the Commissioners have a fiduciary responsibility to the Town and the residents. Mr. McDonagh explained that the Commission does not have a fiduciary responsibility. The issue before the Commission is the application and not who the applicant is. The members must evaluate it according to Section 826 in the regulations is to determine whether the application is suitable and appropriate. If it is determined that a change needs to be made and would cost more money to the applicant, the Commission then has a responsibility to add it as a condition of approval. Mr. Moses stated his concern that the increase of 56 percent to the building would increase traffic. Ms. Altman stated that she has toured the existing police department and the size is inadequate and the conditions are poor. Mr. McDonagh asked how the increase in size for the new building would compare to the size of the two existing buildings used for the police department. Mr. Bianco did not have an exact figure. The Commission discussed further with Mr. Withers the required parking, use of the building and when the traffic study was completed. Mr. Withers reviewed with the Commission the location of the refueling area and explained it would be in a protected area. The members discussed with Mr. Withers the accessibility to the building from the parking garage into the police department, fire department and the auditorium.

Mr. Bianco reviewed the location of the control gates. Mr. McDonagh stated they were not on the plans. Mr. Withers advised the location of the gates would be placed on the plans. Mr. Bianco said that the staircases on Dixwell Avenue are on a steeper grade. He advised the members that he is an advocate for accessibility into a building. The ADA guidelines are being followed to allow access to the building for everyone. Mr. Dimenstein asked if the Fire Department was involved with the design for their accessibility to the garage. Mr. Bianco stated that the Fire Department had been at a meeting with the design team. Mr. Riccio asked Mr. Bianco if he had spoken with the Building Inspector and Fire Marshal with regard to a stand pipe for the parking garage. Mr. Bianco advised that they had not, but a stand pipe would be a good idea. He discussed with the Commission the accessibility into the building. He advised the members that the only direct access from the parking garage in to the building would be used by the Police Department.

Mr. Frank Fazekas, Project Manager addressed the Commission and explained the phase-in process for the construction. Once the Police Department is completed, the existing building for the police will be demolished and the garage construction will start. There will be a security fence around the site for the police parking. The Construction parking will be off-site. The Mayor's office has leased a portion of the upper level of the parking garage at Center One. The police cruisers and fire emergency vehicles will go off site, but he was unsure of the location.

Mr. Gebrian thanked the Commission and advised that the plans that had been reviewed at this meeting are updated, and he will leave them with the commission clerk.

Mr. McDonagh reviewed comments made by Commissioner Roscow who was unable to attend the meeting. He asked if there were control signals for the prisoner transport. Mr. Bianco advised that there was not. Mr. McDonagh questioned if the stand-by generator set would service the entire facility. Mr. Bianco said there is not an emergency generator, but they will have battery backup for emergency power. There is a gated enclosure which is accessible from the top of the parking structure that has 2 standby generators and is secure. Mr. Bianco reviewed the pitch and structure of the existing and new structure. The units will be on the roof and are tall. They will be set back from the street. Mr. Roscow and the Open Space Commission specified trees and plantings they would like to see used. They had questioned if they would be consistent with the proposed zoning regulations. Ms. Creane, Town Planner advised that they would be. Mr. Moses asked if the plans have been approved by the different bodies of the Town government. Mr. Bianco advised the members that they have and reviewed who the team has met with. Ms. Creane advised that the Building Department has not signed off on the plans and Zoning permit can not be issued until the Commission has

approved the application. Mr. Kops, Assistant Town Planner advised the members that the Building Department has reviewed some of the plans that the Commission has seen for this project. Mr. Kops read his comments and referenced that the plans shown this evening were the most recent plans. He noted that the revisions for the landscaping and planting plan should be reviewed. Mr. Kops recommended approval with the following conditions:

