



**Town of Cromwell
Planning and Zoning Commission**

**REGULAR MEETING
7:00 P.M. TUESDAY, JULY 6, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

AGENDA

RECEIVED FOR FILING
6/24 2010 at 12:14 P.M.
TOWN CLERK'S OFFICE
CROMWELL, CONN.

Gloria Brundage Aust
TOWN CLERK

1. Call to Order
2. Roll Call
3. Seating of Alternates
4. Approval of Agenda
5. Public Comments
6. Development Compliance Officer Report:
 - a. ~~Activity Report~~
 - b. Status of Outstanding Permits
7. Town Planner Report:
 - a. Public Hearings to be Scheduled: None
 - b. Performance Bond Actions:
 1. Approve Performance Bond Amount for "Woodside Estates".
8. Public Hearing and Possible Action: None.
9. Old Business: None.
10. New Business:
 - a. Application #10-38: Site Plan Approval (Banquet Room Addition) at 150 Sebeth Drive ("Billy Tee's"). William Torza, applicant; Ronald and Alvin Ravizza, owner.

b. Application #10-39: Residential Subdivision at 21 Evergreen Road. The LRC Group, applicant; Ronald and Cecilia Faraci, owner.

11. Communications: None.

12. Commissioners' Comments:

a. Zoning Regulations Committee Report


13. Approval of Minutes:

a. June 15, 2010

14. Adjourn

Individuals with disabilities who require accommodations, assistance, or communication aids to participate at this meeting are encouraged to make their needs and preferences known to Town Planner Craig Minor at 632-3422 or cminor@cromwellct.com or to the Town ADA Coordinator Therese Strong at 632-3446 or tstrong@cromwellct.com at least 72 hours prior to the scheduled event.

Memo

To: Planning and Zoning Commission
From: Craig Minor, AICP
Town Planner 
Date: June 24, 2010
Re: Comments for P&Z Meeting on July 6, 2010

I will be on vacation the last week in June, which is why you are getting this agenda so early. If any new applications come in while I am gone and are ready for your consideration, I will give them to you at the meeting Tuesday night.

7. Town Planner Report:

b. Performance Bond Actions:

1. Approve Performance Bond Amount for "Woodside Estates".

The applicant submitted his performance bond estimate earlier this month, but as of this writing it has not been completely reviewed by all town staff. I expect to have a recommendation for you at the meeting.

10. New Business:

a. Application #10-38: Site Plan Approval (Banquet Room Addition) at 150 Sebethe Drive ("Billy Tee's"). William Torza, applicant; Ronald and Alvin Ravizza, owner.

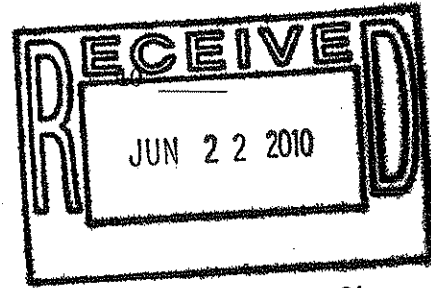
These plans came in while I was out earlier this week, so I have not had a chance to thoroughly review them. They have been sent to other town staff for review. I will have final comments for you at the meeting.

b. Application #10-39: Residential Subdivision at 21 Evergreen Road. The LRC Group, applicant; Ronald and Cecilia Faraci, owner.

These plans came in while I was out earlier this week, so I have not had a chance to thoroughly review them. They have been sent to other town staff for review. I will have final comments for you at the meeting.

cc:
file

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION



10-38

APPLICATION FOR SITE PLAN APPROVAL

Name of Project: Banquet Room Addition - Billy Tee's
Street Address: 150 Sebethe Drive
Volume/Page: 598 / 93 PIN #: 00384600

Applicant Name: William Torza
Address: 150 SEBETHE DRIVE

Telephone: 860-632-1333 (day) SAME (evening)
Email Address: biluch@sbcglobal.com

Property Owner Name: Ronald and Alvin Ravizza
Address: 28 Laurel Drive
Berlin, CT 06037

Attached:

- Application fee.
- Twenty-five copies of the **Site Development Plan** prepared in accordance with Article 13.3 of the Cromwell Zoning Regulations.

