



Town of Hamden

Planning and Zoning Department

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September 7, 2010

MINUTES: THE INLAND WETLANDS COMMISSION, Town of Hamden, held a Regular Meeting on Wednesday, September 1, 2010 at 7:02 p.m. in Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden, CT and the following items were reviewed:

Commissioners in attendance:

Nancy Rosenbaum, Chairperson
Mike Montgomery
Andrew Brand
Mike Stone, arrived at 7:10
Eric Annes
Lynne Krynicki
Joan Lakin
Kirk Shadle
Mike Milazzo

Staff in attendance:

Dan Kops, Assistant Town Planner
Tim Lee, Assistant Town Attorney,
arrived at 7:45
Tom Vocelli, IW Enforcement Officer
Stacy Shellard, Commission Clerk

Ms. Rosenbaum called the meeting to order at 7:02 p.m. and reviewed the meeting procedures. Mr. Montgomery called the roll and there was a quorum.

I. New applications

a. 10-1161 14 Hunters Way – dredging a pond – Theodore Lynn, Applicant

Mr. Theodore Lynn, Owner, addressed the Commission and reviewed the application. He explained that sand comes down the river and creates a maintenance problem in the lake. The lake was dredged twenty years ago. Mr. Lynn said that the lake is 15 feet deep in the middle and there is a sand bar that is moving down and that he would like to remove before it goes any deeper into the lake. Mr. Lynn said that the work would be done during a dry time.

Ms. Lakin made the motion to table Application 10-1161 for a site inspection. Mr. Annes seconded the motion. The motion passed unanimously.

b. 10-1162 Todd Street Realignment & Reconstruction – Ravenswood Company LLC

Mr. Dan Kroeber, Professional Engineer, addressed the Commission and reviewed the application. He explained that a condition of approval from the Planning and Zoning Commission required Todd Street to be widened. The zoning regulation requires that a planned residential community's frontage be on a road that is 30 feet wide, and Todd Street is currently 18-20 feet wide. Mr. Kroeber said that the proposal was to widen the road to 30 feet and straighten out the road and that the utility poles would need to be moved. Mr. Kroeber explained that the utility companies fees to move the poles would be astronomical. The applicant went to the ZBA and was granted a variance to build a 24 foot wide road. The location of the proposed road will be moved slightly to the north than what was shown in the original proposal. This will be a benefit to the existing building located at the corner of Todd Street and Whitney Avenue.

Mr. Kroeber explained that the widening of the road will not be located in the upland review area. The applicant went before the State Traffic Commission and the Department of Transportation and to receive approval they had requested that drainage be added at the intersection of Todd Street and Whitney Avenue which would discharge to the applicant's property and then to the wetlands. Mr. Kroeber said that the new proposal for a 24 foot wide road would change the profile of the road and there would be low points at the entrances of phase I and phase II. He reviewed the proposed drainage and discharge plan for a 24 foot wide road. Mr. Kroeber stated that an approval was received for an office building at this location and the proposed plan would not extend in square footage beyond the original approval given in 2005.

Mr. Kroeber reviewed the site walk that was done with Ms. Rosenbaum and Mr. Montgomery. It was determined that the drainage discharge be moved away from the wetlands and place a rip rap plunge pool around the discharge of storm water and it would be 20 feet x 10 feet wide. This would allow the water that is discharged to settle the sediment from the road and then it would filter through the rip rap before going to the wetlands.

Ms. Rosenbaum explained to the Commission that a site visit was previously done and they could table this item for another site visit, or vote on the application.

Mr. Montgomery said that he has walked the site with the new proposed plan and does not feel another site inspection is needed. He reviewed the vegetation in the wetland area and is concerned with protecting it. Mr. Montgomery reviewed the direction of the water runoff onto Whitney Avenue, and there is some water that leaks off and is near where the plunge pool will be placed. He said that the Commission has asked the owner to periodically mow to limit the amount of brush growth. Mr. Montgomery feels that the proposal would be an improvement for the Town and the property owner. He asked Mr. Kroeber to explain what the volume of water will be and the calculations for the velocity of water, and how the basin will handle it.

Mr. Annes said that he has been to the site several times, but would like another site visit before making a decision. He stated that he would defer to the review by Mr. Montgomery's who does not feel another site visit is necessary. Mr. Shadle asked how far up Todd Street the construction would go and if it will be in the area where the Town has already done work. The Town has done work to prevent flooding and Mr. Shadle asked where the excavating would be done and if it would be deeper.

