



Corrected

**TOWN OF KILLINGLY, CT
PLANNING AND ZONING COMMISSION**

MONDAY – JULY 16, 2018

Regular Meeting

7:00 PM

Town Meeting Room, Second Floor

Killingly Town Hall

172 Main St., Killingly

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MINUTES

- I. **CALL TO ORDER** – Acting Chair, Brian Card, called the meeting to order at 7:11 p.m.

ROLL CALL – Brian Card, Virge Lorents, Sheila Roddy, Milburn Stone.
Keith Thurlow and Matthew Wendorf were absent with notice.

Staff Present – Ann-Marie Aubrey, Director of Planning and Development; David Capacchione, Town Engineer.

- II. **SEATING OF ALTERNATES** – None.

- III. **AGENDA ADDENDUM** – None.

- IV. **CITIZENS' COMMENTS ON ITEMS NOT SUBJECT TO PUBLIC HEARING** (Individual presentations not to exceed 3 minutes; limited to an aggregate of 21 minutes unless otherwise indicated by a majority vote of the Commission) – None.

- V. **COMMISSION/STAFF RESPONSES TO CITIZENS' COMMENTS** – None.

- VI. **PUBLIC HEARINGS** – (review / discussion / action)

(NOTE: The Commission has statutory time frames on applications – so the applications are listed in the order in which they should be heard and decided.)

1) Zone (MAP) Change – Application #18-1196; Town of Killingly; Letter received from CT DEEP, dated 04/20/2018; RE: “Level A” Mapping Approval for the CT Water Co.’s Crystal Plainfield Well Field

Ann-Marie Aubrey explained that CT Water has applied to the State for “Level A” Aquifer Mapping which has already been approved by the State and the Killingly PZC is required to have a public hearing and to accept the map to be included in the Killingly Zoning Maps by the deadline of August 20, 2018. She also explained that it was “Level B” and the State has done research in the field to bring it to “Level A.”

There were no comments from the public or from the Commission Members.

Motion was made by Virge Lorents to close the public hearing for **Zone (MAP) Change – Application #18-1196;** Town of Killingly; Letter received from CT DEEP, dated 04/20/2018; RE: “Level A” Mapping Approval for the CT Water Co.’s Crystal Plainfield Well Field. Second by Milburn Stone. Motion carried unanimously (4-0-0).

2) Scenic Road – Application #18-1187; Adam Griffiths; request to designate all of Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61(Short Title) – Section 12.5-68 (Rescindment).

Adam Griffiths, 98 Griffiths Road, stated that the Road was originally a cart path and that four generations of his family have lived on the Road. He stated that, with modernization, improvements have been being made which have widened the Road. He is concerned with how farmers will get from their farmhouse to their barn without driving due to the way things get built up. He has an operating farm on one side of the road and he owns land on the other side. He would like to continue to be able to work the land as well as his children in the future.

Comments from Town Engineer, David Capacchione:

- Griffiths Road is a Town Road and there are public safety issues that need to be taken into account.
- There is agreement with the Griffiths family regarding drainage improvements that need be done, however, details have not yet been worked out.
- Road standards need to be complied with pertaining to a gravel, low-volume road.
- Public safety: there are some road base failures.
- General maintenance.
- Drainage is the major problem.
- There are constraints with rights-of-way width.
- Rocks and boulders.
- An iron pin had been found in the road earlier in the day and the proper location needs to be determined. If the road needs to be shifted away from it, that infringes on the other side of the road. This needs to be worked out.
- Gravel roads, by nature, wash and move with the weather.

Brian Card asked if there is anything that limits the Town from maintaining the road. Mr. Capacchione stated that a paved road can be a scenic road. Mr. Capacchione read from the Killingly Code of Ordinances, Article IV, Scenic Roads, Division 2 Alterations or Improvements to a Designated Scenic Road, Section 12.5-81 (a) and (b). Copies of the Ordinance were included in packets to Commission Members. Mr. Capacchione explained that gravel roads can serve as passable roads, but require a higher level of maintenance. If Griffiths Road is designated as a scenic road, nothing would change regarding maintenance procedures. Unregulated work (not routine maintenance), as outlined in Mr. Capacchione's Memo (dated July 28, 2018 – included in packets to Commission Members), would need to come before the PZC for approval.

Adam Griffiths stated that he believes that Griffiths Road meets six of the seven criteria, of which, only one is required for designation. He made the following comments:

- The Road would not need to be wider than 20 feet. Previous Town Engineers have spoken of the need to do this.
- A dirt road can be maintained.
- The proper procedure for crowning a dirt road when it is graded, which, if not done correctly, can lead to erosion control problems regardless of whether or not the base needs help.
- He has a preponderance of residents and land abutters that request the scenic designation (50 percent required).