- | | | |
|---|-------|---------------------------------------|
| 1. Is <u>any part</u> of the site within 500' of an adjoining town? | (Yes) | <input checked="" type="radio"/> (No) |
| 2. Will this project require an <u>Inland Wetlands Agency permit</u> if yes, have you obtained it? | (Yes) | <input checked="" type="radio"/> (No) |
| 3. Will this project require a <u>DEP Stormwater Management Permit</u> if yes, have you applied for it? | (Yes) | <input checked="" type="radio"/> (No) |
| 4. Will this Project Require an <u>STC Permit</u> if yes, have you submitted a copy of the plans to the STC? | (Yes) | <input checked="" type="radio"/> (No) |
| 5. Does the parking comply with the <u>handicapped parking</u> requirements as set forth in current version of the State Building Code? | (Yes) | <input checked="" type="radio"/> (No) |

I hereby certify that the information presented above is correct to the best of my knowledge.

Applicant Name and Signature

6/22/10
Date

Memo

To: Town Staff

From: Craig Minor, AICP

Date: 6/22/2010

Re: **P & Z Application #10-38: Banquet Room Addition - Billy Tee's at 150 Sebethe Drive. William Torza, applicant:**

Applicant wants to add a Banquet Room addition - Billy Tee's.

Please review and comment in time for the next meeting on July 6, 2010.

Enclosed:

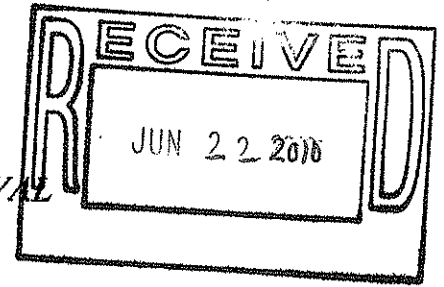
1. Application dated June 22, 2010
 2. Site Plans prepared by The Bongiovanni Group, Inc. dated June 18, 2010
-

c: Director of Developmental Services, Wetland Enforcement Officer, Fire Dept., file ✓

16-39

TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION

APPLICATION FOR SUBDIVISION APPROVAL



Name of Subdivision
(if applicable):

Street Address:

Volume/Page:

Zoning District:

21 Evergreen Road

1329 pg 49

A-25

PIN #

Applicant's Name:

Address:

Telephone:

Email Address:

Pat Gorman c/o The LRC Group

160 West St Suite E
Cromwell CT 06416

860-635-2877

pg@LRCONSULT.COM

Owner's Name:

Address:

Ronald + Cecilia Faraci

21 Evergreen Road

Cromwell CT 06416

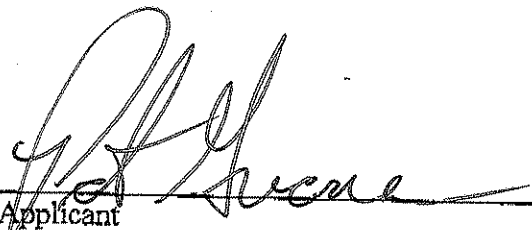
Attached:

- 1. Application fee in the amount of \$ 2600;
- 2. Inland Wetlands and Watercourses Agency Permit, if applicable;
- 3. Water Pollution Control Authority approval, if applicable;
- 4. Twenty-five copies of plans prepared in accordance with Article 403 and 404 of the Cromwell Subdivision Regulations.

