

**TOWN OF CROMWELL
PLANNING AND ZONING COMMISSION
REGULAR MEETING
7:00 PM TUESDAY AUGUST 21, 2018
ROOM 224 CROMWELL TOWN HALL, 41 WEST STREET
MINUTES AND RECORD OF VOTES**

Present: Chairman Alice Kelly, Vice Chairman Michael Cannata, Jeremy Floryan, Ken Slade, Ken Rozich, Paul Cordone, David Fitzgerald (alternate), John Keithan (alternate)

Absent: Chris Cambareri, Nicholas Demetriades, Brian Dufresne

Also Present: Director of Planning and Development Stuart Popper, Development Compliance Officer Bruce Driska, Town Engineer Jon Harriman, Town Council Liaison James Demetriades

1. Call To Order

The meeting was called to order by Chairman Kelly at 7:02 p.m.

2. Roll Call

The presence of the above members was noted.

3. Seating of Alternates

Ken Slade made a motion to seat David Fitzgerald and John Keithan; Seconded by Michael Cannata. *All in favor; motion passed.*

4. Approval of Agenda

Mr. Popper added under New Business as Item C: Request for Release of Bond in the Amount of \$10,883.98 for Phase 1 of Northwoods Estates by Northwoods of Cromwell, LLC.

Michael Cannata made a motion to accept the amended agenda; Seconded by Ken Rozich. *All in favor; motion passed.*

5. Public Comments

There were no public comments.

6. Development Compliance Officer

Mr. Driska referenced his report in the Commissioners' packets and asked if there were any questions or comments. He said that work at the TPC was progressing on schedule and that the clubhouse and utilities were under construction. The slope had been stabilized and erosion and sedimentation controls installed. He said that work at 120 County Line Drive was progressing as well, with concrete beginning to be poured at the site.

7. Town Planner Report:

Mr. Popper told the Commission that there were no new applications to accept and schedule. He said that tonight's public hearing on the Nike Site applications would be continued to Tuesday, September 4, 2018, and that a Special Meeting would be held on September 20, 2018 in lieu of the September 18, 2018 regular meeting.

8. New Business: Accept and Schedule New Applications:

9. New Business:

- a. Application #18-41: Request to modify the Site Plan to add additional parking spaces at 135 Berlin Road (the Cromwell Diner). Christopher Plummer is the Applicant and SAAD Associates is the Owner.

Mr. Popper asked the Commission to table the application as they were still waiting on additional information from the applicant.

Michael Cannata made a motion to table Application #18-41 to September 4, 2018; Seconded by Ken Slade. *All in favor; motion passed.*

- b. Application #18-46: Request for Site Plan Approval for a Planned Multifamily Residential Development at 50 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

Mr. Popper asked the Commission to consider this application in conjunction with the Public Hearing.

- c. Request for Release of Bond for Phase 1 of Northwoods Estates in the amount of \$10,883.98.

Mr. Popper said that Town Staff have reviewed the request and were in agreement with the request. Mr. Harriman said he agreed with the request.

Michael Cannata made a motion to release the bond for Phase 1 in the amount of \$10,883.98; Seconded by Ken Rozich. *All in favor; motion passed.*

10. Public Hearings:

Chairman Kelly read the legal notices for all public hearings scheduled tonight.

- a. Application #18-42: Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sales of alcoholic beverages at 51

Shunpike Road. David Tremblay is the Applicant and HBN-CSC LLC C/O HB Nitkin Group is the Owner.

Michael Cannata made a motion to open the public hearing for Application #18-42; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Barry Arpaia represented the applicant, Barb's Pizza. He said that they were moving their location from 199 Shunpike Road to 51 Shunpike Road, in the corner, next to the Dollar Store. They would have a party room and serve beer and wine. They will have more parking, including spaces in the back for the party room. Mr. Arpaia reviewed the site plan for the Commission, noting the entrance, exit, parking area, and lighting. He said that they will offer curbside service for families with children. He said that the parking area already exists but that no one knows its back there. It can be accessed by driving around the bank.

The hearing was opened to the public.

Ann Lohrand asked why she received the certified mailing. Mr. Popper said that abutting property owners within 100 feet had to be notified as part of the Special Permit application process.

