



Town of Hamden

Planning and Zoning Department

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April 25, 2013

MINUTES: THE PLANNING & ZONING COMMISSION, Town of Hamden, held a Public Hearing and Regular Meeting on Tuesday, April 23, 2013 at 7:00 pm. in the Thornton Wilder Hall, Miller Memorial Library Complex, 2901 Dixwell Avenue, Hamden with the following results:

Commissioners in attendance:

Ann Altman, Chairperson
 Brack Poitier, Vice Chairperson
 Lee Campo
 Myron W. Hul
 Peter Reynolds
 Bob Roscow
 Ralph Marrotoli, Alternate sitting for
 Jennifer Cutrali
 Rob Cocciaro, Alternate sitting for
 Michele Mastropetre

Staff in attendance:

Leslie Creane, Town Planner
 Arrived 7:05pm
 Dan Kops, Assistant Town Planner
 Mr. Tim Lee, Assistant Town Attorney
 Arrived 7:07pm
 Holly Masi, ZEO & Acting Clerk
 Genevieve Bertolini, Stenographer

Ms. Altman called the meeting to order at 7:00 pm.

The clerk read the Public Hearing items into the record. Ms. Altman introduced the panel and reviewed the Public Hearing procedures.

A. Public Hearing:

- 1. Special Permit & Site Plan 13-1212**
 1409 Dixwell Avenue, T-5 zone
 Fuel Tank
 Joe Natale, Applicant
Deadline to open Public Hearing 5/2/13

Public Hearing opened at 7:04 pm

Attorney Bernard Pellegrino came forward to review the application and plans on file. First America, the tenant, was also present. Attorney Pellegrino reviewed the history of the site as well as the uses that are approved. The proposed tank is for bio-diesel fuel for the servicing of the tenant's buses. He noted that the plans were updated in response to comments from staff and RWA and all the safety measures raised have been addressed. He also noted that they have reviewed the staff comments memo and don't find any of the proposed conditions to be problematic. Mr. Kops read his comment memo dated April 23, 2013 into the record (on file).

Mr. Hull raised concern about the sequence of events and inquired about how long the erosion issue has been going on. Mr. Kops responded that it has been going on for a few years. Mr. Hull feels that addressing this should be a higher priority such as that it is addressed prior to the issuance of a Zoning Permit. Mr. Kops noted that he thought that the proposed construction activity would cause site disturbance so it would be better to address it after construction. There was discussion. Mr. Roscow asked for clarification about the location.

Ms Altman asked for public comments. There were none.

Attorney Pellegrino stated that not only would the erosion issues be addressed during the construction process, but that they will work on addressing it prior to applying for the Zoning Permit.

Public Hearing closed at 7:22 pm.

2. Special Permit & Site Plan 13-1213/WS

2518 Whitney Avenue, T-4 zone

Bank/Commercial/Apartments

2518 Whitney Avenue, LLC, Applicant

Deadline to open Public Hearing 5/23/13

Public Hearing opened at 7:23 pm.

Ryan McEvoy, PE from Milone and MacBroom came forward to review the application and plans on file. Craig Laliberte, the Project Architect was also present. Mr. McEvoy reviewed the proposed uses, parking configurations and how it meets the regulations. He also reviewed the configuration of traffic and landscaping. Mr. McEvoy noted they are working with the RWA regarding the drainage design and that they will add conditions noted in the email they sent at 4:40pm that afternoon that will satisfy RWA. Craig Laliberte reviewed the architectural and the materials to be used along with the elevations. Ms. Altman asked for clarification about the traffic flow. Mr. Campo stated that he thought that drive thrus were no longer permitted on Whitney Avenue. Ms. Altman responded that they are only prohibited in Spring Glen. Ms. Creane explained that they are permitted in certain locations by special permit. Mr. Hull asked why a bank is proposed and whether they have tenants. Rick Ciardiello, a member of the LLC (which is the Applicant), 3 Pull Bridge Lane, Woodbridge, CT, came forward. He responded that they would like to build something professional and that they have some banks interested. It will be built to house a bank, but if a different type of drive thru comes, then they will change the design to fit the tenant. Mr. Hull asked for some clarification about the architectural design and aesthetic features. Mr. Laliberte reviewed them.