*Incomplete applications may be rejected at the next scheduled meeting of the
Planning and Zoning Commission*

Please answer the following questions:

- 1. Is any part of the site within 500' of an adjoining town? (Yes) (No)
- 2. Does any part of the site contain wetlands? (Yes) (No)
- 3. If you propose to disturb more than five acres, have you filed a Stormwater Management Plan with DEP? (Yes) (No) (N/A)
- 4. If the subdivision will involve more than 100,000 sf of floor area or 199 parking spaces, have you applied for an STC Permit with DOT? (Yes) (No) (N/A)



Applicant



Date

RECEIVED FOR FILING
6-21 2010 at 9:56 AM.
TOWN CLERK'S OFFICE
CROMWELL, CONN.



**Town of Cromwell
Planning and Zoning Commission**

Jan Allegretti
TOWN CLERK

**PUBLIC HEARING AND REGULAR MEETING
7:00 P.M. TUESDAY, JUNE 15, 2010
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET**

MINUTES AND RECORD OF VOTES

- Present: Nicholas Demetriades, Vincent Faienza, Joseph Garafalo, Peter Keithan, Michael Cannata, Alice Kelly, Tom Madden, Doug Sienna, Alternate Fred Hayward.
- Also Present: Town Planner Craig Minor, BOS Liaison Anthony Varricchio, Sr
- Absent: Thomas O'Neill, Alternate Linda Duren

1. Call to Order

The meeting was called to order at 7:00pm by Chairman Demetriades presiding.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Motion was made by Alice Kelly, seconded by Douglas Sienna to seat Fred Hayward. All were in Favor. *Motion Passed.*

4. Approval of Agenda

Motion was made by Vincent Faienza, seconded by Joseph Garafalo to approve the agenda with the additions of 6b1. Eager Lane and 11b. Letter from William H. Coons, Jr. to First Selectman. All were in Favor. *Motion Passed.*

5. Public Comments

Patrick Snow of 110 Court Street representing Cider Hill Associates gave a progress report. Mr. Snow stated that Tilcon and Vassel Brothers were going to begin work with the bond monies on July 12th to get the repairs done.

Beverly Leghorn-Jirele of 25 Woodside Road stated that someone was going to get back to her after the site walk last week regarding the Woodside subdivision and she had not heard back regarding the drainage and fill.

Jim Vaughan of 3 Eager Ln expressed concerns regarding Eager Lane. The residents of the street

had hoped the street would be done by now. Mr. Vaughan addressed the overgrown weeds, snakes, incomplete road, and other issues. Mr. Vaughan saw some concerns as health hazards. Mr. Vaughan explained he had called the Town over the winter and was told the developer had 5 years. Mr. Vaughan commented that the contracts they had signed as homeowners to maintain their property but that the builder is not taking care of his end of the deal. Mrs. Kelly asked about the storm drains. Mr. Vaughan clarified that there are weeds coming out of them.

Rich Waters of 84 South Street asked the Commission not to release any of the bonds at Cobblestone. Mr. Waters felt it was foolish if any monies were reduced. Mr. Waters commented on past problems with the developer and that if something goes wrong the Town needs the protection.

6. Development Compliance Officer Report:

- a. Activity Report – No report.
- b. Status of Outstanding Permits

I. Eager Ln

Mr. Sienna read a June 14, 2010 email from Town Engineer Mazurek to Town Planner Minor and an email from Steve of Coastland Building to Town Engineer Mazurek. The e-mail's clarified that there was no action needed at this meeting on the bond regarding drainage.