Michael Cannata made a motion to close the public hearing for Application #18-42; Seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-42; Request for a Special Permit under Section 7.5.B.4 of the Zoning Regulations to permit a restaurant with the accessory sale of alcoholic beverages at 51 Shunpike Road; Seconded by Paul Cordone. *All in favor; motion passed.*

- b. Application #18-51: Request for a Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of Marijuana Dispensary at 4 Willowbrook Road. Curaleaf is the Applicant and Willowbrook Plaza LTD Partnership is the Owner.

Michael Cannata made a motion to open the public hearing for Application #18-51; Seconded by Jeremy Floryan. *All in favor; motion passed.*

Attorney Michael Romano, representing the applicant, said they were seeking a Special Permit for a medical marijuana dispensary at 4 Willowbrook Road per Sections 3.3.C.4. and 6.11 of the Zoning Regulations. He said that James Cassidy would discuss the site location, improvements, traffic impact, and site suitability. Greg Schaan would then review the state's legal requirements, operations, security, and public safety matters.

James Cassidy, P.E with Hallisey, Pearson and Cassidy Engineering Associates, 630 Main Street, Cromwell, began by submitting the affidavit regarding the sign posting and notification to the 100' abutters. He reviewed the existing site photo, saying it was a quarter acre parcel on the easterly side of Willowbrook Road in the Highway Business

Zone and north of Willowbrook Plaza, which contains retail, restaurants, and personal service shops. He reviewed the site plan, showing a one-story building 2,600 square feet in size. He said it was previously used as a Liberty Bank and then by Xfinity as a customer service center.

He described the proposed use as per Department of Consumer Protection regulations, which requires a licensed pharmacist to dispense the medications and patients needing a card to enter. The medicine is kept in locked storage, which is not visible to patients. The building is staffed by a security guard. Patients are limited in quantities they can obtain and all use is off site. Medicine is dispensed in childproof packaging. He said that the applicant needs a license from the state to operate, but must first get a permit from the town to even be eligible for the state license.

He reviewed the parking plan and said there were no changes to the exterior of the site. He said there were thirteen spaces in front and two handicapped spaces to the side. He said they used two different uses to calculate the parking requirements – retail and medical use – based on square footage of the building. He said they calculated a need for 10.1 spaces and were proposing 15, which exceeded the requirement. He said the trip generation manual did not list this specific use, so they used retail. He said that there was no adverse impact on traffic as the past uses generated more trips. He said the dispensary would see about 60 to 80 patients per day, which was less than retail use.

Greg Schaan, representing Curaleaf, 100 Grist Mill, Simsbury, said that the use was highly regulated by the state and referenced strict requirements for labeling, inventory, and regular inspections. He said the state was issuing more licenses this fall. There were nine currently and three to ten more to be licensed out of 73 pending applications. He said that the additional licenses would make the medicine more accessible and prices more competitive. He said that there are about 27,000 patients and 940 certifying physicians, and more were being added each month in the state.

He said patients need a card from the state, which is renewed annually for \$100. Patients must choose 1 dispensary, can only obtain 2.5 ounces per month, although there is no monthly limit for visits. Pharmacists are licensed by the state and medicine dispensed in child proof packaging. Hours would be 10 a.m. to 7 p.m. Monday through Saturday and 12 p.m. to 5 p.m. on Sunday. They planned to hire fifteen employees, which 7-8 working at a time. He said they would hire Cromwell residents, if qualified, and that patient volume is about 5-6 per hour.

Mr. Schaan spoke about public safety next. He said that prior to opening, they conduct site tours and information sessions for fire and police and solicit feedback from public safety teams. They introduce the security team and provide copies of their policies and procedures to both the police and fire chiefs.

He said that they have an armed guard on premises, as well as security cameras, and utilize identification badges. Patients need a card to gain access, and must show their identification to get in. Visitors need 24 hour notice prior to entry, so they can be vetted by

the state, and must be escorted at all times while at the dispensary. Employees must all undergo a background check. He showed photos of the typical layout. No medications are on display. He reviewed the typical dispensing procedure. He said there is a menu board in the consulting area. A pharmacist then goes to the secure storage area to obtain the medicine for dispensing. He reviewed the building rendering as well.