Mr. Kroeber reviewed the location where the work would be done and where the Town has worked. He said the area is flat and there may be an issue further up Todd Street. He explained that the drainage is so that the water can be collected and taken down Todd Street to avoid the water being trapped. Mr. Kroeber reviewed the location of the catch basin that the Town Engineer has requested.

Mr. Shadle reviewed the area where there is a small wetland. Mr. Kroeber said that the wetland has not been identified, but the Town Engineer has asked that a catch basin be put in at that location.

Mr. Dan Kops, Assistant Town Planner, explained that the Town Engineer, the Assistant Town Engineer, the Director of Public Works and the Planning Staff have discussed the flooding issues in the area, and that the area of work that is being done was further to the west of the proposed project.

Mr. Kroeber said that the water quality will benefit with the work being proposed. Currently the majority of the water on Todd Street runs straight down and then goes left onto Whitney Avenue and discharges through the leak-off and then directly to the wetlands without trapping sediment. The drainage system proposed would increase the ability to trap sediment and at the discharge point which will be the plunge pool. This will trap sediment and benefit the water quality.

Ms. Lakin asked Mr. Kroeber to address the RWA letter dated August 31, 2010. Mr. Kroeber reviewed the RWA letter and explained the erosion control measures that will be used. He explained that de-watering details for ground water can be added to the plans that would have the discharge away from the wetlands and not directly to the catch basins.

Mr. Stone asked if the Farmington Canal was indicated on the proposed plan. Mr. Kroeber reviewed the location of the Canal. He said there may be a slight disturbance in the area of the Canal and Town right of way, but that it would be reconstructed. Mr. Kroeber explained that the applicant is proposing to install sidewalks that will benefit the residents in the area.

Mr. Shadle asked if the drainage system will be deeded to the Town. Mr. Kroeber explained that the portion of road the applicant is improving will be given back to the Town upon its acceptance. The drainage is in the Town right of way and the applicant will deed a 25 foot wide easement for the storm drainage.

Mr. Shadle asked how deep the plunge pool will be. Mr. Kroeber said that it will be a minimum of 18 inches. Mr. Shadle asked who will maintain the plunge pool and Mr. Kops explained that when the plunge pool is deeded the Town will be responsible for it.

Mr. Kroeber reviewed the spill way proximity to the plunge pool. Storm calculations were done with regards to the space and size of the basins to handle a 25 year storm event. Mr. Kroeber reviewed the storm water calculations and explained that the size of the plunge pool is larger than what is required by the State DOT.

Mr. Montgomery said that the calculations being used will dissipate the velocity of the water, but they did not explain how much water can infiltrate in the plunge pool and it may spread out into the wetlands. The wetlands are designed so that they can handle some light flooding. Mr. Montgomery asked what happens after the water leaves the plunge pool.

Mr. Kroeber explained that the plunge pool is not designed as a detention measure and is sized to cut down the velocity of the water which will dissipate through the rip rap. The volume of water runoff was not looked at for the area. The rates of runoff used in the calculations were 6 ½ cubic feet per second rate of flow for a 25 year storm expected, 6.3 feet per second of velocity and it will be dissipated, and 6.97 cubic feet per second rate of runoff. This is a punch bowl size that will dissipate the scoured velocity.

Mr. Montgomery is concerned with the water that will be absorbed and sitting in the basin and sheet flow that may flow over the surface. Mr. Kroeber does not feel that there would be a great amount of water flow with a 25 year storm and does not have the data. Mr. Montgomery said that there is not a change of volume with this project but it is how the water is handled. Mr. Kroeber said that each basin will have a 2 foot sump. Mr. Kroeber explained that up to the trail the water currently drains down to the area and drains back to the site. Mr. Kroeber reviewed with the Commission the area and how the water currently drains.

Ms. Krynicki asked what the decrease in impervious surface would be going from the original proposal of 30 foot wide street to 24 feet wide street. Mr. Kroeber said that the decrease in pavement width from 30 feet wide to 24 feet wide would be 6 feet in width. This would decrease the amount of runoff in the area and the original proposal was approved by the Planning Staff and the Town Engineer.

