

PLANNING & ZONING COMMISSION
TOLLAND, CONNECTICUT
REGULAR MEETING MINUTES OF MAY 10, 2010

MEMBERS PRESENT: Michael Cardin, Chair
Marilee Beebe-Kostrun, Vice Chair (arrived 8:50p.m.)
Sue Errickson, Secretary
Dave Barrow, Regular
Jack Scavone, Regular
John Hughes, Alternate
Benjamin Stanford, Alternate

OTHERS PRESENT: Linda Farmer, Director of Planning & Community Development
Applicants and their representatives
Public

1. **Call to Order.** Michael Cardin, Chair, called the meeting to order at 7:34 in Council Chambers. Mr. Cardin seated Mr. Hughes for Ms. Beebe-Kostrun.
2. **Public Comment:** Joe Zocco of 29 Mountain Spring Road said he looked for the agenda on the website but couldn't find it. He asked what are the rules and regulations on this. Ms. Farmer said the agenda must be posted 24 hours prior to the meeting, which it was, and the minutes must be posted 7 days following the meeting. She said all public notices are advertised in the Journal Inquirer twice. Mr. Cardin said newspaper publication of Public Hearings is required by law. He suggested to Mr. Zocco if he has any trouble in the future locating the agenda or notices, to call the Planning Office and they will help.

Stu Danforth of 484 Mile Hill Road read a portion of a newspaper article from May 7 about a condition reported in the Town of Hamden where the town allowed homes to be built on a previous dump site. He said cleanup work is now being done at the owner's expense. He tied this to unheeded complaints of dump sites in Tolland.

3. **Public Hearing(s)**

- 3.1 **P&Z App. #799 – 174 Merrow Road LLC** – Special Permit request to allow a second freestanding sign 32 sq. ft. in size. Ms. Errickson read into the record an email note that Linda Farmer had written to the town's attorney, Richard Conti regarding a request for a second freestanding sign and her interpretation of their zoning regulations. Attorney Conti agreed that under the current regulations, the PZC cannot approve a request for a second freestanding sign as the property does not have frontage on two public streets. Mr. Cardin said this may be something they need to address during their review of signage. Mr. Barrow said the PZC probably didn't see this particular scenario when the regulations were originally written and agreed it should be addressed in the future.

The Public Hearing was opened to public comment. Bob Macname of 192 Mile Hill Road said he understands Mr. Barrow's point but feels that this signage request is taking things one step further in that they are going from a paved to an unpaved lot. He said he

would be opposed to allowing additional signage because of the paving issue. Mr. Cardin said there has been an ongoing desire on the town's part to create a connection by an accessway along the back of the property where the land is undevelopable.

Kevin Havard of 23 Mountain Spring Road said he would not like a straw poll taken on this as he is not familiar with the issue.

Jack Scavone/Dave Barrow motion to close the Public Hearing. Motion was unanimously approved.

3.2 **P&Z App. #441B – Tolland Planning & Zoning Commission** – (Burgundy Hills Associates) – Review conditions attached to February 25, 1991 Special Permit for possible modifications. Location: Midwood Quarry –Mt. Spring and Old Post Roads. Ms. Errickson read the legal ad for this application. Mr. Cardin reviewed the documents related to this application that were in their packets including a May 5, 2010 memo, the November 6, 2008 report from hydrogeologist, Gary Robbins; a letter from William Warzecha of the Department of Environmental Protection to Stephen Lowrey dated May 13, 2009; a map of the quarry dated March 7, 2007; pre-blast (April 7, 2010) and post-blast (May 4, 2010) well test information from Columbia Environmental Laboratories; an April 6, 2010 memo from Stephen Lowrey, and a letter dated May 10, 2010 from Kevin Havard of 23 Mountain Spring Road.

Mr. Cardin recapped that the PZC has initiated a Public Hearing to take a new look at the sixteen conditions imposed on the quarry that were set nineteen years ago to determine if any need to be removed, updated, or modified. Ms. Errickson read Ms. Farmer's May 10 memo to Michael Cardin into the record. She also read Stephen Lowrey's April 6, 2010 memo to Linda Farmer.

Mr. Cardin said he feels some conditions seem obvious to remove such as Condition #15 and a need to change Condition #1. He asked if GIS has improved their understanding of the changing map of the quarry over the years. Ms. Farmer said they only get flight data every three to four years and topography updates only ever 15 years. She said if very little material was quarried in a given year, they waived the need for an updated map. However, the amount quarried that would trigger an updated map has not been quantified. She said she did get a report from Megson & Heagle from William Smallwood, the quarry owner, that states 12,000 cubic yards of material were quarried this past year since June 23, 2009.

