

MINUTES OF THE CHESHIRE PLANNING AND ZONING COMMISSION PUBLIC HEARING HELD ON MONDAY, FEBRUARY 23, 2015, AT 7:30 P.M. IN COUNCIL CHAMBERS, TOWN HALL, 84 SOUTH MAIN STREET, CHESHIRE CT 06410.

Present

Earl J. Kurtz, Chairman; Members S. Woody Dawson, Edward Gaudio, John Kardaras, Vincent Lentini, Gilbert Linder, Louis Todisco, David Veleber. Alternates Jon Fischer and Diane Visconti. Absent: Sean Strollo and Alternate Leslie Marinaro. Staff: William Voelker, Town Planner.

I. CALL TO ORDER

Chairman Kurtz called the public hearing to order at 7:31 p.m.

Ms. Visconti was the alternate member for the meeting.

II. ROLL CALL

The clerk called the roll.

III. DETERMINATION OF QUORUM

Following roll call a quorum was determined to be present.

IV. PLEDGE OF ALLEGIANCE

The group Pledged Allegiance to the Flag.

V. BUSINESS

Town Planner Voelker read the call of public hearing for each application.

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| 1. | Special Permit Application <u>220 Realty Drive</u> 220 Realty Drive To develop a cemetery | PH 1/12/15 PH 1/26/15 PH 2/23/15 MAD 4/29/15 |
| 2. | Waiver Request: 220 Realty LLC <u>220 Realty LLC</u> 220 Realty Drive Requesting waiver of subsections (3) and (9) of Section 25.5 Earth Removal, Fill or Regrading Permit | PH 2/23/15 MAD 4/29/15 |
| 3. | Earth Removal, Filling/Regrading Permit <u>220 Realty Drive</u> 220 Realty Drive/Highland Avenue | PH 2/23/15 MAD 4/29/15 |

Attorney Anthony Fazzone, Two Town Center, Cheshire CT, represented the applicant, 220 Realty LLC.

This is a continuation of the public hearing of January 12, 2015. Attorney Fazzone cited two reasons for continuance of the public hearing. Following the prior public hearing it was determined that an earth removal, filling/regrading permit was required, and that application has been filed. And, the property is located over the north Cheshire RWA aquifer, and comments from RWA will be forthcoming.

In his research, Mr. Fazzone said it indicates a cemetery is not a prohibited use in the aquifer protection area. In the RWA letter from Mr. Walters, dated January 21, 2015, it states this fact, and Mr. Walters contacted the State DEEP and DOH agencies which are involved with control of cemeteries in Connecticut. The letter mentions that DEEP and DOH had no specific concerns about the location of cemeteries over the aquifer, but did request conditions of approval from the Cheshire PZC. These conditions are frequently stated when RWA reports to the IWW, and one condition is "no embalming or cremation on the site."

Mr. Voelker read the letter from Mr. Walters, RWA, dated January 21, 2015, into the record of the meeting.

Following the reading of the letter, Attorney Fazzone stated the conditions are all acceptable to the applicant.

At the January 20th IWW meeting, Mr. Fazzone informed the Commission that the revisions to the application do not put the cemetery closer to the wetlands or upland review area, and an IWW permit is not required for the proposed activity on the site.

Mr. Voelker advised that this public hearing will remain open pending a confirmation letter from DEEP with identification of various species on the site, and best practices recommendations to be incorporated with the motion, should the application be approved.

A letter from the Natural Diversity Data Base was submitted for the record by Mr. Fazzone, regarding the extant populations of species on or within the site vicinity. This letter is part of the file.

Ryan McEvoy, P.E. Milone and MacBroom, 99 Realty Drive, Cheshire CT, stated that changes to the plans were made per Town staff, and no IWW permit is required. He cited the facts that the parking area will be paved; primary roadway will be 24 ft. per Fire Department and Town Planner Voelker; paved road to the plots will be 16 ft. wide with a 50 foot diameter at the end; minor drainage comments about runoff are incorporated into the revised plans. Town Engineer Gancarz wants the exact location of the septic dry wells serving the existing location, but this will not affect the site plan. It was noted by Mr. McEvoy that the applicant accepts conditions stated, and Mr. Gancarz does not believe there is a problem and is willing to accept the conditions of approval. The Fire Department wants a review of the truck turning around in the circle in front of the existing building, and the applicant has no issues with this request. And, the applicant takes no exception with comments from the RWA.