- I.** Prior to the Issuance of a Zoning Permit the applicant must provide for approval by the Town Engineer and Town Planner:
 - A.** Revised plans containing:
 - i.** Documentation providing the basis for employing an 8.27 inch per hour infiltration rate.
 - ii.** A copy of the soil boring logs.
 - iii.** All floor drains connected to the sanitary sewer.
 - iv.** The following revisions necessary to meet the concerns of the RWA regarding on-site fueling:
 - a)** Covering the area around the gasoline fueling station with an impervious surface to prevent leaks and spills of gasoline and other automotive fluids from entering the infiltration system.
 - b)** Installing a concrete pad with positive limiting barriers (grooves) to contain any spilled fuel.
 - c)** Covering the fueling area with a canopy to prevent spilled petroleum from washing out of the positive limiting barriers and entering the stormwater system.
 - d)** The installation of an oil spill stop valve shall be installed on the outlet side of the chamber to prevent any spilled petroleum products from entering the infiltration galleys.
 - v.** Any revisions necessary to assure that trucks exiting the upper level of the parking garage are able to turn properly into the southbound lane of Dixwell Avenue.
 - vi.** Confirmation from the Fire Marshall that the appropriate emergency vehicle have adequate access to the upper deck of the garage.
 - vii.** A brief narrative explaining where police and construction personnel will park during the construction of the garage.
 - viii.** The placement of a mesh with vines, such as wisteria to grow on the north face of the garage.
 - ix.** The three parking spaces near the garage entrance on the western side of the building re-oriented for easier use.
 - x.** A revised photometric study that demonstrates zero foot-candles at the property boundary.
 - xi.** Any changes required by DOT
 - xii.** A maintenance plan for both the stormwater system and the hydrodynamic separators, that includes the following:
 - a)** The person responsible for implementing the plan.
 - b)** Inspection and clean out frequencies that will ensure the optimal performance. At a minimum:
 1. Catch basins with sumps shall be inspected at least 3 times per year.
 2. Sediment and debris shall be removed at least twice per year or as soon as the deposits are within 6 inches of the outlet.
 3. The Stormceptors shall be inspected 3 times per year.
 4. Deposits shall be removed immediately after a contaminant spill, or when the sediment is 1-foot deep, but at least twice per year.
 - xiii.** All Conditions of Approval
 - B.** Approval from DOT for the work within the State right-of-way.
 - C.** A Stormwater and Dewatering Wastewaters from Construction Activities Permit from DEP.
- II.** Erosion and sedimentation controls shall be installed prior to any site work.
- III.** During the demolition phase:
 - A.** Prior to demolition, all hazardous chemicals shall be removed from the buildings by a licensed hauler.

- B. The property owner shall have the underground fuel tanks and associated piping removed in accordance with CT DEP regulations.
 - C. If contaminated soil, contaminated ground water, or free product as a liquid or vapor is observed on site or is detected by sample analysis, the DEP must be immediately notified and corrective action in accordance with State regulations must be undertaken. Cleanup must be conducted to bring levels of contaminants below current departmental standards.
 - D. The underground fuel storage tanks shall be removed from the site.
- IV. During construction:
- A. The RWA shall be notified at least three days in advance.
 - B. Sedimentation and erosion controls shall be inspected weekly and after each rainfall.
 - C. Catch basins shall be protected by staked hay bales while the site is unpaved. After paving, they shall be protected by a combination of filter fabric, concrete blocks and gravel or silt sack inserts.
 - D. Additional controls shall be stored on-site for any necessary repairs.
 - E. Excavated material stored on-site for any length of time shall be stabilized.
 - F. All oil, paint, and other hazardous materials shall be stored in a secondary container and placed in a locked indoor area.
 - G. If fuel for construction equipment is stored on-site it shall be placed in a secondary containment system in a secured area.
 - H. Any on-site fueling and repairs shall be conducted over a portable spill containment system.
 - I. A supply of absorbent spill response material shall be kept on-site to clean up any spills of hazardous materials.
 - J. The RWA shall be notified of any spills of hazardous materials.
 - K. Construction activity is limited to the hours of 7:00 AM to 5:00 PM, Monday through Friday.
- V. All work must be completed by June 9, 2014.
- VI. Prior to the issuance of a Certificate of Zoning Compliance An as-built plan shall be provided.
- VII. The stormwater management system shall be properly maintained.
- VIII. Vehicle and equipment washing shall take place in a commercial establishment or at least inside a facility that directs the wastewater to the sanitary system after pretreatment through an oil/grit separator.
- IX. A supply of absorbent spill response material shall be available to clean up any spills of hazardous material such as gasoline or oil.
- X. The RWA shall be notified of any uncontrolled spill.
- XI. The RWA shall be granted access to the site for annual inspections.

Mr. Bianco advised the Commission that the green screen product proposed has been part of the project from the beginning. They would like to use vegetated roofs for planting on all the building additions. Ms. Altman would like as a condition the materials be used or the design and appearance and landscaping be noted. She would like more green than cement in front of the building. Mr. Moses asked for clarification of what a vegetated roof is. Mr. Bianco advised that all new structures would have vegetated roofs and would have planting trays. This allows for certain types of plants that do not require regular watering. Collected rain water on the roof will pass through the vegetated system and this would improve water conditions on an impervious site. There would be an area on the parking deck that would have a vegetated roof system. He reviewed the planting plans. Mr. Withers advised that they would use the GRIT system and the green grit growers will grow the plantings ahead of time. If there are any leaks on the roof the tray system can be lifted for repairs.