Mr. Montgomery asked if the previous proposal for the 30 foot wide road was approved. Mr. Kops explained that the 30 foot wide road was a requirement for approval by the P&Z Commission.

Mr. Montgomery said that the RWA letter and the Town Engineer's letter should be a condition of approval. The de-watering details and the stabilization of disturbed soil should be addressed.

Mr. Kroeber said that the area in proximity to the wetlands and the upland review area will be stabilized very quickly. The pipe that will be placed is for when the commercial building is started and should be a quick stabilization for the off road portion. Mr. Kroeber does not have an exact time line for the drainage associated with the road. Mr. Montgomery said that it can be said that the soil will be stabilized with temporary or permanent coverage within 45 days. Mr. Kroeber said that the roadway will take longer than 45 days. The rip rap plunge pool will be stabilized as soon as it is installed. Mr. Kroeber and Mr. Montgomery further discussed stabilization of the area and the roadway.

Mr. Dean Fiske, Ravenswood Construction, addressed the Commission and explained that they will be using the existing roadway on Todd Street for traffic and will maintain it throughout the project. When building the new section of roadway they can treat it and once it is cut down to sub grade they can get to stone quickly.

Mr. Shadle asked if runoff measures during construction and the cleanup of Route 10 will be included as a condition.

Mr. Kroeber reviewed the road work needed and when the earth is taken down an anti tracking pad will be placed to help remove sediment from the tires. Silt fences and hay bales will be used at the toe of the road at Whitney Avenue. Mr. Kroeber reviewed with the Commission the work to be done and the maintenance that will be done at the intersection at Todd Street and Whitney Avenue and the new location of the road. Mr. Shadle asked if when the silt fences and hay bales are put on the plans the IWC Chairperson can sign off on it.

Mr. Montgomery made the motion to approve Application 10-1162 with the following conditions: 1) The letter dated August 31, 2010 by the RWA be incorporated into the plans. 2) The letter dated August 31, 2010 by the Town Engineer be incorporated into the plans. 3) Provide details for de-watering. 4) Provide details pertaining to protection of the catch basins and other runoff on the site. 5) Any disturbed soil will be stabilized with permanent or temporary cover within 45 days. 6) The revised plans submitted to the Chairperson for review, and if satisfactory to the Chairperson it will be effective on the date of her signature. Mr. Shadle seconded the motion. Ms. Rosenbaum, Mr. Montgomery, Mr. Brand, Mr. Stone, Ms. Krynicki, Mr. Shadle, Ms. Lakin and Mr. Milazzo voted in favor of the motion. Mr. Annes abstained. The motion passed 8-0-1.

II. Notices-of-Violation, Cease & Desist & Restore Orders, Notices-to-Appear

a. C.&D. 186 & 196 Denslow Hill Rd - Dumping & deposition of fill in or near wetlands

Ms. Rosenbaum reviewed with the Commission pictures Mr. Siciliano had submitted. She said that he had not submitted pictures of wetland markers located at the bottom of the slope. Ms. Rosenbaum asked Mr. Vocelli to visit the site and confirm that the wetland markers were placed at the toe of the slope.

The Commission discussed tabling this item so that Mr. Vocelli can visit the site to determine if Mr. Siciliano has completed the conditions set forth by the Commission and placed the wetland markers at the bottom of the slope. If the restoration plan is complete and the wetland markers are in place the Commission will discuss at the October 6, 2010 meeting the penalties that have been attached to the properties. Mr. Annes stated that if Mr. Vocelli determines at the site visit that all the conditions have been met then the fines should not continue to accrue until the next meeting on October 6, 2010.

Mr. Milazzo made the motion to table this item until the October 6, 2010 meeting. Mr. Vocelli will do a site inspection to determine if the wetland markers have been placed in accordance with the instructions that had been given by the IWC. Ms. Lakin seconded the motion. The motion passed unanimously.

Mr. Shadle said that there is a covered stock pile on the property. Mr. Vocelli said that he had Mr. Siciliano consolidate that the piles and covered them. The massive cleanup had involved soil and debris and it needed to be pulled back from the slope. Mr. Vocelli explained that a zoning permit will be necessary for a septic system renovation to be done on the property, but it will not be issued until the IW Enforcement Officer approves it.

b. N.O.V. 64 Rocky Top Road – clearing of trees & removal of vegetation

Mr. Tim Lee, Assistant Town Attorney addressed the Commission and stated that he has not been given the remediation plan as promised. He explained that his understanding is that a forester has completed a remediation plan but it has not been given to the owner. Mr. Lee said that the next court date will be September 3, 2010.