Earth Work and Regrading Permit - Mr. McEvoy commented on there being some regrading on site; the only imported material will be asphalt/cement for the roadways; 25,000 cubic yards of material is to be moved around the site, some will be used for the plot areas. It will take about one month to get this work completed.

Waiver Requests - the applicant has two waiver requests for the earth work -- under Section 25.5.3 no more than 5 acres can be disturbed at one time and restored. The applicant requests 8 acres to be disturbed and restored at one time on what is scarred landscaping. Subsection 9 waiver request is for minimum grading 50 feet away from other properties and restoring these areas. The waiver is needed to grade within 50 feet of property lines.

DEEP has identified turtles along the HoneyPot Brook (Eastern box turtle, wood turtle). Mr. McEvoy read excerpts from the DEEP letter into the record citing recommendations to be incorporated into the sedimentation and erosion controls on the site. The applicant has no issues with these restrictions.

On the map, Mr. Ryan pointed out where the earth removal work will take place, moving the material to and from around the site. There will be some minor grading to establish the shape of the cemetery plots, and majority of the earth work is in the relocation of the roadway.

Aerial Map - on this map Mr. McEvoy pointed out the poor quality gravel road, current access to the site, and neighboring property to the north. The proposed condition of the site will soften the existing grade.

Mr. Veleber asked about neighbors beyond the property and their objection, if any, to relocation of the road.

According to Mr. McEvoy, no one is using this road, but access will be maintained during construction.

Mr. Gaudio noted the applicant is using 8 acres of the 31 acres, and asked how far HoneyPot Brook is from the proposed work.

It is about 400 feet from the cemetery, and Mr. McEvoy said turtles populate these areas, and recommendations from the State will be adhered to by the applicant.

Mr. Gaudio asked if the cemetery will have headstones or flat markers.

Mr. McEvoy replied it would, probably, be a combination of headstones and markers.

A question was raised by Mr. Veleber about other properties seeing the subject property.

The subject property crosses a neighboring property and Mr. Fazzone said there is a right-of-way to gain access, and this is where the steep slopes are located.

Mr. Todisco asked for clarification of the first waiver request of the applicant.

The Commission was informed by Mr. Fazzone that the regulation was adopted for someone to go in, develop 5 acres, restore them, and move onto the next 5 acres. The north end center is a large site and cannot stay within 5 acres, and the regulation was approved to waive this requirement. In the special permit for the subject application the applicant wants to develop 8 acres at one time and restore this acreage, rather than do 5 acres and then 3 acres.

Mr. Voelker stated the PZC gave itself the permission to waive the regulation, sections 3, 9 and 11.

On the site there will be some tree cutting for drainage and the parking lot, and Mr. McEvoy said the remainder of the site will be opened without tree removal.

A comment was made by Ms. Visconti on IWW and RWA approving the application, and a citizen's letter about possible contamination from cemeteries. She asked if the applicant has knowledge of this fact.

Mr. Fazzone said this letter was provided to IWW and RWA on a report published in a Portugal periodical. In those parts of the world burial requirements are less stringent.

Mr. Dawson asked about the property zoning, Industrial or Commercial, and how much land is there.

There are two parcels beyond the subject parcel and Mr. Fazzone said there is no formal right of way. The other two parcels total 9 acres.

Mr. Voelker said the parcels total 10 acres and there is a right of way to pass through the subject property, and the house is torn down.

Stating he is unsure of a written right of way, Mr. Fazzone said the applicant is improving the access way and will not land lock the access, without interference with the legal access.

Mr. Veleber asked about the current roadway and new roadway and what is being done on the property use in an I-2 zone.

Mr. Fazzone stated that, historically, the road is the width of a car, is not paved, and the applicant will be improving this roadway.

The width will be 24 feet along the roadway and Mr. McEvoy said there is upgrading the driveway to 12 feet paved.

THE PUBLIC HEARING WAS CONTINUED TO MARCH 23, 2015.

4. Special Permit Application
138 Highland Avenue LLC
Construction of two buildings, 11 residential
dwelling units with parking and utilities as per
Section 43.8

PH 2/23/15
MAD 4/29/15

Attorney Anthony Fazzone represented the applicant. This is a special permit under Section 43.8. The State Plan of Conservation and Development (POCD) encourages towns to use existing infrastructure for use of smaller parcels. The purpose is to allow development of high density on smaller parcels within a center core area of a town, i.e along RT 10 with public transportation, stores, churches, banks etc.