Regarding Condition #7, Mr. Cardin said there is an issue of a noise ordinance. He asked if this is a zoning ordinance. Ms. Farmer said the noise ordinance is a town ordinance established by the Town Council. She read a memo from Attorney Conti about the applicability of the noise ordinance due to a resident complaint. Mr. Conti's response was that the quarry is exempt if the noise is during the hours of 7AM to 10PM Monday through Saturday, and 9AM to 10PM on Sunday because it is a construction activity.

Regarding Condition #14, Mr. Cardin asked if there is a reason the town hasn't held a performance bond. Ms. Farmer said that until they know when the quarrying will be final and the area is ready to begin reclamation, it is hard to establish a dollar number for a performance bond.

Regarding Condition #8, Mr. Barrow asked what the recommendations of Groundwater, Inc. were for surface to groundwater monitoring. He asked if the PZC carried out their recommendations. Ms. Farmer reviewed the items in their recommendations. Mr. Hughes noted that both Gary Robbins, the hydrogeologist from UConn that the town hired, and Bill Warzecha of the DEP had said it was not necessary to monitor surface water.

Mr. Hughes noted that bringing off site material into the quarry was allowed before. Ms. Farmer said this was allowed only for the sewer extension project a few years ago because the quarry was being used as a staging area. However, the contractor who did the Tolland sewer extension project continued to bring in outside materials when they moved on to an out-of-town construction project. She said it was not the intent of the town to have the quarry become an industrial site.

Mr. Cardin asked if the grading plan is updated when the maps are. Ms. Farmer said the last grading plan they have is dated March 1, 2007, revised to March 26, 2007. Mr. Cardin said when the quarrying finally ends, they do not want to end up with dangerous slopes and potential rockslides. Mr. Stanford asked if there are any state regulations or guidelines for final grading. Ms. Farmer said she expects there are standards for slope and bench, but Mr. Lowrey was not able to find them in an internet search.

Mr. Smallwood said the quarrying operation has been in existence since 1927, and because of this, he feels that they should view the quarry not as existing in a residential area but as residences in a quarrying neighborhood. He said the quarry was there first. He said he has pushed for years for the town to put a note on all property deeds within 500' of the quarry stating the existence and location of the quarry. He said a quarrying operation is a substantial activity, but he is always finding people showing up at these public hearings who claim they did not know a quarry was in their neighborhood.

Mr. Cardin asked Mr. Smallwood if he could submit information showing how many cubic yards of product have been taken out of the quarry each year over the past ten years. Mr. Smallwood said that he could. Mr. Cardin asked, assuming that this Public Hearing will be continued to the next meeting two weeks from now, if Mr. Smallwood could prepare a response to Ms. Farmer's memo on a point by point basis for that next meeting. Mr. Smallwood said he would expect so. Mr. Cardin also asked that Mr. Smallwood prepare for that time any ideas that he has about if any conditions might need to be modified or updated so they can see if there is any meeting of the minds.

Mr. Smallwood said he feels that the "no left turn" prohibition unfairly asks that the residents to the right should bear all the truck traffic from the quarry. He said road improvements in town have been substantial since this condition was set and he feels it could be removed.

The Public Hearing was opened to public comment. Lucette Packman of 65 Crestwood Road said she is opposed to any modifications that would change the size of the quarrying operation. She would not want to see any changes in the amount of area that can be mined. She has a continued concern about the amount and extent of the blasting. She said she is also concerned because the quarry borders watershed land. She said the original quarry did not have the blasting technology that is available today and that the existing mining has damaged the land. She also said that stone carried to the intersection

of Mountain Spring Road and Route 30 poses a dangerous risk because of the steep incline there.

Joe Zocco of 29 Mountain Spring Road said that for the last blast done in April, 2010, they received a notification that it would be done, but they were never informed when the blasting was delayed to a new date. He said he does not live within 500' of the quarry, but he has concerns about water quality being affected by the blasting because his water turned orange. He asked how the PZC can be sure wells are not being affected by the blasting even beyond 750'. He said there are cracks in his foundation that he feels are due to blasting. Mr. Cardin said this has been an issue they have been struggling with for some time. Mr. Zocco asked that he be put on the list for monitoring of his well. Ms. Farmer clarified that the blaster for the April blast sent out 130 notices, but she was not aware of any promise for a ½ hour before blast notification to people on this list. Ms. Errickson said the Fire Marshall did send out an e-blast notification of the delays.