Mr. McDonagh asked for public comment in favor of the application and there was none. Mr. McDonagh asked for public comment against the application:

Mr. Carl Amento, 273 Highland Avenue, addressed the Commission and advised that he is in favor of the Police Headquarters. He is not in favor of the current proposal which combines the Police Headquarters and the Town Hall. The Fire Department is historically in a poor location and the proposed plan is to make it a permanent location. The

proposal is a dense one that involves the destruction of the Town Hall. The plans that he had reviewed show 213 parking spaces and now is below 200 spaces. Mr. Amento questioned the amount of the gross usable square feet of space based on Section 740. He asked how the applicant is calculating. The auditorium is approximately 7,500 square feet of appropriate space carved out. It is not an office area, but is a public assembly area. Under section 740 the requirement for parking is 1 space for every 3 occupants. The plan does not show how many people can occupy the area and reviewed the process to calculate how many spaces would be needed. The state will want to improve the traffic at the intersection and will want it brought up to code. The plans for the auditorium affect the bathroom fixtures and the plan only calls for 6 stalls, which is not enough. Plans for the building that were done in 2005 were for an art center. The current plan has no programmatic use except for Council and P&Z meetings. Mr. Amento hopes that the building will be used for additional activities during the day and the parking would be acceptable. The State Traffic commission will look at Section 14311 under the General Statue as a major traffic generator. The threshold is usually 200 and threshold of 100,000 square feet. There is an E and F intersection at Dixwell and Whitney Avenue. The traffic calculations for School Street and the fire department exit has a b level of service. This was probably calculated in isolation and should be looked at it again. The fire department exit is only 200 feet from a failed intersection. It is only another 100 feet from School Street and Whitney Avenue. The Commission should look at the State doing an independent report or require an independent report. The police exiting at the extreme west of Dixwell Avenue near Old Dixwell Avenue should be looked at. The driveway exit from Miller has not been studied in the traffic report and is an area of high amount of accidents. Mr. Amento asked that the Commission consider for a Special Permit consideration under Section 826 the the proposed use, location and size of the building. There are security issues and this building is located in the middle of the town. The only use at this time is in the evening. The police do not have a training facility in current building now and this will be a new use and new traffic. The police always have at least 50 vehicles and there are only 86 parking spaces underground. There was not a good response from the Police Chief in terms of how many police vehicles there are and should be stated. Mr. Amento was upset that the Legislative Council did not see plans or a budget before approving the proposal. He asked the Commission to take into consideration the issues and conditions. The Special Permit criteria in the site design proposed use is an issue. There should be a separate Police Building. The Town Hall should be a place for the public to use. If a larger site were used there would be no need for tiered parking and it could be fenced in. The parking and traffic will work, and threshold of determination under Section 826 will be met. He asked the Commission to look at what is best for the town. If this is the best place to build a police department, fire department, and if the emergency response will be adequate for the proposed building.

Mr. Aris Stolis, 256 Johnson Road, Natural Resources and Open Space Commissioner addressed the Commission. He submitted and reviewed a letter on behalf of the Natural Resources and Open Space Commission about their concerns with the current design. The letter also addresses the amendments to the plans that the members would like. Mr. Stolis feels that how the Commission approves the application sends a message to the Department of Transportation. He is a practicing Landscape Architect and a LEED professional. He reviewed the planting plan and what he would like to see. He would like to see a sitting area. The slope on Dixwell Avenue is a concern and the ADA issues for access to the building. Eliminating the walkway along the building would eliminate the steep wall. Pedestrian could use side walk and have parking along the street. He stated that he is not for or against the application.

Mr. McDonagh advised that the Public Hearing would be kept open and continued until next Tuesday, June 16, 2009 at 7:30 p.m. at the Legislative Council Chambers.

2. Special Permit & Site Plan 09-1151/WS

660 Sherman Avenue, M-1 Zone

Hotel/Restaurant

Mankoff Developments, LLC, Applicant

Deadline to open Public Hearing 8/13/09

Mr. John Acampora, Attorney addressed the Commission and advised he has revised plans.

Mr. McDonagh continued the Public Hearing until next Tuesday, June 16, 2009 at 7:30 p.m at the Legislative Council Chambers.

This evenings Public Hearing was closed at 10:10 p.m.

B. Special Meeting:

1. **Special Permit & Site Plan 09-1149/WS**
2372 Whitney Avenue, CDD-4B Zone
Town Government Memorial Town Hall
Police Headquarters and Fire Department
Town of Hamden, Applicant

Tabled until the 6/16/09 Special Meeting.

2. **Special Permit & Site Plan 09-1151/WS**
660 Sherman Avenue, M-1 Zone
Hotel/Restaurant
Mankoff Developments, LLC, Applicant

Tabled until the 6/16/09 Special Meeting.

