

ENFIELD PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MINUTES

Thursday, January 14, 2020 – 7:00 p.m.  
Virtual Meeting

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**Call to Order & Pledge of Allegiance**

Chairman Nelson called the meeting to order at 7:01 PM.

**Roll Call**

Commissioner Szewczak took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent were Commissioners Charles Ladd and Mary Scutt.

Also present were Laurie Whitten, Director of Development Services and Elizabeth Bouley, Recording Secretary.

Chairman Nelson seated Alternate Commissioners Grillo and Petronella for the absent Commissioners.

Chairman Nelson stated that Commissioner Ladd is no longer a part of the Commission, to which Ms. Whitten replied that his term had expired.

**Executive Session**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner Grillo, to enter into Executive Session. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

The Commission entered into Executive Session.

The Commission adjourned from Executive Session at 7:25. Ms. Whitten stated that Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella were present during Executive Session along with herself and Assistant Town Planner Jennifer Pacacha. Ms. Whitten stated that no motions were made and no votes taken during Executive Session.

Commissioner Szewczak took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Also were present were Laurie Whitten, Director of Development Services; Jennifer Pacacha, Assistant Town Planner; Ricardo Rachele, Zoning Enforcement Officer and Elizabeth Bouley, Recording Secretary.

Chairman Nelson stated that Alternate Commissioners Grillo and Petronella were seated for the absent Commissioners.

### **Approval of Minutes**

- a. December 10, 2020 – Regular Meeting

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to approve the minutes of the December 10, 2020 Regular Meeting. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

### **Public Participation**

Chairman Nelson asked if anyone in the public would like to speak; no one came forward.

### **Bond Release(s)**

- a. **PH# 2479** – River Overlook Subdivision (First Settlers Row) – Request for a partial bond release of an Engineering Bond. Current Bond Held: \$39,330.00; Requested Partial Release: \$13,575.00

Ms. Pacacha stated that the Commission had decided at the last meeting that they would like to see a partial release of the current bond.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve the resolution for PH# 2479 for the partial release of the bond in the amount of \$13,575.00. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

### **Continued Public Hearings**

- a. **PH# 2986** - Application of Michael J. Bonanno, Esq. representing applicant 359 Hazard Ave, LLC for a text amendment amending Section 8.70 to reduce the minimum lot size from 1 acre to .5 acres; to add language to enable the rehabilitation and/or adaptive reuse of existing buildings located within the Hazardville Design District; and to establish specific criteria to accomplish same.

Commissioner Szewczak took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Attorney Michael Bonanno addressed the Commission along with property owner Constantinos Constantinou. Mr. Bonanno went over the prior concerns of the Commission including density, parking, the desire to have mixed use, and spot zoning. He read through the revised text amendment and pointed out the changes that had been made since the last meeting.

Mr. Bonanno stated that they had changed the wording of multi-family dwellings to business residential mixed-use buildings and added back in the minimum lot size requirement of 0.5 acres.

He reminded the Commission that they increased the minimum floor area of studio efficiencies to 500 square feet (SF) and one-bedroom units to 650 SF.

Mr. Bonanno stated that the limitation of ten dwelling units per property will eliminate possible exploitation. He stated that any additions to existing buildings will not be allowed unless needed for access by occupants.

Mr. Bonanno stated that they added a requirement for 10% of the floor area to be used for office retail or personal service use. He concluded that this is not spot zoning.

Architect Arthur Hall went over some of the changes to the plans, including the addition of an elevator and two one-bedroom apartments. Mr. Hall stated that due to the elevator location, the two two-bedroom apartments in the front right corner on the first and second floors have been downsized to one-bedroom apartments. He stated that the office area in the back that was to be accessed from the grade level entrance has been eliminated and turned into a two-bedroom apartment. Mr. Hall stated that the basement is now designated for commercial space which can be rented or leased.

Commissioner Szewczak stated that the changes are positive. He stated that spot zoning is changing the zoning because of a new construction; however, in this case the existing building has always been there and the zoning changed around it. Commissioner Szewczak stated that he can support this project now.

