

NEWINGTON TOWN PLAN AND ZONING COMMISSION

Regular Meeting

April 12, 2023

Chairman Domenic Pane called the regular meeting of the Newington Town Plan and Zoning Commission to order at 7:00 p.m.

I. PLEDGE OF ALLEGIANCE

II. ROLL CALL AND SEATING OF ALTERNATES

Commissioners Present

Chairman Domenic Pane
Commissioner Garret Havens
Commissioner David Lenares
Commissioner Jonathon Trister
Commissioner Stephen Woods
Commissioner Stewart Drozd-A
Commissioner Thomas Gill-A
Commissioner Gia Pascarelli-A

Commissioners Absent

Commissioner Anthony Claffey
Commissioner Bryan Haggerty-excused

Staff Present

Paul Dickson, Town Planner
Erick Hinckley, Asst. Town Planner/ZEO

Commissioner Droz was seated for Commissioner Haggarty and Commissioner Pascarelli seated for Commissioner Claffey.

III. APPROVAL OF AGENDA

No Changes

IV. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.)

Jan Kritzman, 91Tremont Street: We just moved here, I think it was about 48 years ago, we're still unpacking boxes and introducing ourselves to the neighbors, and it's a really funny thing because the neighborhood has rolled over about three times since we moved in. I guess we are the "old guard" on Tremont Street. I've noticed with a little apprehension and wondering why,

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but this is the way things go, that there are I think five or six four story, three story, five story apartment buildings going up in Newington on what little land that we have. I guess that is all well and good, I do worry about municipal services like fire and police and schools and so forth with the influx of people, a thousand or maybe fifteen hundred units at this point. I just read an article in the paper today, some outfit from Texas is putting up two hundred and some odd units in a four story over on Cedar Street. The problem and my complaint, and here is what brings me here tonight, and I think I have talked to a couple of you about this over the past couple of years. I'm a senior citizen, I'm very old, in fact I'm looking forward to a big, huge birthday, I'm not going to tell you because my number is unlisted, as they say in the commercials, but I would like to move out of our house, which has an awful lot of stairs, and move into something that is ranch style, one level living, master on the first floor in an active adult community type of thing. I don't need a swimming pool, I don't need tennis courts, I don't need a putting green, I don't need a pickle ball court, I don't need anything like that at all. I don't need that. I would like the socialization of neighbors who would be an active, 55 and older community. We don't have one here in Newington. I want to stay in Newington because my kids, my grandchildren are very near by. That might seem unusual for some people but it's not unusual for me, I want to see them, and I don't want to move to Florida and I don't want to move to South Carolina and I don't want to move to Tennessee or Texas like all of our friends have done. I have good reasons to stay here in town. This has been a great town to live in all these years, and they have great school systems to bring my kids up in, and I would like to stay here and I don't know how much longer I can stay in my house. Why isn't there an active adult community on the drawing boards. There is a lot of apartment buildings, but this is not for active adults. This is for a younger crowd, maybe single people, maybe two bedrooms for a single parent with a child or two, and so forth, and that is what it is for. There is nothing here for our age group, and Newington is an ageing community and I think that it involves an awful lot of people and they want to leave Newington, they want to leave their homes, they don't know where else to go here in town, so they are looking elsewhere. I think that is sad, because people who have lived here for as many years as I have, love it here, they like the town, they want to be here. I'll answer any questions that any of you have, I think I'm done, I've made my point.

Chairman Pane: Thank you very much. Anybody else wishing to speak?

Rose Lyons, 46 Elton Drive: Believe it or not, I wasn't going to say anything tonight, unbelievable I know, but when Jan just got up here and said what she said, I've been thinking those thoughts over and over again. I know that you have no control over what gets built here, and what doesn't get built here, but for the last ten or fifteen years since I retired I have been looking at various places, Orchard Ridge, Stone Ridge, Berlin, places in Newington. Although I'm a low income senior, have very little income, very little assets, I own a quarter interest in the house that I live in which my parents built in 1948, so for 75 years I have been in and out of that house. The problem with the buildings that are going up around here, you would have to be either really, really low income, or you would have to not have anything at all. It's desperation, and Jan had mentioned going up and down stairs as we get older, it's harder, but if you are looking around at various developers I hope there is somebody out there that maybe looking for land in Newington to build. From my understanding, from what I have heard from people at I