Mr. Kops read his comment memo dated April 23, 2013 into the record (on file). Mr. Roscow noted that the handicap parking space is at the north of the property and the handicap elevator is farther south. Mr. McEvoy noted that they have no objections to the conditions proposed in Mr. Kops' memo. It was clarified that there will be no basement. The traffic circulation was also further clarified.

Ms. Altman asked for public comments:

- Mr. Frank W. Stone, owner of Glenwood, came forward to note that he is not opposed, but was concerned about drainage. That concern has been clarified. He is also concerned about additional drive thru. He thought there would be no more drive ins or drive thrus. He feels another restaurant drive thru would cause a problem, but not a bank and he referenced issues with traffic caused by Whitney Donut and Dunkin Donuts.

Mr. Kops clarified that the Zoning Regulations do not allow drive ins, but they do allow drive thrus except in Spring Glen.

Public Hearing closed at 8:05 pm.

3. Special Permit & Site Plan 13-1214/WS

272 Ann's Farm Road, R-4 zone

Group Day Care Home

Gail and Robert Winters, Applicants

Deadline to open Public Hearing 5/23/13

Public Hearing opened at 8:06 pm.

Paul Buckley Reynolds, the Surveyor, came forward to address the Commission. He agreed to have Mr. Kops read his memo dated April 23, 2013 into the record (on file) first. He noted that they have no objections to the proposed conditions in the memo. He reviewed the site plan on file and Gail Winters, the applicant came forward to review the history of the site and the dumpster location. She noted that they will work with the comments with regard to the dumpster location.

Ms. Altman asked for public comments:

- Iris, 76 Robertson Drive, lives behind the applicant, came forward to speak in favor. She has no problems with the proposal and noted that there is always supervision and has never been any issues with the daycare.

- Angela Michie, 264 Ann's Farm Road, came forward to speak in favor. She has no problems with the proposal and noted the applicant keeps everything okay with the property.

- Matthew Mohls, 9 Read Road, came forward to speak in favor. He has no issues and noted that there have been no problems with traffic in and out of that street.

There were no public comments against the application.

Public Hearing closed at 8:18 pm.

B. Regular Meeting:

1. Special Permit & Site Plan 13-1212

1409 Dixwell Avenue, T-5 zone

Fuel Tank

Joe Natale, Applicant

Mr. Roscow made a motion to approve the application with the following conditions as noted in Mr. Kops' memo dated April 23, 2013 and as amended during discussion:

With the following conditions of approval, the application meets the Special Permit Threshold Decision Criteria specified in Section 718.4, and should not have an adverse impact on the health, safety and welfare of the public. Staff therefore recommend approval of Special Permit 13-1212, based on the following plans:

Proposed New Fuel Tank Location. Prepared by Berman Associates, Architects, Sheet A-1, dated March 1, 2013, submitted March 1, 2013. 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 revised plans containing:**
 - A. A correct revision date**
 - B. A maintenance plan.**
 - C. A proper scale for determining the height of the light pole and fueling station.**
 - D. All Conditions of Approval.**
- II. The RWA should be notified at least three days prior to the start of any construction activity.**
- III. During construction:**
 - A. If fuel for construction equipment is stored on-site it should be placed in a secondary containment system in a secured area.**
 - B. Any on-site fueling and repairs should be conducted over a portable spill containment system.**
 - C. A supply of absorbent spill response material should be kept on-site to clean up any spills of hazardous materials.**
 - D. The RWA should be notified of any spills of hazardous materials.**
- IV. Prior to use of the fueling station the applicant should:**
 - A. Complete the cleanup of the rear of the property.**
 - B. Eliminate erosion onto the Farmington Canal Greenway.**
 - C. Repair the fence at the rear of the property.**
 - D. Construct the six foot high opaque fence shown on the plans.**
- V. All work must be completed by April 23, 2018.**
- VI. RWA inspectors should be granted access to the site to conduct routine inspections.**
- VII. The Inspection and Monitoring Plan should be strictly followed. There should be a complete inspection and an inspection report completed every month. Maintenance should be carried out in accordance with the approved maintenance plan. Reports of both inspections and maintenance should be kept on site and be available on request for review by both Planning and Zoning and RWA staff.**

Mr. Marrotoli seconded the motion. The motion passed unanimously except for Mr. Poitier who voted against the application and the Chair, who abstains from voting.