For the record, Brian Card asked Mr. Griffiths:

- To describe what portions of Griffiths Road he is requesting designation for.
Mr. Griffiths stated that he is requesting the entire length.
- To describe some of the characteristics, based on the Regulations, worthy of preserving to the designation of scenic.

Mr. Griffiths stated that there are approximately 25-30 acres of open-space, grass fields; a very nice vista on one side of the Road looking across to another; a very old cemetery where family members are buried in the middle of pines; a very nice, rolling characteristic to it; nice canopy along the sides with elm trees; stone walls immediately along the side of the Road; a man-made pond with Blue Herron that visit it.

- Average travel width of the Road.

Mr. Griffiths stated 15 to 18 feet. Mr. Capacchione was asked for his opinion and he stated, “plus or minus.”

Mr. Griffiths added that this is being done as a protection mechanism to know that what is going to be proposed for upgrades/changes in the future will be done in a responsible manner.

Sheila Roddy asked about drainage easements and rights to drain, for which, land owners had indicated a willingness to transfer property and to grant to the Town as mentioned in his Memo (dated July 11, 2018). Mr. Capacchione explained that there is a procedure that would need to be followed including: maps would need to be drawn up; Council action would need to be taken for it to be accepted by the Town. Regarding widening the Road, Mr. Capacchione explained that part of the drainage of a well-designed dirt road, requires shoulders, drainage swales on the sides. Although the travel portion may not be significantly different, the Road operating itself would be.

PUBLIC COMMENT:

Joseph Lee, 105 Griffiths Road, would like to see the Road get paved and he is concerned that if the Road is designated as scenic, it will not get paved. His house is at the bottom-most portion of the Road and he gets a lot of run-off and the sediment ends up in front of his driveway. For days after a storm has passed, he has a lot of water at the bottom of his driveway (6-12 inches deep). There is also a problem with dust control causing respiratory problems. He also stated that, in the winter, the plows push the road onto his property and in the spring he has to rake it out.

Adam Schaetzle, 49 Griffiths Road, would also like to see the Road paved and he does not want the scenic designation that would involve extra steps regarding changes to the Road. He stated that he believes that the primary reason for making the application was to see that the Road does not get paved as was explained to him when he was asked to sign the petition. Mr. Schaetzle is in favor of leaving it to the Town to do what it feels is best for the Road. Mr. Schaetzle added that he feels that Griffiths Road is not much different than half the back roads in South Killingly and he doesn't feel it needs a special designation.

Ann-Marie Aubrey read e-mails/letters received:

- Ray and Tricia Swatko, 119 Griffiths Road, e-mail in favor of scenic designation.
- David A. Griffiths and Susan A. Griffiths, 70 Griffiths Road, note dated July 11, 2018, in favor of scenic designation.

Virge Lorents commented about which property owners signed the petition. She asked Mr. Capacchione his opinion as to when Griffiths Road may be paved. He explained that there is now enough money in the fund.

Adam Griffiths stated that everything that his neighbors at 49 and 105 Griffiths Road have said is true and that he does not dispute anything that they said. He said that he does not wish the Road to be paved. He stated that it is not his only reason, but it is a concern of his. He stated that there is very fast traffic on the Road. He stated that, as far as the dust, they are supposed to put down calcium chloride to control it in the summer. To address Ms. Lorents' point, Mr. Griffiths reviewed the property owners who signed and did not sign the petition. Ms.

Aubrey read from Section 12.5-66 (c) Decision, and then read from her Staff Report explaining that Mr. Griffiths did have a majority that signed the petition.

Mr. Griffiths stated that another reason why he does not want the road to be paved is that he has an active farm and it would create a hardship for him with his equipment if the road were paved.

Brian Card clarified that scenic road designation does not stop the Road from being paved. Mr. Griffiths expressed understanding of that.

There were no further comments.

Motion was made by Virge Lorents to close the public hearing for **Scenic Road – Application #18-1187**; Adam Griffiths; request to designate all of Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61(Short Title) – Section 12.5-68 (Rescindment). Second by Sheila Roddy. Motion carried unanimously (4-0-0).

3) Special Permit – Application #18-1197; Desmarais & Sons, Inc.; request permit for earth filling and excavation under Section 560 of the TOK Zoning Regulations; 145 Alexander Parkway; GIS MAP 36, Lot 1, ~26.1 acres; Industrial Zone.