Mr. Milazzo made the motion to table this item until the October 6, 2010 meeting. Mr. Montgomery seconded the motion. The motion passed unanimously.

c. N.O.V. 790 Main Street – wetland conservation area encroachments

Mr. Herman Woodard, Attorney, addressed the Commission and explained that the owner has retained a contractor to remove the wooden structure, concrete pad and the chain link fence. Ms. Rosenbaum asked what will happen to the vinyl fence. Mr. Woodard said that the owner will retain a soil expert to advise what can be done with the fence. Mr. Milazzo asked how long it will take to get a report from the wetlands expert regarding the relocation of the fence. Mr. Woodward said that the expert will go out next week and the contractor had indicated it will take approximately a week and a half.

Ms. Rosenbaum advised Mr. Woodard that he should consult with Mr. Tom Vocelli to discuss the plan to move the fence. Mr. Annes said that he should advise Mr. Vocelli on how they will access the property to do the work.

Mr. Milazzo made the motion to table this item until the October 6, 2010 meeting to update the Commission on the progress of the work being done. Mr. Vocelli should be updated on the progress of the work. Ms. Lakin seconded the motion.

Mr. Montgomery said that the motion should be clear to state that the IWC is accepting the proposed plan to allow the applicant to proceed but the N.O.V. will remain in place. Mr. Milazzo said that the owner should go to Mr. Vocelli prior to the next meeting. Mr. Vocelli said that the proposal for the vinyl stockade fence should come back to the Commission because it defines the buffer boundary or any change in it. Mr. Vocelli asked if the Commission is authorizing him to authorize the owner to proceed with the demolition of the structures in the conservation area. The Commission discussed allowing Mr. Vocelli to determine if the plan to remove the structures and the equipment to be used is acceptable. Mr. Montgomery amended the motion to say: ***The removal can proceed under the supervision of Mr. Vocelli. Mr. Milazzo and Ms. Lakin accepted the amendment to the motion. The motion passed unanimously.***

d. N.O.V. 1378 & 1380 Shepard Avenue – earthwork & removal of vegetation

Mr. Joe Porto, Attorney addressed the Commission and submitted and reviewed a handout which includes the proposed planting plan that had been submitted. He explained that Mr. Vocelli and Ms. Holly Masi, Zoning Enforcement Officer had met with himself, Mr. Thomas Pietras, Professional Soil Scientist and Mr. Richard Couch, Martinez Couch & Associates on the site. They have been retained to draft a restoration plan which depicts the disturbed areas, an overlay of the site plan showing the proposed plantings, a letter outlining erosion and sedimentation controls and a planting schedule. Mr. Porto said that there has been no additional work done on site since the N.O.V. was issued.

Mr. Thomas Pietras, Professional Soil Scientist, addressed the Commission and reviewed the area of the wetlands and said that they have flagged the wetlands west of the disturbed area. Mr. Pietras reviewed the disturbed areas and the wetlands and stated that there is no evidence of sedimentation to the wetlands. The site has been stabilized

with hay mulch, wood chips and grass and areas that need additional stabilization will be seeded. Mr. Pietras reviewed the revised planting plan.

Ms. Rosenbaum said that she has not seen the site and is unsure of its location. Mr. Porto reviewed with the Commission the location of the site and the location of the wetlands. He said that there had been a lot line revision three years ago and there are two lots. Mr. Rossotto had cut a driveway so that prospective buyers would be able to access the property. Mr. Annes asked who the contractor was that had done the work. Mr. Porto replied Mr. Rossotto.

Mr. Brand asked if all the plantings would be done by hand. Mr. Pietras said that the work would be done by hand or a small backhoe may be needed. Mr. Shadle asked if a new location planting plan will be submitted. Mr. Pietras replied that the intent is to plant within the 100 foot non-disturbance buffer and the species being planted were revised.

Ms. Krynicki said that the letter submitted states that there will be a proposed site plan submitted in early September. She asked if the plantings being proposed will be outside the site development. Mr. Porto advised the plantings would be outside the site development area.