Art Judson of 286 Old Post Road said after the April blast, the water changed color in his well. He said he had to change his well pump, the second time in two years, at a cost of about \$2,000. He also had to add a sand filter. He said he does not want to spend another \$2,000, and he is having his sand separator and pump inspected. Mr. Judson also said he felt there was sufficient time for residents to be sent a second notification of the blast date after the initial blast date was postponed. Mr. Cardin said the reason for the delay was because the PZC had asked for pre-blast testing to be done at four neighborhood wells in the area of the quarry and that the quarry owner worked with the Planning Office to make sure this was done. Mr. Johnson asked what recourse residents have when they get these well problems. Ms. Farmer suggested they contact the fire marshall if they feel their problem is blast related. She said the blasters have insurance.

Ms. Farmer clarified that the quarry property is 131 acres and about 10.5 acres are designated for quarrying. They measure the distance to wells from the blast site. She said the fire marshall has said the latest blast was at about 50 percent of the allowable blast intensity by state regulations.

Kevin Havard of 23 Mountain Spring road said the sound of the blasts is not an issue for him, but he has found that past blasts will make his water turn orange. He said a few years ago he returned from a four- to five-day trip to find his water was like tomato soup and he had to move out. At that time he made a claim to the insurance at the quarry. That claim was dated August 9, 2007. He said seismograph equipment was set up on his property and water testing was done, but no direct link was found. However, he was told there are a lot of variables that can impact the water after a blast. In this case, he said his water eventually cleared up after about 3 to 4 weeks. He said his water was thankfully crystal clear after this latest blast. Mr. Havard requested that his well continue to be monitored. He said he would also like to get more information on blasting. He said the fire marshall has been as helpful as he could be, but has said he is not an expert on blasting and is only part-time. Mr. Cardin asked that Mr. Havard share the report information he had from his well from the 2007 claim with the Planning Office. Mr. Smallwood said he has found the Mr. Municello, the fire marshall, to be thorough and knowledgeable.

Dale Zahner of 134 Mountain Spring Road said he moved here in 1969. He said at that time the quarrying was very minor and included allowing UConn archaeologists to do

some study work there. He said the quarrying did not pick up significantly until 1988 when Art Barber owned the operation. Mr. Zahner said he feels the 8AM to 6PM operation time requirement should remain in effect and that the turn prohibition should remain to move trucks to state roads as quickly as possible for safety reasons, because of school buses, and to preserve town roads. He said the dust issue continues to be a thorn in his side and that the area is not being swept. He also questioned if sound dampening on the trucks is being employed. Mr. Zahner added that although he asked to be added to the notification list for blasting, he also did not get any notification when the date was delayed. Mr. Cardin said this is likely a problem that occurred as a result of the PZC's need to delay the blasting for pre-blast testing and they will need to come up with a solution to this.

Jay McConville of 120 Old Post Road said he has a similar problem with his water turning color. He said it cost him \$2,000 twenty years ago to get his well fixed after blasting occurred and he asked what recourse property owners have except to initiate individual lawsuits. Ms. Farmer said the blasters do carry insurance. Mr. McConville said the problem is that the burden of proof is placed on the homeowner. He said this latest blast has not affected the color of his well water. Mr. McConville also said he feels the no left turn requirement should remain. He said the increased activity at the quarry has become a quality of life issue for people who live nearby. He said this is also due to the large number of ATV operators that are entering and exiting the quarry. He said he has an issue with the gate because it does not appear to be keeping anyone from getting in. He said there needs to be an appropriate fence installed out by the road.

Ms. Farmer clarified that the town does not have the ability to limit truck traffic on town roads, and that the no left turn prohibition is a recommendation. Mr. Smallwood said he feels these signs restrict truck traffic from his quarry only but does nothing to restrict tri-axles from other companies. He said on a normal busy day, truck traffic amounts to eight to ten trucks a day. Mr. McConville said he feels that Old Post Road was not made for heavy truck traffic on a regular basis.

Walter Dovan, Jr. of 113 Mountain Spring Road said he felt the April 7, 2010 blast was excessive and that items in his cabinets rattled from the blast. He said he would like to put in for water test monitoring at his home. He added that two trucks cannot pass at 25mph on Mountain Spring Road.