The Commission discussed the resident's concerns with the road conditions. It has been 5-years. The Commission asked Mr. Sienna to email the Zoning Enforcement Officer, who is on his furlough days. The email will ask the ZEO to look at the issues in the development and what steps can be taken including perhaps calling the bond. Mrs. Kelly asked who looks at the roads and storm drains when they are installed and expressed how upset she was that this seems to be a constant concern. Mr. Minor answered that the ZEO looks at the plans to make sure the specifications are done but that he was not sure who was responsible for checking the storm basins. Mr. Minor was sure that the issues needed to be fixed before the Town accepts a road. Mr. Minor stated these were questions for the Department of Developmental Services. Mrs. Kelly questioned whether the ZEO had the expertise to inspect a storm basin system. Mrs. Kelly would like to find out the jurisdiction and who test the systems. Mrs. Kelly expressed her frustration with the process. Mr. Sienna is going to put together a letter asking who holds the responsibility for inspections. Mr. Keithan expressed how upset he was when trying to get answers with Mr. Mazurek. Mr. Varricchio said that he heard the Commission's concerns and that he would address them at the next Board of Selectman meeting and try to get some of them resolved. It was clarified that Mr. Sienna was to write a letter to the ZEO and copy Mr. Mazurek regarding Eager Ln addressing the drainage, road condition and weeds. Another letter was to be addressed to Mr. Mazurek to address responsibilities with an answer to the Executive Board of

the Commission.

7. Town Planner Report:

a. Public Hearings to be Scheduled: None

b. Performance Bond Actions:

1. Partial Performance Bond Reduction for "Cobblestone Plaza".

Town Planner Minor explained the reduction of the bond and reviewed the correspondence provided in the packet supporting the reduction of the bond. Town Planner Minor read Town Engineer Mazurek's June 14, 2010 email to Mr. Minor requesting bond reduction.

Attorney Ryan McCain from Shipman and Goodman representing Cobblestone Associates emphasized the release of the bond. Attorney McCain discussed the developer doing the work and coming to a conclusion on the project. Attorney McCain remarked that the money to complete the project was in the bond. Attorney McCain discussed what the Town Engineer recommended and felt was appropriate. Attorney McCain explained that the developer is not profiting from the money, that it is going towards the work and that he understands that many are skeptical regarding the work.

Mr. Keithan stated he has been around since the project started and is concerned for Cromwell and there is a lot more to be done and is not happy and wants more security.

Mrs. Kelly asked if Attorney McCain was aware that there was a \$38,000 bond that was owed? Attorney McCain was aware. Mrs. Kelly was concerned that there was no guarantee and discussed the maintenance bond and concern with the winter and the slope.

Mr. Cannata commented that nothing has been done on the Country Squire slope and that the only section that has been complete is the center, nothing below which is tied into temporary drainage. Mr. Cannata expressed concern that if there was a failure above or below than it wipes out the completed section. Mr. Cannata wants complete stabilization of the slope, completion of Country Squire, and the drainage system. Mr. Cannata does not think this is the proper time for release and referred to the Zoning Regulations 1.1, which promotes health and safety. Mr. Cannata does not think the middle of the hill is fulfilling.

Mr. Faienza stated this scope and magnitude type of slope has not been seen in the State. Mr. Faienza would like to see it more stabilized and complete before the release of funds.

Mr. Garafalo agreed with Mr. Faienza and Mr. Cannata. Mr. Garafalo confirmed that the bonding for the detention system was included.

Mr. Hayward asked if the monies were released and the property was sold, would the Town be protected.

Attorney McCain commented that there were no plans to sell the property until it was complete,

but that it is not really sellable in this condition. Attorney McCain also stated that the Town still has the remaining bond monies. Attorney McCain referred to the letters provided in the packets by the engineers stating the work is done. Attorney McCain stressed not wanting the project to become stuck and needing the bond monies to move it along, that this is a critical phase.

Mr. Keithan expressed frustration with not having monies to continue moving it along.

Mr. Cannata commented that he understands the cash flow problem, but finances are not the Commission's problem.

Mrs. Kelly expressed that the letter from the engineer does not state the slope is stabilized. It just states the work can proceed. There has been nothing of this magnitude and would like the proper phasing of the work.

Attorney McCain explained the developers have already gone into their pockets and explains the financial aspects and impresses the importance of the reduction.

Motion was made by Alice Kelly, **seconded** by Thomas Madden to approve Partial Performance Bond Reduction for "Cobblestone Plaza" for \$87,114. (In Favor, Madden) (Opposed, Hayward, Garafalo, Faienza, Cannata, Kelly, Sienna, Keithan). *Motion Failed.*
Chairman Demetriades did not vote.