Mr. Annes asked if the existing driveway will remain the same. Mr. Porto stated that where the area was disturbed in the upland review area will not be the driveway and will be left in its natural state. Mr. Annes asked why the driveway was put in at a different location to show the site than an area where the driveway will be when the site is developed.

Mr. Richard Couch, Martinez Couch & Associates, addressed the Commission and reviewed the site and the location of the wetlands. Mr. Couch said that the driveway was cut from Shepard Avenue towards the wetlands. He reviewed with the Commission where the proposed houses would be located and the areas that would be closest to the wetlands. Mr. Couch said that the 100 foot upland review area is proposed to be restored. He reviewed that pathway area and the area being proposed to be restored. Mr. Annes asked why the pathway was cut. Mr. Couch said that it was created as an area for a possible retention basin to receive stormwater. He said that there was no erosion caused towards the wetland and it is being proposed to be restored.

Mr. Brand asked what plantings are currently in the disturbed area. Mr. Pietras replied that the disturbed area is primarily hay mulch and new grass, and that there is no woody vegetation. Mr. Brand asked that when the area is planted what will be between the plantings. Mr. Pietras said there is some grass growing and where it is sparse it will have a mix of hay mulch with perennial rye grass to stabilize the soil. Because the area is densely vegetated and is a narrow area of disturbance it will revert to a dense canopy and the grass over the years will disappear. Mr. Brand asked if invasive species will take over the area. Mr. Pietras said he did not see a source for invasive species and he feels that the Black Birch in the area will thicken. Mr. Brand would like the area restored to its original condition. Mr. Pietras reviewed the plantings that are currently in the area.

Mr. Shadle asked what the current vegetation is and what plants will be used for erosion control. Mr. Pietras reviewed the disturbed area and said that the plants selected are common to a dense forest.

Mr. Shadle asked if the contours being shown include the grading that was done. Mr. Couch said that the survey shows the contours that previously existed.

Ms. Lakin asked if the roadway that is currently there is being used for the two existing homes. Mr. Couch said that the access way was always there and the driveway to the properties is a recent disturbance. Ms. Lakin asked if where the driveway dips a large amount of water collects. Mr. Couch said that there is a location that goes down and then back up to the properties and he has not seen a large amount of water.

Mr. Annes asked if there is a paved access way to the rear lot. Mr. Couch said that the area was disturbed by Mr. Rossotto to cut the driveway and access paths and he cleared the vegetation to the back of the property for future

homes. He explained that this would allow the area to be seen by potential buyers, and that there has been no construction done on the site.

Mr. Shadle asked what the ratio of restoration of plants removed is to the proposed plantings. Mr. Vocelli said that the removal occurred prior to his visiting the site. Mr. Vocelli reviewed the area and said that the proposed plan would start the restoration back to a wooded area.

Ms. Rosenbaum reviewed the N.O.V. and stated that the proposed restoration should start soon because it is nearing the end of the planting season. However, she is unfamiliar with the location of the property and its current condition.

Mr. Milazzo said that he recommends that a motion be made to approve the planting plan and that this item be tabled for an update by Mr. Vocelli at the next meeting.

The Commission further discussed approving the proposed planting plans and tabling this item until the October 6, 2010 meeting to allow for a site visit before lifting the N.O.V. Mr. Vocelli discussed with the Commission that he would like a better anti tracking pad put in place

Mr. Milazzo made the motion to table this item until the October 6, 2010 meeting and approve the planting plan as revised, and permitting the site to be monitored by Mr. Vocelli.

Mr. Porto stated that they would defer to the Commissions wishes. The topography of the site and the driveway that fronts on Shepard Avenue cannot impact the wetlands. The disturbed area along Shepard Avenue will be addressed with the Planning & Zoning Commission. Mr. Milazzo said that this item was tabled to allow the applicant to start the planting and the work be monitored by Mr. Vocelli. If an application is submitted at a later date to the IWC for the two lots another site inspection can be scheduled. ***Mr. Shadle seconded the motion.***

Mr. Montgomery said that the N.O.V. should be lifted because it affects the applicant's ability to raise money and proceed with the development. Ms. Rosenbaum said that she does not know the site. Mr. Montgomery said that the applicant has made an effort to comply and remedy. Mr. Milazzo said that this gives the Commission the right to revisit if the work is not done. He said that historically the N.O.V. is left on for one meeting and it is a policy decision to treat everyone in the same manner. Mr. Milazzo understands the need to get financing and the applicant can bring the minutes of the meeting to his financial institution. Mr. Annes said he would like to see the property before removing the N.O.V. Ms. Lakin would like the N.O.V. to remain until the planting plan is done. Mr. Porto said that the applicant will comply with the planting plan if approved and allow Mr. Vocelli to monitor the work.