think it was Metro Realty, there is not enough land in Newington to build the kind of complex that they have built in Berlin, so it's tough. It's very hard. For people who are used to this community, who want to stay in the community to find a place. I applied over at New Meadow, Meadowview, whatever it is, the new Samaritan building, and because I owned a quarter interest, which I have given half of that, so actually an eighth, in survivorship with my daughter, because I had that piece of property, until that house is sold, I can't even apply. Some of the other retirement places you can't get on a waiting list until that asset is gone. I could have a Mercedes Benz, I could have a Lamborghini, they consider that a necessity. It's not counted towards my assets. It depends on the federal housing, the money they get from the federal government, state government, whatever, and it's not something that you guys are going to be able to solve but if there is some way of reaching out to some developers, if there is something on a small scale as Jan has described, it would be great for the seniors in town. Thank you.

Robert Tallard, 1600 Pennsylvania Avenue: Apartment complexes are going up in town, in total you are talking about 2,000 people, 4,000 cars, Cedar Street is a mess right now, the Mayor was quoted as saying recently she didn't like driving on Cedar Street, it was too dangerous, according to the Mayor. Minus those numbers I just threw at you, minimum numbers. It's too bad you are having trouble with A & R, all broken up about the (inaudible) over on Culver. It's been held up in court forever. So, Pane Road and Rockwell, apartments are going up there. Nobody wants to answer me?

Chairman Pane: This isn't a back and forth, state your comments and then we will move on with our meeting. Possibly if there are some questions, we will have staff answer them, if they have the answers.

Robert Tallard: Okay, the apartments that the lady mentioned on Cedar, Rockwell and Pane, you have Fenn Road apartments, you have the Berlin turnpike. Every time I drive by there with my wife it reminds me of Germany in the 1930's. The size of that wall. Wow! Big, big building going up there guys, and you guys are responsible for all of this. All this madness that is going on in town here, you don't care. You guys are doing really well, made over five hundred thousand dollars last year. That's great.

Chairman Pane: Could you conclude your comments please?

Robert Tallard: How come you didn't say that to anybody else? You are discriminating against me.

Chairman Pane: I'm not discriminating against you. Please wrap up your comments as best you can.

Robert Tallard: You should have a little respect for me, I'm a tax payer.

Chairman Pane: Continue, please. Hurry up.

Robert Tallard: Hurry up, really, you are destroying my town and you are telling me to hurry up? Really, you should resign Dom. Call it a day, you have ruined the Town of Newington enough. There is too much traffic, we are going to have more crime, more, there's no time, nobody had any time, so don't give me any crap.

Chairman Pane: Then go ahead and finish your comments please.

Robert Tallard: Nobody had time set on here.

Chairman Pane: You are out of order. I will not tolerate comments that are derogatory to the Commissioners. Wrap up your comments and no comments about the Commissioners.

Robert Tallard: Anybody go to church? I doubt it.

Chairman Pane: Anyone else from the public wishing to speak?

V. ZONING OFFICER REPORT

Erik Hinckley: You have the report, if there are any questions I can certainly answer them. It's fairly light. It's getting to be spring, I'm sure things will pick up.

Chairman Pane: Are there any questions for the Zoning Enforcement Officer? Very good, thank you Erik.

VI. REMARKS BY COMMISSIONERS

None

VII. PUBLIC HEARING

A. Petition 05-23: Special Flood Hazard Permit at 109 Brookside Road for the replacement of an existing MDC pump station. Applicant: Metropolitan District of Connecticut (MDC) Contact Lindsay Strole ,Owner: Milagros and Ramon Del Valle.

Ms. Caulfield: I'm the area engineer of this project for the Metropolitan District. So this pump station is located at 109 Brookside and the MDC does not own the property. They have a permanent easement. The drawing shows the pump station on a permanent easement that the MDC owns, and the pump station was built in the early '90's and it is disrepair. We need to do a complete replacement on it because of corrosion damage. It's also antiquated, hasn't been upgraded since it was originally built in the '90's. Obviously if we don't upgrade this station, we are going to end up, the MDC could end up with sewage backups and having to go through a by-pass and they want to prevent that from happening obviously.

The pump station itself, the proposed pump station is going to be within the existing footprint, I think that is a really key factor. The other key factor is that the MDC has done a really nice job

of engaging the residents on either side, at 103 and 109 Brookside to make sure that they have been involved from the very beginning from when we started this project.