Mrs. Kelly discussed the shot-crete bond. Attorney McCain said it was a mute point, now there is no money. Mrs. Kelly explained her misgivings regarding the shot-crete proposal.

8. Public Hearing and Possible Action:

a. Application #10-22: Home Occupation (Import/Export Business) at 15 Wild Rose Court. Qamar Naqvi, owner/applicant. Continued from June 1, 2010

Motion was made by Alice Kelly, **seconded** by Thomas Madden to move forward with Application #10-22: Home Occupation (Import/Export Business) at 15 Wild Rose Court. All were in Favor. *Motion Passed.*

The applicant was not available yet, moved to next item on the agenda.

Douglas Sienna read the legal notice into record.

b. Application #10-26: Residential Re-subdivision at 9 Ledge Road. Brian DiMartino, owner/applicant.

The public hearing for Application #10-26 was opened by general consent.

Jim Cassidy, Engineer for Hallisey, Pearson and Cassidy representing the applicant described the property and the surrounding areas. Mr. Cassidy reviewed the 8.89 acres and the road, driveway, frontage and wetlands. Mr. Cassidy described the splitting of the lots to create the new building lot. Lot A would be 3.9 acres and Lot B would be 4.97 acres. Mr. Cassidy described the new driveway, which would not impact a big clearing of trees. The new building lot does not impact wetlands and would be serviced by public water and a septic system. Mr. Cassidy clarified that the Town Planner's comments from his April 27, 2010 letter had been addressed. Mr. Hayward asked about the electrical service. Mr. Cassidy said it would be above ground. Mr. Madden asked if they would take into consideration widening the driveway. Mr. Cassidy said they were considering turnoffs rather than additional pavement.

Chairman Demetriades asked for public comments. There were none.

Mr. Minor has received draft easements from Attorney Petrella. Mr. Minor suggested that it be with the condition that the Town Attorney review and approve the easements.

Motion was made by Douglas Sienna, **seconded** by Peter Keithan to close the public hearing for Application #10-26: Residential Re-subdivision at 9 Ledge Road. All were in Favor. *Motion Passed.*

Motion was made by Michael Cannata, **seconded** by Douglas Sienna to approve Application #10-26: Residential Re-subdivision at 9 Ledge Road with the condition the Town Attorney review the easement documents as submitted by Attorney Petrella. All were in Favor. *Motion Passed.*

Chairman Demetriades called for a recess at 8:11pm.

Chairman Demetriades called the meeting back to order at 8:15pm.

a. Application #10-22: Home Occupation (Import/Export Business) at 15 Wild Rose Court. Qamar Naqvi, owner/applicant. Continued from June 1, 2010

The applicant was now available.

Qamar Naqvi of 15 Wild Rose Court introduced himself and explained he had received his import/export license. Mr. Naqvi provided the Commission with the location he would be storing his materials in Meriden.

Mrs. Kelly asked for clarification whether the applicant needed to provide a diagram showing the location within their home. Mr. Minor explained that the home occupation would be located in a den in their basement, using a desk. Mrs. Kelly asked how they would advertise the business. Mr. Naqvi said through flea markets and word of mouth. Chairman Demetriades clarified that there would be no storage or trucks.

Chairman Demetriades asked for comments from the public. There were none.

Town Planner Minor clarified through the regulations that the location has been properly identified.

Motion was made by Vincent Faienza, **seconded** by Thomas Madden to close the public hearing for Application #10-22: Home Occupation (Import/Export Business) at 15 Wild Rose Court. All were in Favor. *Motion Passed.*

~~Motion was made by Vincent Faienza, seconded by Alice Kelly to approve Application #10-22: Home Occupation (Import/Export Business) at 15 Wild-Rose Court with the condition the business conforms with the Cromwell-Hills Condominium Association Phase II and III Rules and Regulations revised April 2008. All were in Favor. Motion Passed.~~

9. Old Business:

a. Application #10-32: Subdivision Approval ("Woodside Estates") at Woodside Road. H& C Developers LLC, applicant; Gardner's Nurseries Inc., owner.