The subject property contains a small family residence which will be demolished, and development of the property will utilize existing sidewalks, streets, sewers, public water. The parcel has convenient access to shops, town center, library, churches and banks. It is intended to be a rental property with construction of apartments. A traffic letter has been submitted on the traffic counts currently in this area of town.

Darin Overton, P.E. Milone and MacBroom, displayed an aerial map of the area, noting the "red" indicates the existing house and barn, with a good portion of the site being clear with some large trees. The site is on the east side of RT 10 across from the Maplecroft Plaza; to the north is a day care facility and bank; and to the rear is Cheshire Hillside Village and Cheshire Academy.

The site is 1.03 acres, in an R-20A zone, with a continued residential use. The topography is high frontage, sloping to the southeast corner, runoff drains to existing swale around the boundary line to Cheshire Academy and Hillside Village. There are no wetlands and the site is not in an aquifer zone or public watershed.

Mr. Overton displayed a rendering of the proposed site plan. The proposal is a full residential development with two buildings and 11 total residential units. Four units will have 3 bedrooms; 5 units will have 2 bedrooms; and 2 units will have 1 bedroom. All units access off RT 10, with 28 parking spaces throughout the frontage and side and rear. Under the regulations, only 22 parking spaces are required. Public water and sewer exist along RT 10. On the recommendation of town staff and the Fire Marshal the applicant increased the parking spaces to 28, with 2 handicapped spaces. Revised plans were submitted last week.

Storm Water Drainage - there will be an underground detention facility between the two buildings for peak flows with discharge over these back to the existing swale on the property line. Existing conditions will be maintained.

Erosion Control - perimeter controls take care of the controls per 2002 guidelines, and top soil is proposed on the site.

Traffic Engineer - Mr. Overton reviewed the traffic analysis along the frontage. A letter from the traffic engineer was submitted with a full traffic review, and the new access from RT 10 with the proposed development. DOT Traffic counts from I-691 to Hamden CT show 13,800 to 25,900 vehicles per day depending on the location along RT 10. The subject section of RT 10 has the lowest volume of traffic south of I-691. When fully developed the site will generate less than 10 trips in the morning and evening peak hours. Level of service entering the site is A; level of service existing the site is C; and these are acceptable levels of service. Sight distance is 412 feet from the right and 434 feet from the left, with average speed of 37 to 39 mph. These sight lines are in excess of requirements.

Revised Plan - the Commission was informed by Mr. Overton that the applicant added 4 parking spaces, made adjustments to the retaining wall on the south side and sanitary lateral from the buildings. There was a change in the landscaping plan. There will be a stop sign and bar on the front, 10 feet from the edge of pavement and double yellow lines plus existing striping along RT 10.

Mark Forlenza, Highland Avenue LLC owner and future developer, reviewed the architectural plans for the proposed upscale community with services of the town. The target tenants will be young professionals who want to remain in Cheshire and eventually purchase a home; empty nesters wanting to remain in Cheshire without home ownership; and Cheshire Academy staff and parents of students.

There will be two buildings on the site. Each building has a front elevation facing RT 10 with multi-level and flat apartment homes, with private entries. The architecture is typical New England style. Apartments are sized from 800 sq. ft. to 1500 sq. ft. for 3 bedroom units. Rents will range from \$1,500 to \$2,000 per month. There is a mix of multi-level and flat apartment living, and it is possible there will be more flat apartments than mixed level. Interior plans will remain the same. Mr. Forlenza said the flat style apartments target the empty nester market for those who want to live on one level.

Mr. Fazzone noted that flat units will be on the first floors without change in the number of units or bedrooms.

Mr. Overton read a summary of the traffic report into the record.

With these 11 dwelling units and no garages, Mr. Linder questioned whether 28 parking spaces is enough. Each unit could have 2 cars, leaving 6 spaces for visitor parking. He also asked about handicapped parking.

There are 2 handicapped parking spaces, and Mr. Fazzone said the applicant believes 6 visitor spaces are sufficient and meet the Fire Department requests of the past.

Stating he was comfortable with the 28 parking spaces, Mr. Forlenza said he has developed many apartments. 1.5 to 1.7 range of spaces is the usual parking, and the proposed community has 2.2 or 2.3 spaces including the extra spaces.