Right now, it is going to be within the existing footprint and as you can see, it is within the hundred year flood plain and actually the pump station is located over here, we access it through the access road over here, so the flood plain cuts through the middle of the site, it cuts through from north diagonally. Now interestingly enough, I don't know if you guys are familiar with the Greater Hartford Flood Commission but the Greater Hartford Flood Commission actually has enough flood elevation that we have to abide by and that is 51.15 feet. The one hundred year flood plain elevation here, according to FEMA is 48.6. So with that, we have had to take that into consideration, it is best practices that electrical and controlled and mechanical equipment is at least three feet above the one hundred year flood plain elevation, so all of our components are either above the hundred year flood elevation, or are flood proofed to be able to deal with rising flood waters.

We have the new components, we have a wetwall and a valve vault over here, so the raw sewage comes into the new wetwall and then the valve vault has a bunch of piping, valving, some fittings, and so those two structures are concrete and they are underground. On this side we also have an electrical building that is going to have all of the electrical components. That is going to be over three feet above the one hundred year flood plain elevation. We also have a generator here. Now the existing site already has these, it already has a generator, it already has an underground storage tank, so we're really not adding many features to this site. We are going to be adding an odor control unit in the existing location where the transformer is and a nice modification to this site is that the existing transformer is subject to the hundred year flood and the new transformer is actually going to be pole mounted, we worked with Eversource to make that work, to plan for that work. Where the existing transformer is currently located we are going to be putting an odor control unit there, which obviously I think the residents are going to appreciate.

I just want to touch base really quickly on some of the aesthetics. We're going to have arborvitae to provide some screening and obviously the residents are in favor of this as well, and my client has been very generous in what they are offering, so we will be providing some nice arborvitae on the north and the south side. We're also going to be putting up an eight foot fence. Obviously there is one right now and we will have privacy slats, it is going to help blend in with the generator color as well.

There are some minor light fixtures on the site, they are going to be on timers, no motion sensing, this is only going to be used by the Metropolitan District if they need to go on site for emergency situation or doing the night if there is some issue, no light will be going onto any of the residents, it's not going to increase light pollution in the area, and also the noise from the generator, obviously right now they do have a generator. It is run when necessary and also occasionally every week just to make sure it is running and it is properly getting exercised. We are going to make sure that the enclosure is rated to provide at least or below the noise ordinance required for the residential area.

I guess I will leave it at that, I think that might be enough.

Chairman Pane: It did state that you do have two different type of arborvitae, so I would ask Commissioner Woods, there are two different types, I think it was either Green Giant or

Ms. Caulfield: These are the trees that the MDC has suggested, if the town has something that you would like to see, I would be more than happy to relay that.

Commissioner Woods: The Green Giant, is something that is deer resistant.

Chairman Pane: Any other questions from the Commissioners?

Commissioner Trister: I see that the construction time line is like a year, that you are estimating. Would you start this summer? I'm just curious about what kind of destruction to the neighborhood? If this is going to take a year, would most of the equipment be kept on the service road away from the people, or will it be, it's kind of a tight road.

Ms. Caulfield: That's a great question. As you probably know, during the pandemic and then as we move out of the pandemic, the lead time for electrical equipment and pumping control panels is still unpredictable and even though the MDC does a lot of work there is still a long waiting time, so I don't foresee construction happening for quite a while. I think this project will go out to bid, the contractor will be awarded the job, and then this year, this construction season will be prepping for next spring. I'm assuming that nothing will be done because everything has to be ordered. The generator, the lead time, not kidding right now, is about a year. Now we made decisions during the design that we were going to use precast concrete for the wetwell and the valve vault, so that will eliminate the duration of the construction period for all involved. What we are going to do is put the station under by-pass. There will be electric by-pass pumps that the contractor will set up and this will be four to six months hopefully four. Hopefully the contractor will be as efficient as possible. They will be under by-pass rules, demo the existing pump station, and then put in precast wetwells and we are bringing in a pre-cast electrical building, so that is going to cut down on a lot of the time.

Chairman Pane: Any other questions?

Commissioner Woods: Back to the arborvitae again, you actually have it listed as a three foot diameter, they are not really sold that way. You would probably need a seven, eight foot, that would be sufficient.

Ms. Caulfield: Seven to eight feet when we plant them, okay.