Paul Ritzick of 297 Old Post Road said he is a civil environmental engineer who has been involved in the area of drinking water for 30 years. He said he is familiar with permits and quarrying activities. He said in the bigger picture, there is a lot to digest and there is also some confusion about what area is included in the special permit for the quarry site. Ms. Farmer said the special permit involves the 10-1/2 acre area, while Mr. Ritzick interprets the permit as the 5 acre area. Ms. Farmer said the 5 acres is non-conforming. Mr. Ritzick said he is concerned about any expansion beyond what has already been permitted. He said he wants the town to make sure the quarry is in full compliance of the sixteen conditions.

Mr. Ritzick said in this case they are dealing with a bedrock situation and that wells and properties 500' to 800' from the blasting are nowhere near the area they should be concerned about. He said groundwater moves considerable distances in bedrock and blasting impacts can be considerable. He said they also need to take surface water tests

more seriously as he feels it directly affects groundwater quality. He said good areas to start looking at are the areas where there have been complaints. He also said it is difficult to set time frames for post-blast testing because groundwater moves very slowly. Mr. Ritzick said if anything that monitoring should be expanded and any water samples in homes should be taken before the filtering devices.

Mr. Cardin said that Dr. Robbins said it is unknown what relation monitoring wells have on the off-site wells and that the 500' to 750' radius for testing came from the DEP recommendations. Mr. Ritzick said he disagrees, that this is not a good guideline. Mr. Smallwood said the six monitoring wells on the quarry property include three shallow wells of about 10', 30', and 50' and three deeper wells of about 125', 200' and 300', plus the monitoring of Chapin Brook. Mr. Smallwood said Mr. Robbins had concerned all the data useless. He also said Clarence Welti, a top groundwater expert in the State worked on this and provided his own conflicting reports. Mr. Ritzick said he feels the best wells for testing are the domestic wells rather than the monitoring wells.

Mr. Collins of 41 Mountain Spring Road said he was concerned that no proposed changes were provided for the public and so he doesn't know what the PZC will decide. He said the truck traffic on Mountain Spring Road has become a concern on the downhill side. He said he would like a better sharing of the load. He added that he just changed his water filter in December and returned from a trip in April after the blast to find it needed to be changed again because it was all plugged up.

George Yntema of 129 Mountain Spring Road said he interprets that part of the quarry has a non-conforming use. He said the judge in the case asked the town staff to produce a map of the non-conforming use, which they did. He said when the permit was issued in 1991 that the Board determined there was 10-1/2 acres for quarrying with five of those acres designated as non-conforming. He distributed a map of what is conforming and what is not on the property. Mr. Yntema said the non-conforming area is pretty much mined out. He also said he does not know if the recent blast was in the non-conforming use area.

Mr. Yntema said he understands blasting has become very sophisticated, but no one really knows where the energy will go after it leaves the blast site. He suggested putting restrictions on the blasting to provide for a greater number of smaller controlled blasts rather than a few large blasts. He said he realizes this would be less economical for the quarry owner, but it would do a better job of protecting neighborhood properties. He also said that if the non-conforming area is largely mined out, then this is a residential area where quarrying is allowed.

Mr. Yntema said his concern is for Ms. Chamber's well. He said she has a layering situation where the water is channeled. He said her original well was fairly deep but the well test done on that well found a higher concentration of manganese than is allowed for health standards. He said the permitted level of manganese has changed over the years, and when the DEP found this elevated level, they provided her with bottled water to drink. On expert advice, a new, more shallow well was drilled at Ms. Chamber's property. While the water she is getting from her new well is adequate at the present time, Mr. Yntema said he is worried about energy from the blasts negatively impacting the delicate situation she has with her current well. Mr. Yntema also said the no left turn issue is one of economics to protect town roads.

Constance Chambers of 129 Mountain Spring Road said she would not object to Mr. Smallwood paving her road where he has been granted a R.O.W. to help with dust issues. She said the noise from the quarry is generally not an issue for her. However, on April 26 she made a complaint due to exceedingly loud noise emanating from the quarry. She said it sounded like pile drivers. She said the Development Office investigated and found the noise was a temporary issue as they were making riprap. Ms. Chamber's concern was that the quarry is not restricted by the noise ordinance and she said she feels the permit for the quarry should have some meaningful noise restriction. She would not like a situation where the quarry owner might get a contract to produce riprap all summer long. She added that while Attorney Conti had indicated the noise is allowable because it is part of a construction operation, he did not cite anything in his advice.