Mr. Vocelli asked the Commission to clarify if the planting should be done by hand or a small excavator. Ms. Rosenbaum said that the applicant has stated that a small backhoe may be required.

Ms. Rosenbaum, Mr. Brand, Mr. Stone, Mr. Annes, Ms. Krynicki, Ms. Lakin, Mr. Shadle and Mr. Milazzo voted in favor of the motion. Mr. Montgomery voted against the motion. The motion passed 8-1-0.

Ms. Rosenbaum stated that the planting plan will go forward, the N.O.V. will remain in place and a site visit will be scheduled. Mr. Porto said the applicant will be before the Commission for development of the lots and asked if the site walks can be consolidated. Ms. Rosenbaum said that one site visit will be for the site disturbance and if an application is submitted for the construction of a house it would need to be scheduled as a separate site walk. Mr. Annes stated that the application may not be submitted for another year and the site would need to be visited to see if there were any additional changes at the locations.

e. N.O.V. 16 Autumn Ridge Road – alteration or filling of wetlands

Mr. Vocelli explained to the Commission that he had met with Mr. Terry Boyle before the N.O.V. was issued. Mr. Vocelli said that the N.O.V. was sent via by the Post Office, and that he hand delivered it to Mr. Boyle at his home.

Mr. Boyle had indicated at that time that he has been busy at work. Mr. Vocelli stated that he has called and left messages for Mr. Boyle who has not returned any of his calls.

Ms. Rosenbaum instructed Mr. Vocelli to send another letter stating the Commission's expectations and that this item would be heard at the October 6, 2010 meeting.

Mr. Milazzo made the motion to table the item until the October 2010 meeting and this would give Mr. Vocelli the opportunity to send another letter informing the alleged violator of the IWC's decision and asking that he appear at the next meeting with the information being requested. Mr. Shadle seconded the motion.

Mr. Montgomery reviewed the property and explained that the IW application was approved in 2001. He said that the area of concern has been mowed down and is now a playing field. The owner was aware of the wetlands and had submitted an application for work in the area and then it was withdrawn. Ms. Krynicki said that it would be helpful to the Commission to have an as-built topography. In the area there is functioning as ground water recharge and if the topography has been altered the Commission may want to reclaim the area. Mr. Montgomery said the letter should be sent from Mr. Lee, Assistant, Town Attorney. ***Mr. Milazzo amended the motion to say that Mr. Tim Lee, Town Attorney, will send the letter. Mr. Shadle accepted the amendment to the motion. The motion passed unanimously.***

III. Review Site Inspection Schedule

Mr. Vocelli will schedule site inspections for 14 Hunters Way and for 1378 & 1380 Shepard Avenue.

IV. Review July 7, 2010 meeting minutes

Mr. Brand made the motion to accept the minutes of July 7, 2010 as written. Ms. Lakin seconded the motion. Ms. Rosenbaum, Mr. Montgomery, Mr. Brand, Mr. Stone, Mr. Annes, Ms. Krynicki, Ms. Lakin and Mr. Shadle voted in favor of the motion. Mr. Milazzo abstained. The motion passed 8-0-1

V. Other Business

Ms. Rosenbaum advised the members that Commissioner Tito's mother passed away, and she would extend condolences from the Commission. Ms. Rosenbaum thanked Mr. Tito and Ms. Lakin for the work they have done on the de minimis reviews. Ms. Rosenbaum reviewed a letter that she had received from the State with regards to the Lake Whitney Dam Permit. Mr. Vocelli explained that a de minimis had been done for the first phase of the project and the second phase is now in discussions. Ms. Rosenbaum reviewed the previous conditions at the site.

VI. Adjournment

A motion to adjourn was made by Mr. Milazzo and seconded by Mr. Annes. It passed with no dissenting votes. The meeting ended at 8:58 p.m

Submitted by: _____
Stacy Shellard, Clerk of the Commission