Commissioner Woods: The size that is listed on the plan just says three foot diameter, it's on C-6. They aren't sold like that. There are six to seven footers, seven to eight footers, they grow fast, very fast. Three feet in a year.

Chairman Paane: I know MDC has been in contact with the neighbors, were there any problems that came up? And if so, have they all been addressed.

Ms. Caulfield: There have no problems, they have been really cooperative, and while I don't think they are here tonight, but we have been working with them to accommodate any fencing changes, I think we are going to be removing, during construction some of the fencing around will get damaged to the MDC will be making preparations for that. They are also working on getting the temporary easement. There will be temporary required for contractor lay down, as you can imagine, this is quite the postage stamp site, so we have some easements that are going to be required for the construction.

Chairman Pane: Very good, thank you.

Paul Dickson: Just to add it, the applicant did provide the P.E certification as noted in the staff report, so that is a requirement for the special flood, and they also did receive approval from the Greater Hartford Flood Control Board, and they actually went to the Conservation Commission and got that approval as well. The one part that was kind of shown in the plan, they had received an administrative approval, what they have right now is a hard packed gravel access road, and that is going to be paved, again to aid in responsiveness when there is something that has to happen at the pump station. As far as staff has reviewed the plans, engineering and planning just have some minor modifications that we have added to a draft motion.

Ms. Caulfield; I just want to add, in case you were wondering, there is also going to be a net cut, we don't want to be increasing the fill in the flood plain. This project will actually be decreasing the fill that is in the flood plain.

Chairman Pane: When the modifications are in, that improves the area from backups, doesn't it improve it from the existing conditions?

Ms. Caulfield: We are going to give it some additional capacity, just to make sure, a couple of years ago in December of 2020 it was Christmas Day I guess, there was a huge rain event and the station was able to keep up, but it was putt-putting along, so we designed the pump station to increase the capacity, have redundant pumps, and make sure that the generator could also accommodate the capacity for additional rain events.

Chairman Pane: Thank you very much. If there are no other questions, this is a public hearing so I will go to the public. If there is anybody on line or in the room that would like to speak to this?

Commissioner Havens moved to close Petition 05-23 and move it to Old Business for action. The motion was seconded by Commissioner Droz. The vote was unanimously in favor of the motion, with seven voting YEA.

VIII. APPROVAL OF MINUTES

Commissioner Havens moved to approve the minutes of the March 22, 2023 regular meeting. The motion was seconded by Commissioner Woods. The vote was unanimously in favor of the motion, with seven voting YEA.

IX. NEW BUSINESS

A. Petition 06-23: Site Plan at 109 Brookside Road for the replacement of an existing MDC Pump Station. Applicant Metropolitan District of Connecticut (MDC) Contact Lindsay Strole, Owner: Milagros and Ramon Del Valle.

Chairman Pane: Unless there are some questions from the Commissioners, she did go over the site plan under the public hearing.

Commissioner Havens moved Petition 06-23 to Old Business, seconded by Commissioner Lenares. The vote was unanimously in favor of the motion, with seven voting YEA.

X. OLD BUSINESS

A. Petition 05-23: Special Flood Hazard Permit at 109 Brookside Road for the replacement of an existing MDC pump station. Applicant: Metropolitan District of Connecticut (MDC) Contact Lindsay Strole, Owner: Milagros and Ramon Del Valle.

Commissioner Trister moved to approve the special flood hazard permit.

Reasons for the Approval:

This plan is consistent with the Plan of Conservation and Development in helping to protect natural resources by eliminating and/or reducing potential direct discharges into Piper Brook. As proposed this application meets the requirements of the flood plain regulation in Section 6.3 of the regulations and the special permit conditions in Section 5.2

The motion was seconded by Commissioner Havens. The vote was unanimously in favor of the motion, with seven voting YEA.

B. Petition 06-23: Site Plan at 109 Brookside Road for the replacement of an existing MDC Pump Station. Applicant Metropolitan District of Connecticut (MDC) Contact Lindsay Strole, Owner: Milagros and Ramon Del Valle.

Commissioner Lenares moved to approve the site plan with the following conditions:

1. All proposed easements as shown on the plan shall be acquired by the MDC prior to the commencement of the construction activities.
2. The applicant shall provide a cut sheet detail of the light fixture and cut-off shield for review and approval of the Town Planner.
3. Once the project has been completed a signed and sealed as built shall be provided to the Town.