Chairman Nelson read through a section of the standards for the Hazardville Design District which states that residentials are to be on the second floor with commercial uses on the first floor. He asked what the minimum square footage for an apartment is, to which Commissioner Higley replied that it is 600 SF. Chairman Nelson stated that the studio apartment section will have to be removed as that is 500 SF.

Mr. Bonanno stated that his interpretation is that this section of the standards is regarding home occupations and home professional offices, to which Chairman Nelson agreed.

Chairman Nelson reiterated that the 500 SF apartment needs to be removed since the minimum square footage for an apartment is 600 SF. He stated that they are trying to make this work for the owner of the property, which is spot zoning.

Chairman Nelson asked if they had found other buildings that meet this requirement, to which Ms. Whitten replied that the churches could theoretically utilize this.

Mr. Bonanno stated for the record that they would not have a problem with removing the 500 SF minimum for efficiencies. He stated that if a change is in harmony with the Plan of Conservation & Development (POCD) it is not spot zoning. At the request of Chairman Nelson, Mr. Bonanno explained how this plan is in harmony with the POCD.

Chairman Nelson stated that when this was initially approved there were supposed to be improvements to restore the building. He asked that a plan of action be submitted to outline how the

restoration needs of the building are going to be addressed prior to a CO being issued. Mr. Bonanno stated that they are happy to present an action plan.

Commissioner DeGray stated that she would not have a problem moving forward with this as long as the 500 SF studio apartment is taken out.

Chairman Nelson pointed out the requirement for 10% of the building to be used for commercial or business and asked how big the building is. Mr. Bonanno stated that it is 8,402 SF and the plan has 20.3% of the total area committed to mixed use. Chairman Nelson asked if he would be willing to change it from 10% to 20%, to which Mr. Bonanno replied that he would.

Commissioner Szewczak stated that they should do a survey of the actual allowable space before they commit to the 20%. Mr. Hall stated that 20% may be pushing it and 15% would be a better number.

Mr. Bonanno stated that the entire basement is not completely usable. Mr. Hall stated that the building was built in at least two pieces and described the older areas of the basement including the boiler room and dirt-floor areas.

Chairman Nelson asked three times if anyone in the audience would like to speak; no one came forward.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commission DeGray, to approve PH# 2986 as amended. The motion passed with a 5-2-0 with Commissioners Nelson and Higley voting against.

Amendments:

1. The Studio Apartment provision must be removed from the Proposed Minimum Floor Area list.
2. Minimum floor area of the building to be used as office, retail or personal services must be 15% as opposed to 20%.
3. A Restoration Plan for the building must be submitted to the Planning & Zoning Commission as part of the PDSP application.

**Votes: 5-2-0**

Chairman Nelson stated that his reason for voting against is the spot zoning issue, to which Commissioner Higley agreed.

## **New Public Hearings**

- a. **PH# 2988.2** – 135 Freshwater Boulevard – Application for a modification to a previously approved site plan and modifications to the conditions of approval; HartZito Investments, LLC & South Meadows No. 9, LLC., owner/applicant; Map 56/Lot 24; IP Zone.

Commissioner Szewczak read the legal notice and took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

David Ziaks of F.A. Hesketh & Associates addressed the Commission along with Applicant Representative Shawn DiBella and Mobile Mini Representative Karla Wahlgren. Mr. Ziaks presented the site plans for the proposed Mobile Mini solutions facility. He provided the Commission with a review of the site features and proposed use.

Mr. Ziaks stated Condition 10 limits the stacking of the units. He went on to explain that the business relies on the ability to stack the units at least three high. Mr. Ziaks stated that they tried to come up with a plan that would address the concerns of the Commission while still allowing the units to be stacked three high. He stated that they decided to construct a heavily landscaped berm along Freshwater Boulevard and a smaller berm along the north side of the existing Laird Building. He described the various types of trees and plantings they are proposing.

Mr. Ziaks concluded that they did listen to the concerns of the Commission and they feel strongly that this plan will block the view and add landscaping interest along Freshwater Boulevard.