2. Special Permit & Site Plan 13-1213/WS

2518 Whitney Avenue, T-4 zone
Bank/Commercial/Apartments
2518 Whitney Avenue, LLC, Applicant

Mr. Roscow made a motion to approve the application with the following conditions as noted in Mr. Kops' memo dated April 23, 2013 and as amended during discussion:

With recommended Conditions of Approval contained below, the application meets the Special Permit Threshold Decision Criteria specified in Section 718.4, and should not have an adverse impact on the health, safety and welfare of the public. The Department therefore recommends approval of Special Permit and Site Plan Application 13-1213/WS, as depicted in the following plans: "Mixed Use Development 2518 Whitney Avenue," Title Sheet, Sheets 02-08, revised April 2, 2013, prepared by Milone & MacBroom, Inc., "2518 Whitney Avenue," Sheets A-1 through A-4, prepared by Craig A. Laliberte, Architect, date March 12, 2013 subject to the following conditions:

- I. Prior to the Issuance of a Zoning Permit:**
 - A. The applicant must identify the members of the LLC owning the property.**
 - B. The applicant must provide for approval by the Town Engineer and Town Planner with revised plans containing:**

- i. Handicapped accessibility aprons added where the sidewalk meets the driveways.
 - ii. Two more directional arrows.
 - iii. A directional sign informing drivers entering the site to drive towards the rear of the property, placed approximately 40 to 60 feet back from the street.
 - iv. Another sign indicating the lanes on the southern end of the property are for drive teller service only, facing towards the north.
 - v. A light pole elevation detail.
 - vi. Wheel stops in the center spaces where vehicles will face each other.
 - vii. Placement of the two handicapped parking spaces, southward so that they are closer to the middle of the building.
 - viii. Labeling of the bike rack.
 - ix. Labeling on Sheet 4 of the roof drain pipe to Catch Basin 7.
 - x. "Grade to drain" arrows and labels between the south end of the infiltration trench on the west side of the property and the 100.50 spot elevation on the southern border of the property, clearly identifying the intent to construct a swale.
 - xi. A copy of the sanitary design form requested by GNHWPCA.
 - xii. Outside clean outs to grade, located within 5 feet of the foundation wall.
 - xiii. Catch basin inserts as deemed acceptable to the RWA per its 4/23/13 email.
 - xiv. Documentation approved by the Town Planner and the Assistant Town Attorney, reserving two units as affordable, per the Affordable Housing provisions of the Hamden Zoning Regulations (Section 652.3) for 40 years.
 - xv. All Conditions of Approval.
- C. The applicant must obtain a demolition permit from the Greater New Haven Water Pollution Control Authority.
 - D. The applicant must obtain GNHWPCA's sign off on the Zoning Permit Approval, signifying that all of its other concerns have been addressed.
 - E. The applicant must obtain approval of the proposed curb cuts from the Connecticut Department of Transportation.
 - F. The applicant must provide a performance bond in an amount approved by the Town Planner and Town Engineer.
- II. Prior to the start of construction the applicant must obtain a Zoning Permit**
- III. During the construction phase:**
- A. All erosion controls shall be installed prior to the commencement of construction activities.
 - B. RWA shall be notified at least three days prior to the start of any construction activity.
 - C. All stockpiles of excavated material remaining on-site for more than a month should be temporarily seeded or covered.
 - D. Erosion controls should be inspected regularly and immediately after each rainfall, as well as maintained and modified as necessary.

- E. All fuel, oil, paint and other hazardous materials stored on-site should be placed in a secondary container and kept in a locked indoor area with an impervious floor when not being used.
- F. Any on-site fueling and repairs should be conducted over a portable spill containment system.
- G. A supply of absorbent spill response material should be kept on-site to clean up any spills of hazardous materials.
- H. The RWA should be notified of any spills of hazardous materials.

IV. After the completion of construction:

- A. The applicant must adhere to the stormwater management plan listed in the plans.
- B. No waste water shall be dumped outside the building.
- C. The dumpsters shall be plugged and covered at all times.
- D. RWA inspectors shall be granted access to the site to conduct routine inspections.

V. All work must be completed by April 23, 2018.

Mr. Reynolds seconded the motion. Mr. Roscow noted that the Commission has approved two new buildings recently, which will incorporate the new Zoning Regulations. Mr. Reynolds asked for clarification about the approvals needed should a restaurant instead of a bank decide to come in. Mr. Kops reviewed the regulations and responded that it would require Site Plan approval from the Commission. The motion passed unanimously except for the Chair, who abstains from voting.