James Cassidy showed the 250' radius showing surrounding uses: Fox Meadows condominiums, Cromwell Hills condominiums, Cromwell Plaza, and the newer building across the street, which has a counseling service, dentist office, and vacant retail spaces.

He reviewed the Special Permit criteria, saying the plan met the goals of the Plan of Conservation and Development, by utilizing an existing developed site, expanding the economic base as this would be the only dispensary in Middlesex County, drawing customers from other areas, employing Cromwell residents, and enhancing the customer base for existing businesses. He said it was a suitable location in the Highway Business zone, which includes both retail and medical offices. He said that there were appropriate improvements, with no renovations planned other than the elimination of the drive through. No new lighting was proposed, as the two lights on site are adequate. Parking is adequate.

He said that there were appropriate conditions on site, noting the circular driveway, with no changes to traffic circulation. There are adequate public utilities, such as water and sewer, with no increase in impervious coverage. He said that it met the environmental criteria by using an already developed site, instead of a vacant one. He said that the application was proposing a long term use of the site as the need for this is growing. He said that Curaleaf had been operating in Simsbury since 2014 and would be making a long term investment in both the site and community.

The hearing was opened to public comments and those in opposition spoke first.

Helen Barnaby, 21 Sunridge Lane, said she opposed the dispensary. She asked if the armed security guard was present 24 hours a day. She said that monies obtained by the dispensary are not allowed to be deposited in federal institutions. She was worried about crime and concerned about the traffic from Berlin Road. She said that she did not have an issue with the dispensary itself. She said that patients are unlikely to spend money anywhere else and this won't increase revenues to town.

John Syc, 6 Hemlock Court, spoke in opposition. He said that this is a Schedule 1 drug and federal laws trump state laws. He said the use can still be punished via the federal system and that Cromwell is taking a risk without this use being fully legalized. He said that this would hurt the surrounding businesses because people would avoid the area. It was too close to residential areas and approving this would not send a good message to children.

Jill Salafia, 60A Willowbrook Road, said she was opposed. She said she was sympathetic to the need, but that this was not the proper location. She wanted it placed in an industrial area like other towns. She noted the proximity to residences, including 600 condos and 100 homes in area. She said that this sends a contradictory message to children regarding drugs

and would be a detriment to the town's image. She wanted Curaleaf to provide a property valuation.

John Salafia, 60A Willowbrook Road, said he was not against people fighting diseases or against the owners of plaza. He said it was an issue of questions and unknowns. He said Cromwell would be in the 10% minority of towns if they have a facility. He said that there were lots of children in the nearby condos and homes, and said it was an issue of property values and the character of street. He was concerned about the cash basis of the operation and potential credit/borrowing issues. He was concerned about this use opening up the town to recreational use. He feels that this application is being hurried through and wants the applicant and town to work with the citizens on locating the dispensary elsewhere, such as an industrial area.

Anthony Ricciuti, 15 Wynwood Drive, opposed the location because of its proximity to families and children, and because of the amounts of cash on premises. He was concerned about illegal/street uses and the possibility of resale. He said other locations might be better, such as an industrial area, and said that this location was within 1000 feet of a place of worship.

Caroljoyce Cannito, 3 Blackhaw Drive, said she was an educator in the Cromwell schools. She was concerned for the patients arriving and leaving via Route 372/Berlin Road because of traffic. She asked why they did not pick a location closer to an emergency room or hospital. She said that children don't understand the medical use. She said this location was too close to a religious facility and residences. She said an emergency clinic elsewhere (such as Berlin Road) was a better location. She said that this doesn't fit the character of the town.

Bill Sullivan, 2 Millennium Drive, spoke in opposition. He was concerned about possible mistakes such as dropped medications. He noted the amount of children in the area and said that a bus stop might be located in the immediate vicinity. He said that another area of town would work better.

James O'Toole, 35 Chestnut Court, said marijuana is still illegal per the federal government, and this would be a criminal enterprise operating within the residential area. He said getting a card is easy and recreational use was possible. He said that some users could be felons on parole. He doesn't see people spending money in town as a result of this.

Barbara Cote, 68 Washington Road, said she didn't agree with the location. She said that the card was easy to get. She said this was a poor location and an industrial area would be better. She said that this is not a good fit for town, that traffic in the area is difficult, and that other things would be more beneficial for the town.