Ms. Wahlgren, representative for Mobile Mini, stated that they like this property but their business model is based upon being able to stack the containers three high. She stated that the containers are beige and not an eyesore. Ms. Wahlgren stated that this proposal does help the Commission's concern regarding views from the road.

Mr. Ziaks presented some colored renderings of cross sections that might be seen on the site.

Commissioner DeGray asked who would be responsible for the care and maintenance of the berm. Mr. DiBella stated that Mobile Mini will be responsible for 75% and Laird will be responsible for 25% of the bill to hire contractors to take care of it.

Commissioner Szewczak stated that he believes this project is in violation of the regulations due to the amount of outdoor storage and screening. He stated that the trees do not have leaves for seven months of the year and the planned screening will not be adequate. Commissioner Szewczak concluded that he does not support this application and that retail/outdoor storage are not allowed in an Industrial Zone.

Chairman Nelson pointed out that the Commission approved Eric's Autobody on South Road, which stores vehicles and large items in the front parking lot with no screening. Commissioner Szewczak stated that these items are not 24 feet high. Commissioner Szewczak stated that Eric's Autobody met the 20% outdoor storage area requirement while this application is at 95%. He stated that they have to look at the coverage percentages and not just the usage.

Chairman Nelson asked how high the Laird Plastics building is, to which Mr. Ziaks replied that it is close to the height that Mobile Mini will be. Discussion took place regarding the height of Laird Plastics.

Commissioner Alaimo asked how high the berm is from the road level and asked if it is possible to supply the berm with an irrigation system. He stated that the rest of the application had been approved and they are just here for the berm. Commissioner Alaimo stated that he can support the application with the stacking three high as long as it cannot be seen from the street.

Commissioner Higley stated that she is concerned with the integrity of the berm and whether Engineering had approved it. She stated that she cannot support this application for three high and would rather see the applicant go two high right now and then come back for a site plan if they still found they needed to stack them three high.

Commissioner Grillo stated that the planned berm will not work for the view coming from the south.

Commissioner DeGray asked which season the containers are expected to be stacked three high. Ms. Wahlgren stated that the most units are in the yard during the spring and summer so the vegetation will be there to provide more coverage. Mr. DiBella stated that the containers are not just for construction sites but are also for retail overflow.

Chairman Nelson asked three times if anyone would like to speak; no one came forward.

Chairman Nelson asked if the parking had been expanded in order to provide more ground coverage. Commissioner Higley stated that this is correct.

Chairman Nelson stated that the Commission did what they could to get the applicant the same number of containers without having to stack them three high. He stated that he would not have a problem if the containers did not go above the height of the front building.

Mr. DiBella stated that he appreciates anything the Commission can do to see this project go forward. He stated that he does not think the project can go forward with just the two containers high.

Commissioner Alaimo asked if a parapet can be added to the top of the building, to which Chairman Nelson replied that this would look ridiculous and the containers should not exceed the height of the building.

Mr. DiBella stated that the woods are actually quite thick and lush. He stated that the idea is not to have the containers there and they do not want to be a burden to the town.

Chairman Nelson asked if the applicant would be amenable to adding arborvitae down the property line to add green vegetation year-round. Mr. DiBella stated that they would have to check in the budget and were hoping for more flexibility with the project.

Chairman Nelson pointed out that the back of the building is sloped down, which puts the area for the containers in the hole. He reiterated that he is not saying they cannot go higher than 24 feet, but rather is saying that they cannot go above the roof of the front building.

Commissioner Szewczak stated that coming from the south there is really no screening during the winter. He stated that the berm is only three feet tall as it was only for frost cover. Discussion took place regarding the height of the berm and the grading.

Chairman Nelson stated that if they can keep it below the roof line and add arborvitaes as a natural barrier, the issue of the south view will be solved. He stated that there is a four-foot elevation difference from the top of the berm to the highest part of the parking lot where the containers will be stored. He stated that if the building is 20 feet above the berm, they have their 24 feet and the containers will not be visible over the top of the building.