Reasons for the Approval:

This plan is consistent with the Plan of Conservation and Development in upgrading existing utility infrastructure within the town as proposed by the application that meets the criteria for the site plan in Section 5.3 of the regulations.

The motion was seconded by Commissioner Havens.

Paul Dickson: Mr. Chairman, the one item that was addressed during the public hearing that I would recommend as an additional condition, the planting schedule be updated to incorporate just Green Giant Arborvitae at a height of six to seven feet.

Chairman Pane: Is that all right with the Maker and the Seconder?

Commissioners Lenares and Havens: Absolutely.

Chairman Pane: We will add that. Thank you very much for adding that.

The vote was unanimously in favor of the motion, with seven voting YEA.

XI. PETITIONS FOR PUBLIC HEARING SCHEDULING

None

XII. TOWN PLANNER REPORT

Paul Dickson: At the last meeting I had provided some construction updates. A lot of those are still on-going as in the 550 Cedar Street and 3333 Berlin Turnpike. 690 Cedar Street again, the final closing documents for the property are being executed, so once that is done we do anticipate submission of building permits and construction activity. That was noted during public comment that yes, the same developer did get approval in Southington for 244 units, another development.

The town is still pursuing the hiring of a Town Engineer, still in progress.

The Keeney building, a special meeting was held by the EDC on the 6th, the recording is available on You Tube. I think it was actually a great meeting. There was a lot of public who

asked a good amount of questions, and the developer had a good amount of answers as well, so people are interested in what is going on, what their vision for the site is, they kind of laid that out during that meeting.

Other than that, continuing work items, again working on streetscape grants, and I'm going to be developing an outreach plan for Newington Junction TOD that I can share with the Commission about what we are doing, next steps forward. Just letting you know that the CRCOG meeting on that will take place somewhere between the 19th and the 27th. They have a series of dates that all of the Planners have responded to and they are going to pick the best date, so that will be this month that we review what they have done as far as their study. Other than that, we are still continuing to pull together items for the zoning regulation updates. I believe as was discussed with the Commission in the past, actually use of the table, ways to make the zoning regulations more user friendly and also looking at a way to make them more resident friendly as well. That is kind of the idea of what we are looking to do when it comes to the zoning regulation update.

There is one item to discuss with the Commission, and this was brought to us to either have the Town have a regulation amendment, or someone to propose it, this is regarding cannabis signage. The cannabis signage regulation right now has one sign, no larger than 16 inch by 18 inches, that is for any cannabis regulations. Looking at this, this was likely a hold over from the previous regulations that were medical. Medical had very specific state statutes about how big signage could be. As far as hybrid adult use, there is none of that specific at the state level, so we have been asked if we would be amenable to looking at that regulation and either providing something a little larger, more in keeping with the district that it is within, or just going with the underlying zoning district and saying that it is not different than any other business as in the size of the sign as to what they are permitted. This is kind of a question for the Commission, whether that is something that the Commission would entertain, and whether it is something that you would just like to have staff to just take care of, or if you would like the applicant to come in and do the application.

Chairman Pane: Very good.

Commissioner Woods: Can I ask a question on that? In our regulations, if it is a corner lot, you get both sides, what happens if there are multiple buildings on the corner lot? Does it matter?

Paul Dickson: Each building would get signage for their frontage.

Commissioner Woods: For their frontage and.....

Paul Dickson: There are different regulations, Berlin Turnpike for example you get two square feet on the front, you can get one square foot on the side if you have a public entrance. If you don't have a public entrance, you don't get that. If you have a rear entrance, or a rear part of the building that has public parking associated with it, you get .75. It's clearly defined in the regulations.

Chairman Pane: Do any of the other Commissioners have any feelings on.....

Commissioner Gill: I don't know where this fits in, but in the CRCOG reports, there was a Windsor proposed zone amendment for EV charging stations, in regards to a public act. Could we look into what that is about and is it something that we also should be looking at.

Chairman Pane: Okay, we'll have the Town Planner look into it.

Commissioner Woods: I think we should follow the zoning regulations as to where the building is, I think that makes more sense.

Chairman Pane: I agree, I don't see a problem with it, any other direction from any of the Commissioners so we can give the Town Planner direction to draft something up? Everyone all right with that?