Debbie Doll, 20 Glenview Drive, said she was concerned about the armed guard and a possible incident resulting in kids getting shot. She agreed with other speakers. She said she was sympathetic to users. She said she was concerned about traffic, and the dispensary

should be closer to hospital, not residences:

Michael Nearing, 19 Sunridge Lane, said he was opposed to the location, not the marijuana, and was in agreement with the previous speakers.

Kathleen Landraitis, 25 Valley Run Drive, said she doesn't need weed around her. She was concerned about property values and agreed with the previous speakers. She was concerned about traffic. She said this use should be in an industrial park.

Brice Stroneski, 120 West Street, said he agreed with previous speakers. He was concerned about people leaving the facility being followed and robbed.

Mr. Popper summarized a number of letters submitted in opposition:
Irene Childs, 51 Woodbridge Lane, saying this use should be in an industrial area.

Rosalyn Greenberg, 8 Redwood Court, saying this use should be in a commercial area instead of near residences.

Lori Fortenbach, 8 Amy Lane, saying this use will cause more traffic. She said this is a bad location and could lead to criminal activity.

Mr. Popper also summarized several letters in agreement with the application.

Jennifer Beck, 62 Franklin Road, said that she is a user and currently goes to Hartford. She said this service is needed in town and should be located near other businesses, not off in an industrial park.

Steven R Bulmer, 18 Ranney Road, said Curaleaf has a solid track record in Connecticut and a dispensary would provide relief to suffering patients.

Joni Miller Greene, 17 Pheasant Run, said this would be a licensed facility that is closely monitored, not a place for junkies.

Gaia McDermott, 28 Valley Run Drive, wrote a letter in support, with similar sentiments.

Chairman Kelly opened up the hearing to public comment by those in agreement with the application.

Matthew Long, 120R Washington Road, said he was a member of the Assessment Board of Appeals and that the owners have had a hard time getting a tenant. He said that this is a legal, valid business use, is an extremely regulated use, and is greatly needed in town and in a good area, that being the highway business zone. He said that this would increase the grand list and help people in town.

Mary Brown, 2 Brookview Road, said she was a chronic pain patient. She did not want to be treated as a criminal and hidden away. She said it was okay for children to see people

disabled and struggling and she would be happy to speak at the schools about this topic. She said she has to go to Hartford for medicine and doesn't have help and it is very difficult, especially in the winter. She said people cannot understand this topic until they have experienced it.

Gabriella Rodriguez, 3 Mann Memorial Drive, said she saw dispensaries in Colorado, nearby schools, residences, and churches. She said children knew and understood the use. She said there is too much fear and miscommunication about users. She said painkiller overdoses are increasing because of their accessibility. She said that we need to communicate with children and the community to change the stigma. She said that Cromwell should set an example and be that change.

J.C. Long, 120R Washington Road, said that a Schedule 1 drug, by definition, has no medical use, but that the previous speakers are telling us that there is a medical use. The likelihood of federal intervention is low and kids need to learn from their parents about this use of the drug.

Roger Thompson, 16 A Country Squire Drive, said that he works with the Fire and EMS service. He said that the security guards are not visible in the clinics. He said he uses it for PTSD and drives to Hartford, which is inconvenient and costly. He said users are incorrectly labeled as criminals and that it is not that easy to get card. He said overdoses are from alcohol and opioids, never from marijuana. He said elderly persons use banks and no one monitors them for safety.

Heidi Stergos, 16 Hicksville Road, said she opposed this location within a strip mall.

Tim Griffin, 95 Willowbrook Road, said he was neither for nor against the application. He asked if this was just for medical use. Mr. Popper said that the title, "Marijuana Dispensary" is patterned after the language of the state statutes, which does not use the word "medical". He asked about the menu versus a prescription.

Greg Schaan addressed the public comments. He said that they have been using banks chartered in Connecticut during the past 4 years and make daily cash deposits.

He addressed the legality, citing the 10th Amendment where states can legislate themselves. He said that this is a Schedule 2 drug, not a criminal enterprise. He said patients get prescriptions and are certified by a doctor, then must apply to the state, which conducts a background check, and pay the \$100 yearly fee. They then consult with pharmacists who dispense based on preferences.