Ms. Whitten stated that if the berm is going to be installed, it should be irrigated. She suggested that the applicant can utilize balloons to verify the height of the building.

Mr. Ziaks suggested that they table the hearing so they can measure the height of the building.

Chairman Nelson asked three times if anyone in the public would like to speak in favor or against the application; no one came forward.

**Motion:** Commissioner Higley made a motion, seconded by Commissioner Alaimo, to table PH# 2988.2. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

- b. **PH# 2990** – Text Amendment Application to Table 5.20 to allow personal services in a Business Professional Zone; Gaetan LeTourneau/Dennis LeTourneau, applicant.

Commissioner Szewczak read the legal notice and took the roll and present were Commissioners Richard Szewczak, Frank Alaimo, Ken Nelson, Virginia Higley, Linda DeGray and Alternate Commissioners Vinnie Grillo and John Petronella. Absent was Commissioner Mary Scutt.

Gaetan Letourneau of Broadbrook addressed the Commission. He stated that they would like personal services allowed in the Business Professional zone, and that this would not alter the feel of the zone. He provided the Commission with an overview of some of the businesses that have been within the building units in this zone. Mr. Letourneau stated that adding personal services will make it easier to find tenants for these units and that the zoning is currently too restrictive.

Ms. Whitten stated that it is a reasonable request and will not change the area at all except that it will add occupied units rather than empty ones.

Commissioner DeGray stated that having unoccupied buildings does not look good for the town. She stated that it would be good to have a hairdresser nearby for the new senior living that was approved for across the street.

Chairman Nelson asked why this would not fall under a Special Use Permit. Ms. Pacacha stated that the use table specifically says that personal services are not allowed in the Business Professional Zone.

Mr. Letourneau stated that it would be preferable to change the text so they do not have to come before the Commission every time a different use wants to come in.

Chairman Nelson stated that he does not want to see empty buildings and he supports anything the Commission can do to help businesses survive.

Commissioner Grillo asked what types of businesses Mr. Letourneau would like to see move into the empty buildings. Mr. Letourneau stated that he has gotten many requests from hairdressers over the years and that opening it up to personal services will make things much easier and less restrictive. Commissioner Grillo stated that he has no problem with this, and Mr. Letourneau has a good reputation for taking care of his properties.

Commissioner Szewczak stated that times are changing and as long as they use good taste he sees no reason why they should not allow it.

Chairman Nelson asked if this carries across Hazard Avenue, to which Mr. Letourneau replied that there are only 20 buildings where this applies, and they are on both sides of Hazard Ave. Ms. Pacacha utilized an overhead GIS print to illustrate the location of the zone.

Chairman Nelson asked three times if anyone would like to speak in favor or against the application; no one came forward.

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to close the Public Hearing. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2990. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

#### **New Business**

- a. **PH# 2930** – 0 Enfield Terrace – Enfield Manor Redevelopment – Request for a two-year extension of time to obtain a building permit.

Ms. Pacacha stated that this is just a two-year request for extension of time to obtain a building permit.

Commissioner Alaimo asked if this applicant was just in a few months ago for a modification which then they withdrew. Ms. Pacacha replied that they did.



**Motion:** Commissioner Szewczak made a motion, seconded by Commissioner DeGray, to approve PH# 2930. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

**Other Business  
Correspondence**

a. Update on Status of 28 Maple Avenue

Ms. Pacacha stated that the foundation was repaired at 28 Maple Avenue. She stated that a section of the regulations under nonconforming uses does allow the repair of unsafe conditions on nonconforming properties.

Ms. Whitten stated that the foundation was faulty and Mr. Fiore removed it without any permits, which was not a good thing. She stated that the Commission denied him the three-family, so he wanted to rebuild the two family and could not do that with the faulty foundation which was no longer there. Ms. Whitten stated that the foundation was actually on his property and not on town property. She stated that it made both the structure and the sidewalk safer.