Paul Dickson: I would draft what is a very simple change just strengthened this section or just saying it shall comply with the underlying zone.

Chairman Pane: Anything else on your town planner report?

Paul Dickson: I will definitely look into the clean air act, and also will look into outdoor dining. There has been multiple different statutes regarding that, there is one that comes into effect that it is an allowed accessory use, and I'm just going to review our outdoor to make sure it is compliant, if there are changes, I will bring them forward to you.

Chairman Pane: We have been doing that for a while now, where the staff has approved.....

Paul Dickson: That is the way that the statute has gone which is actually fantastic, and again, along with the clean air, just to review to make sure there are no inconsistencies.

Chairman Pane: Anything else?

Paul Dickson: That is all.

XIII. COMMUNICATIONS

Chairman Pane: Any questions on the CRCOG letters?

XIV. PUBLIC PARTICIPATION (For items not listed on the agenda; speakers limited to two minutes.)

None

XV. REMARKS BY COMMISSIONERS

Commissioner Woods: I just wanted to address the public comments earlier. One, I believe that there are age restricted developments in this town, I know of two, there might be more so that we do have them, 55 and older. I believe one of them on Fenn Road is actually all one story units that are ranch style units. They are on Fenn road.....

Erik Hinckley: Memory Lane and DeCosta Drive.

Commissioner Woods: Royal Village, which I'm sure you are not interested in, but it is a 55 and older, but they are town houses, they are stacked, so you are still going to have stairs and that is an issue, so it's 55 and older, and there are 25, 30, 40 units in there, for me, it is exactly what you are asking for, on farm land.

I would also ask the public to take a look at these apartments, these apartments are not for young people, they are for everybody. They address housing for residents with one bedroom, some studios, one bedroom, two bedroom and three bedroom. They are not the apartments that we, that I am used to, although I'm not going to age you Jan because I know you are not as old as I am, but they are unbelievable. Some of these apartments are going to be as big as 3,000 square feet. So, I think that there is a lot to pick from and yet I would like to get this out there.

We do not necessarily get to decide what people build, we need to make sure that it fits into the book of regulations that we have and if it does, then the market will dictate whether it succeeds or fails. It's not really us, and as referred to, not just tonight, this land that is being developed now, is not open space. It is undeveloped real estate. For whatever reason, the families that have owned it, the companies that have owned it, have decided, at one point not to develop it at all, or redevelop it. That is their right. It's not, we are not turning dedicated open space that the Town of Newington has reserved into any sort of planned use, other than for the public and recreation. That is all we do with it. I fully understand that a lot of people are not happy with a lot of the decisions that we make, I understand that and can sense that, I don't like it, I wish everybody was happy, but it is America, that is impossible and America in 2023 is fifty on this side, and fifty on this side, or forty-nine and fifty one, this is where we are as a nation. Again, I think you should look into it, personally I will look into it myself, I think it's an answer but there are some units that are available and I will leave it at this, the other thing that is available right now, there's, how many lots available on Wynding Brook Trail, how many units? The new housing development.

Erik Hinckley: There are 18 lots there.

Commissioner Woods: There are 18 lots there, and there is only one house that I know of that is under construction, I don't know, it's an open palate. You want to build yourself a 5,000 square foot ranch, you can build yourself a 5,000 square foot ranch there. I'm sure that the builder would be more than happy to accommodate you.

Erik Hinckley: There are fourteen remaining lot there, and across the street is Newington Ridge Preserve which is also 55 and older.

Commissioner Woods: I forgot about that one, you're right.

Erik Hinckley: There are lots available there that are unbuilt.

Commissioner Woods: Talk to me later Jan, there are a lot of things available.

Chairman Pane: Thank you Commissioner Woods, that was very helpful. Any other comments?

Some times it is nice to be living in a place where there are all kinds of different people, not just older people and the apartment living, with these new ones, I agree, they are not like the old apartments. Definitely not.

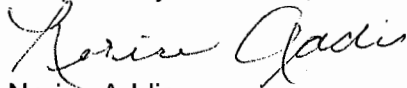
XVI. CLOSING REMARKS BY THE CHAIRMAN

Chairman Pane: I want to thank everyone, thanks to the staff.

XVII. ADJOURN

Commissioner Havens moved to adjourn the meeting at 7:45 p.m.

Respectfully submitted,



Norine Addis,
Recording Secretary