The hearing was opened to Commissioner comment.

Michael Cannata asked for a breakdown of products dispensed. Mr. Schaan said that half is via the flower, which is smoked, and the other half is either oils which are vaped or smoked in e-cigarettes or edibles, such as cookies and crackers.

Jeremy Floryan asked about a database to determine which facility patients use. Mr. Schaan said that the card issued by the state assigns the dispensary. To change, you have to file a request with the state.

David Fitzgerald asked about incidents of people dropping medication in the parking lot. Mr. Schaan said he was unaware of any incidents. He said that by law, the medicine has to be consumed in a private place, not a parking lot, car or public place. Otherwise, a patient's card will be revoked.

Chairman Kelly asked about the security process. Mr. Schaan said that patients are buzzed in and must show a card to verify their identity. The doors lock behind them and they are buzzed through to a second door. Incoming and outgoing patients are separated. Patients are buzzed out and the entire premises is under surveillance by security cameras. Anyone sitting in their car will be approached by a security guard. He said that the security guards are generally not visible and located in the security room.

Mr. Popper said that Chief Lamontagne had reviewed the detailed security plan and had no comments. Fire Chief Michael Terezio had no reservations from a firefighting perspective. He said that, if approved by the Town and State, the applicant would need a building permit, and plans would be reviewed by the building officials and fire marshal.

Chairman Kelly asked that the logo be removed from the building and only a small logo be placed on the door. The applicant agreed. He also agreed that the drive through would not be used.

David Fitzgerald asked about the traffic study. Mr. Cassidy said that there was no trip generation data, but the usage was less than the bank and customer care facility. He said that improvements to Willowbrook Road were based on trip counts that considered an occupied, not vacant, building. Mr. Harriman agreed with that statement.

Michael Cannata said that the town must be forward thinking. He said medical marijuana doesn't deserve such stigma and the medical uses outweigh the concerns. He said people should be more concerned about kids picking up medications in the parking lots of other pharmacies, such as those in the grocery store, as those do not have the same level of security and inspection. He said that he fully supports the application and cited friends that use for medical reasons. He said that the product has been around for hundreds of years and is truly medicine.

Chairman Kelly also spoke in favor, citing personal experiences within her family. She said that until you have someone in your family in pain, you cannot understand the necessity for this use. She did not agree with the concerns that the dispensary will have an impact on children in the area.

Michael Cannata made a motion to close the public hearing; Seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-51, Request for Special Permit under Section 3.3.C.4 and 6.11 of the Zoning Regulations to permit the operation of a Marijuana Dispensary at 4 Willowbrook Road, with the condition that the existing sign be eliminated from the site; Seconded by Jeremy Floryan. *All in favor; motion passed unanimously.*

c. Application #18-43: Request for a Special Permit under Section 8.7 of the Zoning Regulations to amend the Master Plan for 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

d. Application #18-44: Request for a Special Permit under Sections 4.7.E and 8.7 of the Zoning Regulations for a Planned Multifamily Residential Development at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

e. Application #18-45: Request for a Special Permit under Section 6.1 of the Zoning Regulations for Removal of Earth Material at 150 Country Squire Drive. Cromwell Village Associates, LLC is the Applicant and Country Squire Site LLC is the Owner.

Michael Cannata made a motion to open the public hearings for Applications #18-43, 18-44 and 18-45, and to consider 18-46 under New Business, Seconded by Jeremy Floryan. *All in favor; motion passed.*

Attorney Joseph Williams, Shipman & Goodwin, representing Cromwell Village Associates, LLC, introduced himself, Tom Daley, PE with Milone and MacBroom, Mark Forlenza, and Kwesi Brown, Traffic Engineer with Milone & MacBroom. He submitted the Certificate of Mailing and Affidavit regarding the sign posting. He began by reviewing the project history, saying that the zone change at 150 Country Squire Drive to a PRD had twice been approved. The master plan that was approved on November 9, 2017 was for 160 apartment homes in 7 buildings. The Commission has previously found the plan to be consistent with the zoning regulations, Plan of Conservation and Development, and protected public safety, health and property values. He submitted the November 9, 2017 meeting minutes in to the record. He said that this was the second part of the process.