Chairman Nelson stated that the regulations do not allow for this type of foundation replacement in a nonconforming use if it was willfully removed, unless it was an act of nature. He went on to state that the foundation on Maple Avenue is right up against the sidewalk again.

Ms. Whitten stated that the regulations are not up to date and case law takes precedence. She stated that case law allows for the repair of unsafe nonconforming structures.

Chairman Nelson asked if removing a structure is abandonment, to which Ms. Whitten replied that it is not. Chairman Nelson asked how the permit was signed if it never came in for Administrative Approval, the Commission denied it, and a written legal opinion was never obtained.

Ms. Pacacha stated that what the Commission denied was the conversion from two to three-family. Chairman Nelson stated that there are no permits or plans on file so they have no idea what he will be putting back. Ms. Pacacha stated that it was always a two-family and he can put what was there back again.

Chairman Nelson stated that the roofline over the foundation was a shed roof and asked what is going on the second story of the foundation. He stated that adding a second story is adding to the nonconforming use and the Commission should have plans to see that. Ms. Pacacha reiterated that he put back in the foundation that was already previously there, not what was proposed and denied by the Commission.

Chairman Nelson stated that right now there is a brand-new foundation in and vagrants are living in the building. He stated that there are no engineering reports and this was all done without approvals. Ms. Whitten stated that he got a Building Permit for it, to which Chairman Nelson replied that he obtained the Building Permit because Staff signed off on it when it should have been brought to the Commission.

Chairman Nelson stated that this should have been an administrative approval or brought to the Commission.

Commissioner Petronella stated that if it is a safety hazard, the owner has the right to repair it even if it is nonconforming. Chairman Nelson stated that he did not repair it but rather he replaced it. Commissioner Petronella stated that he does not have an issue with the applicant making a repair in order to address a safety issue.

Mr. Rachele read a portion of the regulations which pertain to the repair of nonconforming structures that have been declared unsafe. He stated that it became a public safety hazard.

Chairman Nelson reiterated that the Commission should have been notified, to which Ms. Whitten replied that she did not realize it was something the Commission needed to see. She stated that he can build the structure back to the two-family the way it was, to which Chairman Nelson replied that they denied him putting it back on the town property where it was. Ms. Whitten stated that it was wrong for him to take the foundation out, but they needed to find a fix to avoid the building becoming vacant and destroyed.

Commissioner Petronella stated that moving the foundation back is a betterment to the town.

Ms. Whitten stated that he has every right to build it back the way it was, based on statute and case law. She stated that the regulations are not up to date, and that statute and case law will supersede the regulations. Chairman Nelson asked where the legal opinion was. He stated that the decision was made without a legal opinion or the Commission's approval. Ms. Whitten replied that the decision was made based on Staff's understanding of case law.

Commissioner Alaimo asked whether the foundation was permitted and inspected to ensure it was put in to code, to which Mr. Rachele replied that it was.

Commissioner Alaimo stated that there are homeless people living in the property and the property itself is not secure. He stated that he is concerned with people lighting fires to stay warm in the winter. Mr. Rachele stated that he would talk to the Building Department about this in the morning.

Chairman Nelson read a portion of the regulations pertaining to whether a nonconforming structure can be re-built. Additional discussion took place regarding Staff signing off on this without including the Commission or obtaining legal opinion.

Commissioner DeGray stated that she is concerned with the safety as the hole is still there and someone can fall in.

### **Commissioner's Correspondence**

Commissioner Alaimo asked if there are new owners of the mall, to which Ms. Whitten replied that Namdar still owns the mall but they are selling off the parcels that they subdivided.

Commissioner Grillo asked if tattoo parlors are allowed next to places that serve food as he had a call from someone who was told that the zoning regulations do not allow him to have a tattoo parlor

in the same plaza as food. Commissioner Higley stated that it was likely either a zone that does not allow personal services or the Health Department had a concern.

Chairman Nelson stated that he is concerned about the property on the ZBA agenda that is scheduled for a K-9, and asked why this is on the ZBA agenda rather than PZC. Ms. Pacacha stated that the ZBA handles auto location approvals.