Edward Gervasi of 351 Old Post Road said asking for a note on deeds indicating a quarry in the area is like asking which came first, the chicken or the egg. He said there are cracks in his foundation that he believes are a result of blasting and that if this note were put in his deed, he would not be able to sell his home. He said this issue all comes down to money as the burden of proof to show that damages at their homes is due to shock waves from blasting is placed on the property owners' shoulders. He said he does not want to put the quarry out of business, but they do need to mitigate any problems the operation might cause.

Ms. Farmer said she has been with the town for 24 years and has not heard a lot of well problem stories. She suggested complaints could also be brought to the Eastern Highlands Health District who can use the expertise available at the DEP. Mr. Gervais said it still results in the burden of proof having to come from the homeowner.

Jay McConville said he is nervous about any possible changes to the conditions, and expressed a concern about a vote that was taken after an earlier hearing. He asked if the public will get to hear what the PZC decides. Mr. Cardin explained that the vote earlier was simply to close an earlier public hearing that was opened at a previous meeting. He said this hearing will need to be continued to the next meeting two weeks from now on May 24, 2010, and the public will again get to give their input and there will be a dialogue on any proposed changes.

Bob Macname said he finds there are two or three procedural problems with this hearing. He said the Public Hearing notice was posted on the tree and advertised in the newspaper, but pertinent information was not available ten days before. Ms. Farmer said conditions develop during the course of a Public Hearing discussion and she had no intention of putting forward ironclad recommendations for changes to the Conditions. Mr. Macnamie said the information was also advertised as being available in the Town Clerk's office, but when he inquired there, they did not have it. He said this Hearing sounds more like an application and he feels it would be more organized if they discussed each Condition one by one. Mr. Cardin explained that the Public Hearing is just to gather information and see how the public feels about the items. He said the PZC understood ahead of time that this was likely too big an issue to settle in just one evening meeting.

Joe Zocco asked if Mr. Lowrey's memo was suggesting the quarry would be closing soon. Mr. Cardin said it does not, but that at some point it will be completely harvested

and so they will need to consider a reclamation plan. Mr. Smallwood said he expects quarrying will continue for another 200 years.

Mr. Smallwood also asked if anyone knows how much money had been spent by the town on maintenance of the lower part of Mountain Spring Road. Mr. Cardin asked Ms. Farmer to get information from Public Works and the Public Safety Officer on this. Mr. Cardin also asked if the fire marshall can get information on blasting levels under state statute. He also asked for a copy of the noise ordinance and a copy of Rick Conti's memo. He asked Mr. Smallwood to get information on the tonnage quarried over the last ten years.

Mr. Hughes asked Ms. Farmer if Mr. Lowrey could investigate some of the enforcement issues raised, such as the gate at the quarry. Mr. Cardin asked Ms. Farmer to also gather information from the Public Safety Department on the amount and frequency of ATV activity in the quarry.

Mr. Cardin asked Ms. Farmer if there is any way to get more insight on the effects of blasting. Ms. Farmer said this continues to be a frustrating issue for staff because there are too many varying professional opinions. Ms. Beebe-Kostrun said the evaluation of something this big is very complex but as far as the DEP is concerned, the Guidance Document on the back of the letter from Mr. Warzecha should be their regulatory document. She also said they may need to reiterate the facts regarding seismic limitations.

Mr. Cardin said they also need to get a better handle on the notification process blasters use to inform the public. Mr. Scavone agreed, saying there appears to be a disconnect on expected performance. Mr. Scavone said the pre- and post-blast testing report does not appear to indicate what acceptable levels should be. Ms. Errickson asked if Constance Chamber's proposal to allow paving of the accessway to the quarry might solve the dust issue. Ms. Farmer said she will come back with an assessment of this.

Scavone/Hughes motion to continue the Public Hearing to May 24, 2010. Motion was unanimously approved.

4. Action on Public Hearing(s)

4.1 **P&Z App. #799 – 174 Merrow Road LLC** – Special Permit request to allow a second freestanding sign 32 sq. ft. in size. Commission to take action on May 10, 2010 Public Hearing item. Scavone/Barrow motion to deny without prejudice the special permit request to allow a send freestanding sign at 174 Merrow Road. Motion was unanimously approved.

4.2 **P&Z App. #441B – Tolland Planning & Zoning Commission** – (Burgundy Hills Associates) – Review conditions attached to February 25, 1991 Special Permit for possible modifications. Location: Midwood Quarry – Mt. Spring and Old Post Roads. Commission to take action on May 10, 2010 Public Hearing item. The Public Hearing was continued in Item 3.2 to May 24, 2010.