Attorney Salvatore Petrella representing the applicant explained that they had addressed the results of the site walk. Attorney Petrella described the sheet flow of the water down Woodside. Attorney Petrella described repairing the driveway so that the water won't flow in, and a curb from the driveway down to the new road to flow the water into the drainage system. Attorney Petrella explained that the elevation of the lot next to 25 Woodside Road would not be higher. Attorney Petrella also stated that they have addressed the issue of the water coming off of 25 Woodside Road and onto their property with a swale. The applicant is proposing fixing the drainage issues off their property in lieu of the sidewalks. Attorney Petrella discussed the conditions during construction phases and explained that they do not plan to do the road when school is in session. The plan is to do the road first and then the individual lots.

Chairman Demetriades asked who was developing the lots. Attorney Petrella confirmed that Mr. Hagei was going to be the developer, so there would be consistency.

Jim Cassidy, Engineer with Hallisey, Pearson and Cassidy reviewed the drainage problems addressed at the site walk. Mr. Cassidy did more exploring off the site and developed a plan to take care of the problems. Mr. Cassidy described the curbs, and new catch basins and that it would not affect the Woodside School drainage system. Mr. Cassidy discussed how they were

not going to affect the runoff when they do the grading for the houses onto the neighbor's property. Mr. Cassidy also discussed the road construction during the summer months and that they are not going to open up the entire property all at the same time to help keep the erosion and dust down. Attorney Petrella reminded the Commission that all representation is on the neighbor allowing them on her property.

Mr. Keithan asked about the sidewalks, because he felt there should be sidewalks. Attorney Petrella responded regarding the need for the sidewalks and explained that they were putting in a crosswalk.

Mr. Sienna asked about the location of the catch basin. Mr. Cassidy reviewed why the location was appropriate.

Mrs. Kelly asked about the analysis of the soil. Attorney Petrella explained that they did have it tested and based on the results they will do what is recommended by the soil scientists. Mrs. Kelly expressed concern with the road being put in and dust being stirred. Mrs. Kelly asked about the yard drain. Mr. Cassidy described the formalized system. Mrs. Kelly asked who was going to be responsible to take care of it. Mr. Cassidy explained that all lots would have access to the system. Attorney Petrella discussed having one person responsible for the system and the issue of the pipes. Mrs. Kelly felt that someone needed to be responsible.

Mr. Cannata asked if it was possible to move the system so that it was contained on one lot. Mr. Cannata confirmed that it was just the apron of the Leghorn driveway that was being done. Mr. Mr. Hagel did not have a problem moving the system if the engineer says that it will work.

Mr. Faienza asked that if the project goes longer to be careful of school activities.

Mr. Hayward asked about the street trees. Mr. Cassidy described.

Chairman Demetriades asked if the subdivision had a look and feel. Attorney Petrella said that it would have covenants. Chairman Demetriades addressed the letter from Robert Jahn.

Town Planner Minor addressed the storm drainage issue and the need to address the calculations.

Mr. Minor does not know if this is a quick or longer fix. Mr. Cassidy explained that the calculations take longer to do but that the system was designed for zero increase in runoff. Mr. Cassidy reviewed the design and addressed the areas that would be of concern to Engineering. Mr. Cassidy discussed the runoff concerns and flows.

Mr. Hagel addressed the issue of drainage versus sidewalks. Mr. Minor felt that these were different issues. Mr. Minor discussed his concerns with sidewalks and why he felt they are important within the subdivision.

Mr. Minor discussed the fee in lieu of open space and that the reason should not be due to the land being wetlands. Mr. Cannata asked about the open space fee and its calculations. The Commission discussed at length open space fees.