Chairman Nelson asked how restrictions get put onto this automotive facility and where the grandfather clause comes in, as the regulations say 12 months. Ms. Whitten stated that case law and state statutes have changed and the regulations are out of date, which is why they are obtaining legal opinion. She stated that they are entitled to what they were originally entitled to. Commissioner DeGray stated that this does not make sense as they would not allow it to be a slaughterhouse if it had previously been a slaughterhouse. Ms. Whitten stated that it has to be intentionally abandoned, to which Commissioner DeGray replied that it was intentionally abandoned when they stopped using it for that. Ms. Whitten stated that it is not Staff's decision but rather is case law and they have to follow it.

Commissioner Szewczak stated that case law is specific to a certain situation or location and is not meant to be an all-encompassing thing. He stated that every application is different, and the Commission should adhere to the regulations rather than chasing case law. Commissioner Szewczak stated that if the regulations are wrong, they should change the regulations rather than abandoning them.

Mr. Rachele stated that the state legislature took it out of Planning and Zoning's hands and put it back on the ZBA, with the caveat that ZBA act as an agent of the state rather than the town. He stated that unless there is a drastic change to the site plan for a motor vehicle repair shop or gas station, it reverts back to what the original approval was. Mr. Rachele concluded that until it gets to the Supreme Court, they have nothing to go by except for state statute.

Chairman Nelson asked how Porcello's got denied, to which Ms. Pacacha replied that it was based on safety. Chairman Nelson pointed out that there are safety issues with this site as well, to which Ms. Pacacha replied that the ZBA will take this into consideration.

Chairman Nelson stated that the regulations are clear that automotive is not allowed there anymore. He questioned why the Commission has regulations if they are not being followed.

Commissioner Alaimo stated that he thought the Commission was supposed to make decisions based on zoning regulations rather than case law. Ms. Pacacha stated that the state statute instructs municipalities on how to create their zoning regulations, and if state statute is not consistent with the zoning regulations then the statute supersedes the zoning regulations. She stated that case law specifies the state statute, and they will not be taking into account what happens in other states.

Ms. Whitten stated that Staff is doing what they are trained to do, and if they do not follow the case law they will get sued. Chairman Nelson stated that that they follow the regulations and case law, and still get sued. He stated that it is unacceptable for decisions to be made without written legal opinion.

Discussion took place on whether the Commission should be following the regulations or case law. Commissioner Szewczak stated that the Chairman should be involved or informed about decisions that are being made. Ms. Whitten apologized for not bringing the foundation to the Commission but stated that the other item is a ZBA issue and they are obtaining legal opinion. Chairman Nelson requested Staff to forward the case law and/or legal opinion regarding Enfield Street to the Commission before the ZBA meeting. Ms. Whitten replied that they will distribute it as soon as they get it.

Commissioner DeGray stated that they used to get quarterly bulletins regarding zoning and case law. Ms. Whitten stated that she believes this is from the Connecticut Federation of Planning & Zoning Commissioners and she will look into it.

Chairman Nelson requested that Staff ask Chris Bromson to add Council of Chair meetings to the Town Council agenda.

### **Town Planner Report**

Ms. Whitten stated that they will be setting up the POCD Steering Committee meeting, and she has been forwarding items from Donald to the Commission as she receives them.

Ms. Whitten stated that the train station is a go and they will be giving a presentation to the Town Council about it on Tuesday.

Ms. Whitten concluded that they are dealing with a lot of pending and potential legal issues right now.

### **Opportunities/Unresolved Issues**

- a. Discussion – Combining Planning & Zoning Commission and the Inland Wetlands & Watercourses Agency

Chairman Nelson stated that he heard the Town Council will be putting this on the agenda in February.

### **Adjournment**

**Motion:** Commissioner DeGray made a motion, seconded by Commissioner Higley, to adjourn. The motion passed with a 7-0-0 vote.

**Votes: 7-0-0**

Prepared by: Elizabeth Bouley

Respectfully Submitted,

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Richard Szewczak, Secretary