Norm Thibeault, Killingly Engineering Associates, represented the Applicant. Dale Desmarais was seated in the audience. Mr. Thibeault gave an overview:

- The property has historically been utilized for removal of earth materials by Desmarais & Sons Inc.
- The area is used strictly for their own work projects and there is no sales or marketing of gravel out of this area.
- Of the approximately 26.2 acres, the total area of disturbance is approximately ten acres and of that ten acres, nine acres of it is proposed for mining and excavation. There is an additional acre where they are proposing a couple of sediment basins and showing some stockpiling of materials and possibly mulch/wood chips that are taken from the site.
- Proposing a Two-Phased Operation approximately equal in area.
- Total amount of materials excavation proposed is approximately 254,000 cubic yards.
- There won't be continual vehicles in and out all day long. It is on an as-needed basis.
- Per the Regulations, there will be no processing, screening, sorting, washing, or anything of that nature other than the permitted time periods of 7 am to 6 pm Monday through Friday and 7 am to 12 pm on Saturday.
- Mr. Thibeault reviewed Section 560.1 - protect the health, welfare and safety of the citizens of the Town of Killingly. This operation meets all of the criteria:
They have to have a minimum depth to seasonal high ground water table of six feet. In these types of soils the water table will follow the elevation of the adjacent water which is the Quinebaug River (elevation goes from 212 to 210). In the basins the elevations are shown as 222 to 220 giving from 10 to 12 feet above the seasonal high water table. Mr. Thibeault noted a label error on the basins which should read 226 and 224 giving a higher separation from the seasonal high water table.
- Not operating any kind of processing equipment closer than 200 feet from any property line. No closer than 500 feet from any residence.
- No grading below the grades at the property lines within 150 feet of them.
- Slopes being are shown to be restored at 3 to 1. Regulations state 2.5 to 1 or a lesser slope.
- Entrance to the site is from Louisa Viens Drive. It is a rear located lot distant from residential activity. He indicated that it is bordered by I-395/old trolley line on the east, the Quinebaug River on the west. There is an easement in favor of CL&P to the south. To the north the Quinebaug River again.

- **Stockpiles:** An archeological study had been done on a portion of this property in 2002 (to the north of an existing stone wall shown on the plans). It may have been an encampment used by travelling Native Americans. They have limited excavation activity to the south side of the wall. They are showing proposed wood chip stockpiles and earth stockpiles on the other side of the wall. If the Commission wishes, they would move the stockpiles to the Phase 1 area after it is restored. (Plans would be amended accordingly).
- **Drainage calculations** for the 2-year to the 100-year storms have been provided to Town Engineer, David Capacchione. They are not showing any increases in drainage off this property. He explained that is a high point in the middle of the property and water sheds off in both directions. Around the perimeter of the grading it will continue to do that during the excavation activities (currently in the southeast corner) it is pretty much self-contained. Until the final grading is completed and all of the gravel is removed, it will continue to be a self-contained drainage area.

Virge Lorents asked about the sedimentation basins/stockpiles. Mr. Thibeault indicated the locations on the plan. The two south of the stone wall are sedimentation basins. The other four are stockpiles.

Sheila Roddy asked about crushing in the future. Ann-Marie Aubrey explained that if they are changing something within the 3-year timeframe, they would need to come before the PZC to keep open lines of communication to keep the Commission informed. It would not require a public hearing.

Brian Card asked the following:

- If the Conservation Easement is place as it says proposed on the plans. Ann-Marie Aubrey confirmed that it is in place.
Mr. Thibeault will make the correction.
- If the access to the property is secured.
Mr. Thibeault stated that it is gated.
- Item M, Section 560.7 - Performance Standards – The Applicant requests permission to bury boulders as required if encountered.
Mr. Thibeault explained that there are a couple of areas where they could “lose” the boulders by burying them in place. He stated, for the record, that there would not be a boulder yard.
- Vegetation restoration of the project.
The slopes will be loamed and seeded. No subsoil or topsoil has ever been removed from the site and it will stay on the site. Once a portion of a Phase has been completed, it will be graded to the proposed final grades, the subsoil and topsoil will be screened at that time and it will be put back on the slopes, and it will be seeded.
- Bonding.
Mr. Thibeault stated that they have not proposed bonding, but they will discuss it if the Town feels it is necessary. He believes it would be for E & S Control and re-vegetation.
- Waiver for sight lines in the driveway.
Mr. Thibeault stated that the driveway is already in place and that they would like to request a waiver for the sight line of the existing driveway.