3. Special Permit & Site Plan 13-1214/WS

272 Ann's Farm Road, R-4 zone
Group Day Care Home
Gail and Robert Winters, Applicants

Mr. Poitier made a motion to approve the application with the following conditions as noted in Mr. Kops' memo dated April 23, 2013:

With recommended Conditions of Approval contained below, the application meets the Special Permit Threshold Decision Criteria specified in Section 718.4, and should not have an adverse impact on the health, safety and welfare of the public. The Department therefore recommends approval of Special Permit and Site Plan Application 13-1214/WS, as depicted in the following plans:

“Site Plan, Land of Robert J. and Gail Winters 272 Ann’s Farm Road,” prepared by Stone Wall Boundaries, LLC, dated March 15, 2013, and the undated floor plan received April 11, 2013 subject to the following conditions:

- I. Prior to the Issuance of a Zoning Permit, the applicant must submit revised plans for approval by the Town Engineer and Town Planner, containing
 - A. Relocation of the pipes running to and from the underground stormwater infiltration system to the top instead of the bottom of the chamber, at an invert elevation of approximately 122.8 feet, as well as the yard drain raised accordingly.
 - B. A handicapped parking space, if required by the Building Department.
 - C. Lighting for the path from the house to the parking area and within the parking area, accompanied by a photometric study confirming that the illumination is at an acceptable level and does not go beyond the property boundary.
 - D. Identification of the path the children will travel from the building to the playground.
 - E. A dumpster, screened from view, located on a concrete pad and 6” asphalt curbing on three sides.
 - F. Full screening on the north and east sides of the rear yard.
 - G. All conditions of approval.

- II. Prior to the issuance of a Zoning Permit the applicant must obtain an Excavation Permit from the Engineering Department in order to connect to the stormwater catch basin on Read Road.
- III. A Zoning Permit must be obtained prior to undertaking any site work or other work requiring a Building Permit, as well as expanding the daycare center.
- IV. The Zoning Permit must include approvals by the Town Engineer, Fire Marshal, QVHD and GNHWPCA.
- V. A Certificate of Zoning Compliance must be obtained prior to opening the daycare center.
- VI. Prior to the issuance of the Certificate of Zoning Compliance the applicant must provide a copy of the license approved by the State of Connecticut Department of Public Health.
- VII. There may be no more than 12 children at any given time.
- VIII. Standard hours of operation are restricted to 7:30 AM to 5:30 PM, Monday through Friday.
- IX. All work must be completed by April 23, 2018.

Mr. Campo seconded the motion. Mr. Cocciaro raised concern about the proposed dumpster location. He asked if it could be moved. Mr. Kops responded that it could be moved to the side near Ann's Farm Road.

Mr. Poitier and Mr. Campo agreed to the amended condition regarding the dumpster. The motion passed except for Mr. Cocciaro who voted against and the Chair, who abstains from voting.

4 Site Plan 13-1481/WS

2384-2392 Whitney Avenue, T-5
 Restaurant Expansion and Outdoor Cafe
 Tri-Star Realty, LLC, Applicant

Mr. Kops read his comment memo dated April 23, 2013 into the record (on file). Attorney Steven Ciardiello, 2840 Whitney Avenue, came forward to review the application and plans on file. Mr. Sheldon Crosby, the Architect and Rick and Peter Ciardiello, the applicants, were also present. Attorney Ciardiello noted that the applicant accepts all of the proposed conditions in Mr. Kops' memo. Attorney Ciardiello reviewed the variance for architectural aesthetics that was granted by the Zoning Board of Appeals. This will allow a uniform, consistent building. He also noted that there is proposed outdoor seating. Mr. Crosby then reviewed the architectural plans on file. Mr. Roscow asked for clarification about the elevations of the new building and the materials being used on the side facing the Police Department. Mr. Crosby reviewed. Ms. Altman stated that she is pleased to see development, which incorporates the new Zoning Regulations. Attorney Ciardiello commended the process and working with the Town. He asked for clarification about the fence responsibility in the proposed conditions of approval. The Police Department and contractor are to finish the Town Hall side and are responsible for the extension of the fence. They were waiting for the demolition of the Conte Building. Mr. Kops amended the condition. Mr. Roscow asked for an additional condition of approval with regard to the architectural finish of the South elevation. Mr. Kops added the condition. Mr. Hull noted that the onus would still be on the applicant to install the fence based on the way the condition was modified. Attorney Ciardiello responded that he is confident that there will not be an issue.