Ms. Visconti asked about entering RT 10 and difficulty taking a left turn.

In response, Mr. Overton explained that this property is between the middle of the signal intersections by Cheshire Academy, Liberty Bank and the shopping plaza. There are gaps for cars traveling north on RT 10 so a left turn can be made out of the site. The level service C is an acceptable level, with A the best and F the worst. It is a two lane road, with 3 foot shoulder, no grade changes cross RT 10, and cars can see north and south for both lights. This is also the lowest section of RT 10. There is a 9 foot area for turning and cars going south can bypass if a car is making a left turn into the site.

Mr. Veleber commented on parking on site with the 3 bedroom units, which could be 4 cars per unit.

According to Mr. Forlenza there will not be that many cars for a three bedroom unit, and the estimate is 1.7 to 1.8 cars per unit. For a one bedroom unit it is 1.5 cars, and for a two bedroom unit it is 1.5 to 1.7 cars. The three bedroom units could be rented to young people with children. He said there could be restrictions on the number of cars allowed per unit, but there are no assigned parking spaces.

Regarding additional parking spaces, Mr. Forlenza believes this can be looked at, but he is reluctant to add more spaces. He noted that the landscaping islands make the site attractive with a green environment. There could be a look at reserving some area for more parking, if needed. Regarding snow removal there are large snow shelves on the plan, and with heavy snowfall the extra snow would be hauled off site.

THE PUBLIC HEARING WAS CONTINUED TO MARCH 23, 2015.

5. Special Permit Application
Fifteen North Plains Industrial Road LLC
1430 Highland Avenue
Children's Day Care Center

PH 2/23/15
MAD 4/29/15

Attorney Ryan Corey represented the applicant, and informed the Commission that the application received IWW approval on January 15th. The day care facility would have 196 children in total; 96 under the age of 3; and 100 school age children, allowable under Connecticut statutes. The plans for a day care are dictated by the Public Health Department regulations. Parking is based upon the maximum number of staff. The requirement is one staff person per every 4 children under the age of 3 years, and 24 staff for 96 children. One staff person is required for every 10 school age children, plus the facility will have a director and assistant director. The plans indicate sufficient parking spaces for staff and parents.

If the application receives PZC approval the applicant will go through the State day care licensing approval process. This is a service oriented business; there is no noise or pollution; and the facility will blend in with the natural surroundings. The applicant will work with IWW to reduce wetland impact.

Manny Silver, P.E. reviewed the plans for the facility. It is in the north section of Cheshire on 4.8 acres, and the site has a single family house and old barn, with wetlands in front of the barn and in the rear. The site is meadow and woods. A long driveway is proposed around the wetlands with a small turn around. There are 12 drop-off spaces and 40 rear spaces for staff parking. The building will be 17,569 sq. ft, and the neighborhood is a single family home, landscape operation and restaurant.

Utility Plan - the application has received IWW approval and gas company approval to extend the sanitary sewer with an easement from the neighbor. IWW required the building to be pushed back further on the site.

Storm Water Controls - the applicant has followed DEEP rules; there is a secondary treatment taking out oil and grit and a damp bottom retention pond; roof water goes directly to the pond from the 6" roof leader; there is reduction for all storm events with reduction of runoff for 100 and 50 year storms; 14,000 cu. ft. of water storage is provided.

Soil Erosion Controls - there will be a silt fence around the site; sediment will be caught in the silt sacks to be removed after construction; there is a tracking plan to remove mud etc.; grading of the site will be around the pond area; there will be sediment clean up once the site is stabilized.

Landscaping Plan - the site will have shade trees at the entrance, lower plants on the south side of the driveway, wetland plantings are planned for the site, and trees around the retention pond, and screening in the rear.

Operation - the children arrive and are escorted into the building, into the classrooms and/or into the fenced play yard area.

Mr. Voelker stated that the application awaits feasibility approval from RWA.

Mr. Voelker read the RWA letter dated February 17, 2015 into the record.

Attorney Corey stated the applicant agrees to all of the RWA requests.

Mr. Voelker read the letter from Chesprocott dated February 17, 2015 into the record.

Attorney Corey stated the applicant has no objection to Chesprocott comments.

Mr. Voelker read comments from the Cheshire Police Department dated February 17, 2015 and Engineering Department dated February 9, 2015 into the record.