5. Other Agenda Items

5.1 **P&Z App. #441A – Burgundy Hill Quarry** – Request to approve a one year extension of the excavation permit that was originally issued on February 25, 1991. Location: Midwood Quarry, Mt. Spring & Old Post Roads. Ms. Farmer said she has a letter submitted by William Smallwood from Megson & Heagle that shows 12,000 cubic yards were harvested from the quarry in the past year. However, no map of the quarry was submitted. Mr. Scavone asked when the current permit expires. Ms. Farmer said it expires June 23, 2010. Mr. Cardin asked Mr. Smallwood if he could provide a map by the next meeting on May 24, 2010. Mr. Smallwood said that he could. Ms. Farmer said the map should show the elevation of the quarry floor, and the new topography in the area of excavation in the 10.5 acre area.

5.2 Discuss Sign Enforcement – Mr. Cardin said there are bollards at some gas stations that have coverings with Coca-cola signs. Ms. Farmer said she needs some guidance and asked if the PZC considers these signs. Mr. Scavone suggested they address this gray area in the upcoming signage workshop. There was consensus to do so.

6. **Approval of Minutes** – Approve minutes of April 26, 2010 Regular Meeting. Errickson/Barrow motion to approve the minutes of the April 26, 2010 meeting. All members voted to approve the minutes, with the exception of Ms. Beebe-Kostrun who abstained. Motion passed.

7. Activities & Updates

7.1 Tolland Village Area – update on Planimetrics activities. Ms. Farmer reported that Planimetrics toured the site with Steve Williams and a landscape architect and that they also met with property and business owners in the Tolland Village Area. She said they are anticipating a June workshop. Ms. Farmer asked if PZC members felt they should make a concerted effort to bring the Economic Development Commission into the discussion. Mr. Scavone said he felt it would be a good idea.

8. Town Staff Comments

8.1 Page Property, 431 Gehring Road – Update – Ms. Farmer said she and Mr. Lowrey met out at the Page property and went over the back of the property. They also reviewed the items at the garage at 431 Gehring Road. She said she feels fining the property owners has not been effective and said they informed the owners that the next step is an injunction. She said the Pages have asked for an additional two weeks so they can bring in a dumpster and get a significant amount of the junk cleaned up by June. Ms. Farmer said some of the items have been sitting back on the property for forty years. She added that Jody Schmidt was out to the property but found no evidence of spills. They are hopeful that progress will be made in cleaning things up, including the approximately 40 tires on the property.

Ms. Errickson read the May 6 letter to Richard Page from Steve Lowrey into the record, which documents the cleanup agreement and the agreement to begin cleanup also at 12 Cedar Swamp Road.

8.2 Tolland Business Park – Lot line revision between Lot 9 and Lot 7 (Open Space).
Location: Gerber Drive. Ms. Farmer said that when the road was pulled over at Lot 7, the area was declared Open Space. She said the Economic Development Commission wants to move the lot line, which would be an administrative procedure, and this will increase the amount of Open Space.

9. Announcements – Upcoming Meetings

9.1 June 15, 2010 at 7:00pm in Council Chambers. Workshop with WPCA and Town Council regarding revisions to the Phase II Sewer Facilities Plan. Ms. Farmer said this date was postponed from May 18, 2010 to provide the newly hired town engineer, Jennifer Usher, to familiarize herself with the issue.

10. Reading of Correspondence – Mr. Cardin noted that he did not read Kevin Havard’s letter into the record during the earlier Public Hearing and asked if it should be done so now. Ms. Farmer said it should be held and read into the record two weeks from now during the continuation of the hearing.

Mr. Cardin read a letter from Stu Danforth of 484 Mile Hill Road, reiterating that the Cease and Desist order to the Pages references an illegal business activity on their property.

Mr. Cardin read a May 3, 2010 letter from Richard Lee regarding property he owns at 95 Hartford Turnpike, which references a condominium project he would like to build there and a suggestion for a density formula for the area.

11. Communications and Petitions from Commission Members – Sue Errickson said she sent out the CRCOG newsletter with the 195 Corridor Study final update.

12. Public Participation – Barbara Danforth of 484 Mile Hill Road expressed her appreciation to Linda Farmer for her efforts in getting the Pages to clean up their property. She said her one concern is that he may only go so far with the cleanup then stop. She asked if the cleanup will be done around Mr. Page’s house as well. Ms. Farmer said it is on the list.

13. Adjournment – Errickson/Scavone motion to adjourn the meeting and pay the clerk at 10:40PM. Motion was unanimously approved.

Respectfully submitted,

Annie Gentile
Clerk