Mr. Campo made a motion to approve the application with the following conditions as noted in Mr. Kops' memo dated April 23, 2013 and as amended during discussion:

The application meets the Site Plan Objectives specified in Section 720.5, and should not have an adverse impact on the health, safety and welfare of the public. Staff therefore recommend approval of Site Plan 13-1481/WS:

Based on the following plans:

"Dependent Resurvey of 2387-2395 Whitney Avenue", prepared by Anthony Mello, dated 8/24/9, "Property Survey 2392 Whitney Avenue," prepared by Martinez Couch & Associates, dated 1/16/13, "Proposed Lot

Line Revision 2384 & 2392 Whitney Avenue, prepared by Martinez Couch & Associates, dated 3/16/13, "Site Plan" SD7.0, "1st Floor Plan" SD7.1, "Basement Plan & 2nd Floor Plan" SD7.2 and "Elevations" SD7.3, prepared by LARC Architects, dated 3/15/13. with the following conditions:

- I. A Zoning Permit must be obtained.
- II. Prior to the issuance of a Zoning Permit the applicant must file the proposed lot line revision merging the two lots on the Land Record, after approval by the Town Engineer and Town Planner.
- III. Prior to the Issuance of a Zoning Permit the applicant must submit revised plans for approval by the Town Engineer and Town Planner, containing:
 - A. A construction sequence.
 - B. The site plan prepared at an acceptable engineer's scale.
 - C. Correct building area and parking requirements.
 - D. Specific locations of all off-site parking to be included.
 - E. Any lighting to be added to the front of the building, with a photometric study of the new lighting.
 - F. A note stating the proposed dumpster pad will be surrounded on three sides by six inch curbing.
 - G. A utility easement in favor of the Town of Hamden to allow for the conduits in the southeast corner and their repair.
 - H. Stucco or similar treatment on the south side of the building.
 - I. All Conditions of Approval.
- IV. The Zoning Permit must include approvals by the GNHWPCA and QVHD.
- V. The vinyl fence must be matching the existing vinyl fence.
- VI. All work should be completed by April 23, 2018.
- VII. The outdoor cafe area may be used for only six months per calendar year.

Mr. Marrotoli seconded the motion. The motion passed unanimously except for the Chair, who abstains from voting.

5. Quinnipiac University

Request for one bond reduction and 18 bond releases covering Special Permits approved between 1992 and 2008
Quinnipiac University, Applicant

Mr. Joe Rubertone, Consultant and former Facilities Director for the University, came forward to address the Commission. Ms. Masi reviewed the Bond Release Requests and Bond Reduction Requests on file. She noted that she and Mr. Rubertone met on three different occasions to review the outstanding bonds and reconcile all of the outstanding issues and paperwork. Ms. Masi researched all the files, performed all the necessary inspections and confirmed with all pertinent agencies that all the work has been completed. She clarified the 15 bonds to be released (not 18 as noted in the agenda). Mr. Rubertone thanked Ms. Masi for he work to bring these requests before the Commission and confirmed the work they had done together to reconcile the outstanding bonds.

Mr. Marrotoli made a motion to release the following bonds per the recommendation of the Zoning Enforcement Officer:

Special Permit 08-1129	275 Mount Carmel Avenue	Dorm Road Enhancements	\$889,130.00
Special Permit 07-1103	275 Mount Carmel Avenue	Dining Hall Expansion	\$87,443.00
Special Permit 08-1127	3385 Whitney Avenue	Sewer Replacement	\$121,660.00