The Commission was told by Mr. Silver that the site plans include side line measurements and will be submitted to the Police Department and Planning Department. Sight lines are right 910 feet (requirement is 500 feet), and left 790 feet (requirement is 500 feet).

THE PUBLIC HEARING WAS CONTINUED TO MARCH 9, 2015.

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| 6. Planned Residential Resubdivision Development Application <u>Apex Developers LLC</u> Jarvis Street 15 Lots | PH 2/23/15 MAD 4/29/15 |
| 7. Special Permit Application <u>Apex Developers LLC</u> 920 Jarvis Street A 15 lot PRRD with 3 affordable units Sections 44 and 40 | PH 2/23/15 MAD 4/29/15 |
| 8. Waiver Request: 920 Jarvis Street <u>Apex Developers LLC</u> 920 Jarvis Street Requesting waiver of subsections (3) and (9) of Section 25.5 Earth Removal, Fill or Regrading Permit | PH 2/23/15 MAD 4/29/15 |
| 9. Earth Removal, Filling/Regrading Permit <u>Apex Developers LLC</u> Jarvis Street | PH 2/23/15 MAD 4/29/15 |

Attorney Anthony Fazzone represented the application under Section 44 of the Zoning Regulations. He commented on this being an interesting regulation, filed on one prior application, the Moss Farms Subdivision, and the subject property is adjacent to Moss Farms. He submitted that this regulation is about open space and affordable housing which are the two components of the application. The regulation requires some component of affordable housing and the applicant proposes two (2) affordable housing units, not 3, for a total of 15 units.

Attorney Fazzone read the preamble from the regulations into the record.

There must be 5% of affordable housing, but no more than 20% can be affordable housing. The regulations state that in some circumstances the applicant must prove to the Commission a solid basis for more than 20%, but this is not part of the subject application. Regarding the open space provision, the parcel is 22 acres with 11.9 acres of open space, which would be conveyed to the Town of Cheshire. The Town already owns a significant amount of open space in the immediate area.

Ryan McEvoy, P.E. Milone and MacBroom reviewed the site. It is on the north side of Jarvis Street, east of Dundee Drive; Ten Mile River is to the west; to the south are some residential properties; the open space is opposite the Ten Mile River. 920 Jarvis Street is an irregular shape; there are 3 front parcels, 986, 966 and 950 Jarvis Street. 920 is occupied by one single family house with driveway access on the east side. A town roadway is proposed between 986 and 966 Jarvis Street. The topography is sloping to a moderate slope; 920 feet is the highest elevation; 132 feet is the lowest elevation.

On the map, the wetlands corridor is colored in beige, and it was pointed out by Mr. McEvoy. A 1/3 acre is near the water course; 3 acres have steep slopes on the east; and 8 acres have wetlands and flood plains. The lots have public water, forced main sewer line connections to a gravity main on Dundee Dr. and Jarvis St.

Site Plan - this is a 15 lot subdivision under Section 44; there will be 14 new single family homes and 1 existing home on the property. One acre is conveyed to 986 and 2 acres to 966 Jarvis Street with a roadway to these two lots. All lots are served by the new road. Lot sizes are 10,000 sq. ft., 12,000 sq. ft. up to 18,000 sq. ft. with the average lot size of 16,000 sq. ft. Setbacks are also reduced, with a front setback of 25 feet (from 40 feet). The new road follows the existing grade; speed limit of 45 mph; approval has been received from the traffic authority.

The site has steep slopes to the east. About 35,000 cubic yards of material must be removed from the site. This requires 25 trucks a day, 88 working days to remove the material; some of the material will be regraded on the lots; lots on the east side will be graded slopes with 3 to 1 grades. The reverse bench includes 6 feet of shelf; this is engineering safe and will mimic the lots on Dundee Drive.

The applicant is seeking a waiver of Section 25.5.3 and .9 of the earth removal regulations which limits excavation areas of 5 acres before restoring it. The applicant needs 7.5 acres of excavation and restoring on the site, and the work can be done at once with lots of stabilization at the same time.

Mr. McEvoy read Section 25.5.9 into the record.

According to Mr. McEvoy the ridge line is the property line itself. There will be no excavating areas resulting in drainage on properties off site.

Storm water management - the applicant proposes a pipe and catch basin system to a storm water management basin - designed to withhold or decrease flows from 10/25/50/100 year storms. Combining of two detention basins will result in less runoff. There is a soil erosion control plan in the packets, along with sediment erosion control blankets and sediment traps.