Mrs. Kelly felt that the discussion should wait until the July meeting until all information regarding drainage, open space, sidewalks, and performance bonds could be pulled together.

The Commission reviewed all the items still being discussed. Mrs. Kelly clarified that sidewalks takes the drainage correction on Woodside Road off the table. Mr. Hagel confirmed this. The Commission discussed at length the water issue. Mr. Cannata's opinion was to forgo the sidewalks for the drainage issue. Mr. Keithan felt the drainage was important. Mr. Sienna felt the size of the cul-de-sac was an expanded driveway and felt the drainage should be fixed. Mrs. Kelly is a proponent of sidewalks but agreed the drainage needed to be fixed. Mr. Faienza and Mr. Garafalo agreed. Mr. Hayward felt torn, but thought the sidewalks were needed. Mr. Madden also a preponent of sidewalks, agreed with drainage. Mr. Minor proposed that the Commission ask for both. Mrs. Kelly felt that they could not ask the developer to fix a Town's problem.

Motion was made by Michael Cannata, **seconded** by Alice Kelly to approve Application #10-32: Subdivision Approval ("Woodside Estates") at Woodside Road with conditions (1) Plans as submitted with the deletion of sidewalks on Leghorn Ln (2) Fee in lieu of open space is required (3) Drainage calculations reviewed and approved by Town Engineer (4) Performance Bond Approved by Town Staff and Commission (5) Yard Drainage System moved onto Lot #4 if possible. (In Favor, Madden, Demetriades, Faienza, Garafalo, Cannata, Kelly, Sienna, Keithan) (Opposed, Hayward) *Motion Passed.*

10. New Business: None.

11. Communications:

a. Request from Tax Collector re Unpaid Taxes at "North Brook Estates" subdivision. Chairman Demetriades read a letter from Tax Collector Ramsey to Mr. Minor dated June 2, 2010. Mr. Minor explained that she is asking in advance, so that no bond monies are release.

Motion was made by Michael Cannata, **seconded** by Alice Kelly to not pay out any bonds for "North Brook Estates" until the tax issue is settled and put letter stating such attached to the bond. All were in Favor. *Motion Passed.*

William Coons of 9 Ledge Road commented that he was unaware this was on the agenda and he would take care of this tomorrow. Mr. Coons also let the Commission know that all the catch basins have been cleaned up at North Brook Estates. The Commission asked that he fix the sidewalks.

b. Letter from William H. Coons, Jr. to First Selectman
Mr. Minor explained the letter and stated that Mr. Coons had addressed these concerns as well several months ago. The Commission discussed needing to find a solution to the problem. The Commission asked to put this on the agenda for August for discussion.

Mr. Hayward and Mr. Madden left at 9:52pm.

The addition to the agenda of 11c. Letter from T & M Building regarding Cromwell Chase was made by general consent.

c. Letter from T & M Building regarding Cromwell Chase

The Commission had no objection to the name change from Pond View at Willow Brook to Cromwell Chase.

12. Commissioners' Comments:

a. Zoning Regulations Committee Report

Mrs. Kelly commented and thanked everyone for help with the project. Mrs. Kelly is awaiting everyone's comments related to the Business Park zone.

b. Chairman Demetriades discussed the POCD and discussed his concern with an area along Rte. 372 and concern for its development. Mr. Demetriades did not think it was appropriate for business. The Commission discussed how this area has been a mixture for a while and is an area of concern.

13. Approval of Minutes:

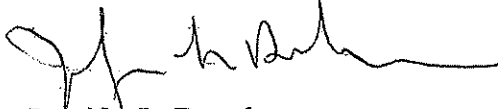
a. June 1, 2010

Motion was made by Joseph Garafalo, seconded by Douglas Sienna to approve the minutes of June 1, 2010. All were in Favor. *Motion Passed.*

14. Adjourn

The meeting adjourned by general consent at 10:06 pm.

Respectfully submitted,



Jennifer L. Donohue
Clerk