Special Permit 08-1146	3379 Whitney Avenue	Sewer Replacement	\$50,192.00
Special Permit 07-1105	20/60 West Woods Road	Radio Antenna	\$21,234.00
Special Permit 08-1043	20/60 West Woods Road	West Woods Parking Facility	\$67,000.00
Special Permit 01-933	275 Mount Carmel Avenue	Mountainview Dorms	\$406,260.00
Special Permit 96-779	385 New Road/275 Mount Carmel Avenue	Fill/Excavation Permit	\$87,000.00
Special Permit 98-846	275 Mount Carmel Avenue	Library Addition	\$28,852.00
Special Permit 03-1007	305 Sherman Avenue	Athletic Center	\$580,000.00
Special Permit 06-1083	3071 Whitney Avenue	Whitney Village	\$70,000.00
Special Permit 06-1079	3085 Whitney Avenue	Radio Station – WQUN	\$62,706.00
Special Permit 06-1084	275 Mount Carmel Avenue	Village IV Dorms	\$688,730.00
Special Permit 01-932	275 Mount Carmel Avenue	Recreation Center Addition	\$19,335.00
Special Permit 06-1078	20 West Woods Road/305 Sherman Avenue	Polling Institute	\$48,000.00

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

Ms. Masi then reviewed the Bond Reduction Request for Special Permit 06-1096, 305 Sherman Avenue, York Hill Campus, proposed reduction of \$7,500,000. Mr. Rubertone came forward to review that all of the site work for York Hill has been completed with the exception of the sidewalk on Kimberly Avenue. He noted that this is going to be completed within the next 4 months and that they are working with the Engineering Department. Mr. Rubertone referenced the State project realigning West Woods Road and that there is conflict between the original proposed location and the State work. They are working with the State as well to work through the conflict. Mr. Hull asked if this is the same project just discussed regarding student housing. There was discussion about the project. Mr. Poitier asked why we would hold such a significant amount if only sidewalks remain to be done. Mr. Rubertone clarified that there is a remaining phase of Dorms that was originally approved, but not built. Mr. Poitier asked if the remaining bond would be sufficient enough to cover the remaining work. Mr. Kops asked for clarification about the remaining amount of bond money to be retained. Ms. Masi responded \$1,148,970.00. Ms. Masi and Mr. Rubertone clarified that all of the site work and infrastructure had been completed and that the remaining \$1,148,970.00 dollars would be more than sufficient to cover the remaining work.

Mr. Roscow made a motion to approve the bond reduction request for Special Permit 06-1096, 305 Sherman Avenue, York Hill Campus, proposed reduction of \$7,500,000 (bond reduced from \$8,648,970.00 to \$1,148,970.00); Mr. Campo seconded the motion. The motion passed unanimously except for the Chair, who abstains from voting.

6. 8-24 Review 13-342

524 Brooksvale Avenue
 Temporary Easement for the
 Construction of an Animal Barn at Brooksvale Park
 Town of Hamden, Applicant

Mr. Kops read his comments dated April 23, 2013 (on file) into the record. He noted the history of the project. Mr. Fred McCarthy and Mr. Vinnie Lavorgna were present representing the project.

Mr. Marrotoli made a motion to send a favorable 8-24 recommendation to the Legislative Council; Mr. Poitier seconded the motion. The motion passed unanimously except for Mr. Campo, who noted that since he is part of the Brooksvale Park Committee, he abstains from the vote.

7. 8-24 Review 13-341

Grading Easement for Parking Garage
 Southern Connecticut State University
 Wintergreen Avenue
 State of Connecticut, Applicant

Mr. Kops read his comments dated April 23, 2013 (on file) into the record. He noted that this is a minor request and that there is no reason for the Commission not to send a favorable recommendation.

Mr. Campo made a motion to send a favorable 8-24 recommendation to the Legislative Council; Mr. Reynolds seconded the motion. The motion passed unanimously.

C. Old Business/ New Business**1. Review minutes of March 19, 2013**

Commissioners reviewed the minutes and Mr. Roscow made a correction to page 5, 5 paragraphs from the bottom "slops" should read "slopes." Mr. Poitier also noted that his name is misspelled. Ms. Altman suggested that the Minutes be tabled to the next meeting so that they could be corrected.

Ms. Altman asked Mr. Kops for a status on the sidewalk required by the 75 Leeder Hill Avenue project. Mr. Kops responded that he has asked the Engineering Department for an estimate and he will research the current bonding to see if it will cover that cost. He will report to the Commission next month.

D. Adjournment

Mr. Reynolds made the motion to adjourn. Mr. Marrotoli seconded the motion. The motion passed unanimously.

The meeting adjourned at 9:25 pm.

Submitted by: _____
 Holly Masi, Acting Clerk of the Commission