Open space - one half acre is dedicated to open space, and open space will encompass flood plains and wetlands with the exception of land for 966 Jarvis St. Mr. McEvoy

displayed a graphic showing the existing open space around the site; the dark gray area is the town's open space.

Engineering Department - no comments.

Fire Marshal - 2 minor comments, approval of new name, and requirement for two fire hydrants.

Police Department - approved sight lines for the proposed roadway.

IWW has not made a decision; feasibility approval received for public sewer service.

Mr. McEvoy referred to a DEEP letter dated February 11, 2015 and cited excerpts from this letter about turtles on the river. The list of recommendations have no objections from the applicant.

Affordable Housing Requirements - Attorney Fazzone highlighted Section 44.5 of the regulations. There is a 5% to 20% requirement of affordable housing. The applicant proposes 2 affordable housing units, sold and conveyed subject to restrictions. Under the affordable housing regulations the unit remains affordable for 30 years and all standards apply.

There are three ways to meet the affordable housing criteria - assisted housing with aid for rentals etc.; CHFA financing if requirements are met; units sold to qualified persons meeting income level of no higher than 80% of the area median income or state median income, whichever is less. In Cheshire the area income is less. The income x 30% represents what the individual can spend for housing (mortgage, taxes, HOA fees, utilities, heat). The Cheshire HUD standard for a household of 4 people is \$63,900 income x 30% = \$19,170 which must pay for all homeowner expenses. Under CHFA the income limit for 1 or 2 persons is \$97,000; for 3 people it is \$111,000; and the sales price limit is \$299,000. A recent resale on Moss Farms Road was \$277,000. The market price for the subject development is the mid \$400,000 range; affordable houses will be at a lower market price; and these houses must appear similar to the other houses in the neighborhood.

Regarding sidewalks, Ms. Visconti asked if they would connect with the Moss Farms subdivision, and if the applicant gave this a thought.

Attorney Fazzone stated connected sidewalks are not feasible as part of this application because there are properties which are not part of the common ownership of the subject property.

Ms. Visconti asked about cutting down trees, and how close the new houses would be to Dundee Drive.

The nearest proposed house is about 200 feet between neighborhoods and Mr. McEvoy said there is a rise of 30 to 40 feet between property lines and houses to the east. He pointed out this area on the map.

Attorney Fazzone explained that affordable houses must be built the same as the other houses. There are 13 affordable houses out of 69 houses in the Moss Farms subdivision, and they must stay affordable for 30 years. He will provide some statistics on other sales on Moss Farms Road to the Commission.

Regarding open space, Mr. Linder questioned there being no sidewalks or structures or facilities for the development to maintain.

The Commission was informed by Mr. McEvoy that the only common interest elements are the storm water management basins. Detention basins are part of the whole development and maintained by the HOA.

Mr. Fazzone stated a portion of the open space will be owned by the HOA. Until there are discussions with town staff it is unknown if the town is interested in the piece along the river for conservation purposes. There was contention with the Moss Farms area and this is why the regulation was formed, to preserve areas of open space. The subject development will have a homeowners association, with maintenance responsibility for the detention basins. The HOA will be responsible for the maintenance and ownership of the forced main as part of the private sewer system. Sidewalks will be in the town right-of-way, and homeowners have no snow removal responsibility.

A question was raised by Mr. Veleber about the lots having ridges and not seeing each other.

Without knowing the heights of the houses, Mr. McEvoy said there is a 20 to 40 foot slope, with some accessing 45 feet to the top of the property line. He noted there is a 45 foot vertical change for about 150 feet and matches the conditions of the lots on the opposite side of the property line.

PUBLIC

Lisa Grande, 75 Orelton Road, lives adjacent to the open space and detention basins. She has concerns about runoff and maintenance. The HOA will maintain the new detention basins, but she stated for 6 years no one has maintained all the basins on her side of the road.

In response, Mr. McEvoy said he could not comment on protection of the neighboring property, and no drainage is proposed to the stated area. There is no discharge from the subject site into the particular storm water basins.

THE PUBLIC HEARING WAS CONTINUED TO MARCH 23, 2015.

VI. ADJOURNMENT

MOTION by Mr. Kardaras; seconded by Mr. Dawson.

MOVED to adjourn the public hearing at 9:58 p.m.

VOTE The motion passed unanimously by those present

Attest:

Marilyn W. Milton, Clerk