The applicant amended the master plan to make a few minor tweaks to the height and length of the buildings, but there were no changes to the number of buildings or apartments.

He referenced his detailed letter summarizing the applications and their compliance, as well as an updated impact study, narratives for the overall project, stormwater management, earth removal, and the traffic study. He said approvals were received from Inland Wetlands on July 12, 2018 and from CWPCA on July 9, 2018.

Tom Daley, PE, Milone & MacBroom, civil engineer and landscape architect, reviewed the existing conditions map of the 8.75 acre site via an aerial photograph and reviewed the property abutters. He played a drone video of site as an overview and to show topography. He reviewed the existing conditions survey, and said wetlands were offsite,

and that the site was previously used for military purposes.

Mr. Daly said that the impact analysis was largely unchanged and had been redlined to show changes in regards to fiscal, public safety and traffic, cultural, aesthetics, heritage, natural resources, but there were no changes to overall impact. He said they were proposing some architectural changes. He reviewed the layout of the approved master plan. He said that the amended master plan had the same orientation. Building 1000 was being pushed back away from the road to build a cul de sac to accommodate a snow plow. Buildings 2000 and 4000 were revised to be just two stories, instead of a 2-3 story split, and made longer. Building 6000 was still three stories, but smaller. The overall density remains the same. Five garages for residents were added. The amended plan was still compliant with the zoning regulations. He showed an overlay of the two master plans for comparison. Mr. Daly said that a denser evergreen buffer had been added along the easterly boundary and the elevation of road closest to property frontage lowered. He said that they have committed to looping the water system after meeting with the Water Department. Amenities around the pool had been delineated as well.

Paul Cordone asked about the water system looping. Mr. Daly said they were working out the details. He said that the revised plans will show a water main in the emergency access to Evergreen. He clarified that it will just be for fire protection.

Michael Cannata asked if the garages were in addition or in place of the parking spaces. Mr. Daly said that the total parking space count included the garages.

Chairman Kelly informed the public that they would only be reviewing the application for the master plan amendment tonight.

James Demetriades asked the Commission to distinguish the master plan for the public.

Tom Daly reviewed the proposed changes to the building lengths and heights. He said that there were no additional impacts as a result.

Attorney Williams said that the remaining speakers would address the Commission on September 4, 2018 and Mr. Daly would discuss the earth removal proposal at the time as well.

The hearing was opened to public comment.

James Demetriades, 7 Bonnie Briar, said he was concerned about the overall density of the master plan, and asked if it is in line with the overall vision for mixed use and commercial development, and questioned the livability factor. He said that this development's density would be different from the surrounding properties, such as Fox Meadows. Mr. Popper said that during the PRD application, the applicant reviewed the adjoining density areas and the applicant could bring that information to the next meeting for review. He said he believed it was comparable.

Barbara Cote, 68 Washington Road, asked if this development was necessary for the town. She said that 160 units would have a big impact on the school system. She said that renters don't pay taxes and that the property taxes paid by the property owner were not the same thing. She said it could be a lot of kids and a large traffic impact. She was concerned that there isn't a master plan regarding how much more housing, especially apartments, can be built.

Attorney Williams said that the Commission had already approved the master plan and they were proposing very little change to it. He said that the amended master plan meets all the requirements of the PRD zone. He reviewed the summary of changes.

Michael Cannata said that he remembered the density being somewhere in the middle of those around it.

Mr. Popper said that the staff comments he received were not regarding the master plan modification.

Michael Cannata made a motion to close the public hearing on Application #18-43; Seconded by Ken Rozich. *All in favor; motion passed.*

Michael Cannata made a motion to approve Application #18-43: Request for a Special Permit under Section 8.7 of the Zoning Regulations to amend the Master Plan for 150 Country Squire Drive; Seconded by Ken Rozich. *All in favor; motion passed.*

Applications #18-44, 18-45, and 18-46 were continued to September 4, 2018.

11. Approval of Minutes:

- a. August 7, 2018: Michael Cannata made a motion to table the minutes; Seconded by Ken Rozich. *All in favor; motion passed.*

12. Commissioner's Comments: None

13. Adjourn: A motion to adjourn was made by Michael Cannata. Meeting adjourned at 9:59 p.m.

Respectfully submitted,



Julie C. Petrella
Recording Clerk