3. **Special Permit & Site Plan 05-1047**
2623 Dixwell Avenue, TG Zone
Minor Amendment to remove "Stump Dump"
Town of Hamden, Applicant

Mr. Dan Kops, Assistant Town Planner read his comments recommending approval with the following restrictions:

- A. Prior to the start of construction a tracking pad shall be installed.
- B. Silt fencing and hay bales shall be installed to prevent any downslope runoff.
- C. All work at 2761 shall occur between 7:30 AM and 5:00 PM, Monday through Friday.
- D. There shall be no work activity over the weekend.
- E. All trucks shall exit the site via Dixwell Avenue, travel north on Dixwell Avenue to State Street, and then go south on State Street to 2895 State Street. No trucks shall enter or exit via Worth Avenue.
- F. All streets on the route employed shall be kept clean.
- G. At the conclusion of the removal effort, the area shall be regraded to the grade approved in the Middle School plans, covered with topsoil and re-seeded.

Mr. Grant made the motion to approve the Minor Amendment for 05-1047 as recommended by the Assistant Town Planner with the following restrictions:

- A. Prior to the start of construction a tracking pad shall be installed.
- B. Silt fencing and hay bales shall be installed to prevent any downslope runoff.
- C. All work at 2761 shall occur between 7:30 AM and 5:00 PM, Monday through Friday.
- D. There shall be no work activity over the weekend.
- E. All trucks shall exit the site via Dixwell Avenue, travel north on Dixwell Avenue to State Street, and then go south on State Street to 2895 State Street. No trucks shall enter or exit via Worth Avenue.
- F. All streets on the route employed shall be kept clean.
- G. At the conclusion of the removal effort, the area shall be regraded to the grade approved in the Middle School plans, covered with topsoil and re-seeded.

Mr. Marottoli seconded the motion. The motion passed unanimously.

4. **Minor Amendment to Special Permit & Site Plan 06-1094**
943, 953-965 Dixwell Avenue/CDD-1 Zone
Professional Offices and Multi-Family

and Art Studio
Mutual Housing Association of CT

Ms. Creane, Town Planner advised the Commission that the applicant has requested that condition for an easement at the Farmington Canal be deferred so that construction may begin. The information needed for the easement will take time to gather. They understand that there is a need for construction fencing to be placed along the right-of-way until the easement has been granted. Mr. Moses asked if Ms. Creane was in agreement with the request. Ms. Creane advised that there was no problems with the request. Ms. Creane stated that once an easement has been obtained the applicant would be allowed to cross the canal. The Commission discussed with Ms. Creane the right-of-way may not be the property line.

Mr. Moses made the motion to approve the Minor Amendment to Special Permit & site Plan 06-1094 as recommended by Ms. Leslie Creane, Town Planner and the following condition: Applicant shall erect construction fencing along the right of way for the Canal, protecting it from construction activity. Ms. Altman seconded the motion. The motion passed unanimously.

5. Minor Amendment to Special Permit 98-837

2390 State Street/CDD-1 Zone
Additional Parking Spaces
Ridge Hill condo Association, Applicant

Ms. Creane, Town Planner reviewed the request for additional parking spaces and recommended approval.

Mr. Riccio made the motion to approve the Minor Amendment to Special Permit 98-837. Ms. Altman seconded the motion. The motion passed unanimously.

6. Zoning Permits 04-1756 and 04-1757

845 Woodin Street
2 Single Family homes
Request for Bond Reduction from \$12,121.00 to \$3,581.00
Ralph Mauro, Applicant

Mr. McDonagh reviewed the recommendation from Ms. Holly Massi, Zoning Enforcement Officer to reduce the bond from \$12,121.00 to \$3,581.00.

Mr. Riccio made the motion to reduce the bond from \$12,121.00 to \$3,581.00 as recommended by Holly Masi, Zoning Enforcement Officer. Mr. Reynolds seconded the motion. The motion passed unanimously.

C. Old Business/ New Business

1. Review of May 12, 2009 Minutes

Mr. Moses stated that comments were missing from the minutes. Mr. McDonagh advised he should speak with the clerk of the commission and the matter will be revisited at the next regular meeting.

2. 2319 Whitney Avenue-Minor Amendment

Ms. Creane, Town Planner advised the Commission that on May 19, 2009 she signed off on a Minor Amendment to Special Permit 93-678. She reviewed the application and advised the Commission that the amendment was a small vestibule.

D. Adjournment

Ms. Altman made the motion to adjourn. Mr. Reynolds seconded the motion. There was no further discussion. The motion passed unanimously.

The meeting adjourned at 10:27 p.m.

Submitted by: _____
Stacy Shellard, Clerk of Commissions