Dale Desmarais, Country Club Road, stated the following:

- There is a bond and he posts it every year.
- He explained that he has a deal with Midland Sales to use their driveway to get to his property. He plows their snow in the winter. He is trying to buy that property in the front.
- They are not washing on the property. They are using a crushing bucket that goes on the end of the excavator. They are currently making sand and bedding stone for a client in Woodstock. They will use the crushing bucket for the bigger stone.
- They are not burying boulders. They are using them along the tree line as a natural buffer.

There were no comments from the public.

Ms. Aubrey commented that the archeological site is not eligible for the National Register of Historic Places as stated in her Staff Report.

David Capacchione commented that he had spoken to Mr. Thibeault earlier regarding the two sedimentation basins. He stated that when they get to that Phase to make sure that they direct the water goes to those basins and not down the road. They are using natural infiltration.

Dale Desmarais explained the following:

- When it was first designed, they were going to start in the north and work south, but they were permitted to start Phase 2 and work north, so they may never dig the sedimentation ponds were the archeological study area is. There are 30-foot high slopes, so the water will probably never get out there until they are finished with the project. They will install them at the end if needed.
- They have about 1/3 of Phase 1 dug, but they found unsuitable soil and they don't know what they are going to do with it yet. They will loan it and seed it as they go. They cannot start Phase 2 until they finish Phase 1 and they receive approval.

Motion was made by Virge Lorents to close the public hearing for **Special Permit – Application #18-1197**; Desmarais & Sons, Inc.; request permit for earth filling and excavation under Section 560 of the TOK Zoning Regulations; 145 Alexander Parkway; GIS MAP 36, Lot 1, ~26.1 acres; Industrial Zone. Second by Sheila Roddy. Motion carried unanimously (4-0-0).

4) Zone (TEXT) Change – Application #18-1190; Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increase bedrooms to two (2); allow interior, attached, and detached units.

NOTE: Please note that word and/or editing changes, if any, to the proposed text may be made up to the close of the hearing, and there will be no further advertisement of those changes until the decision of the Planning and Zoning Commission is published.

Ann-Marie Aubrey explained that the Accessory Dwelling Unit was added to the Regulations approximately three years ago to provide flexibility in housing operations. Grown adult children are moving back or grown adult children are bringing their parents onto their property or extra income is needed to maintain the house. Accessory Dwelling Unit was limited in what it could do. As time went on, the State enacted the Statute for Granny Pods (a temporary structure allowed on the property). There was concern, so Staff looked into how other communities, in and out of State, were dealing with it. Instead of Accessory Dwelling Units they have Secondary Dwelling Units which clarifies it better and allows more options (attached/detached).

Virge Lorents asked about it having to be located within 150 feet of the primary residence. Ms. Aubrey stated that there would be a shared driveway and driveways (in some zones) count toward lot coverage. She stated that it could be changed. She also stated that, originally, it was also because of using one septic system. Ms. Roddy added that there had been concern for maintaining the character being residential rather than a multi-family site. Ms. Aubrey stated that they were trying to make it mirror what is happening and give applicants more leeway.

Brian Card asked about gross floor area being added to the definitions section. Ms. Aubrey explained that there had been questions as to what gross floor area means. It is more how it would be used as related to Secondary Dwelling Unit. She explained that the gross floor area deals directly with the unit itself, not the structure that it is in.

There were no comments from the public.

Motion was made by Virge Lorents to close the public hearing for **Zone (TEXT) Change – Application #18-1190**; Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increase bedrooms to two (2); allow interior, attached, and detached units.

NOTE: Please note that word and/or editing changes, if any, to the proposed text may be made up to the close of the hearing, and there will be no further advertisement of those changes until the decision of the Planning and Zoning Commission is published.

Second by Milburn Stone. Motion carried unanimously (4-0-0).

VII. UNFINISHED BUSINESS – (review / discussion / action)

1) Zone (MAP) Change – Application #18-1196; Town of Killingly; Letter received from CT DEEP, dated 04/20/2018; RE: “Level A” Mapping Approval for the CT Water Co.’s Crystal Plainfield Well Field.

Motion was made by Sheila Roddy to approve **Zone (MAP) Change – Application #18-1196**; Town of Killingly; Letter received from CT DEEP, dated 04/20/2018; RE: “Level A” Mapping Approval for the CT Water Co.’s Crystal Plainfield Well Field. Effective date August 10, 2018, at 12:01 a.m. Second by Virge Lorents.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card – yes.

Motion carried unanimously (4-0-0).

2) Scenic Road – Application #18-1187; Adam Griffiths; request to designate all of Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61(Short Title) – Section 12.5-68 (Rescindment).

Motion was made by Virge Lorents to approve **Scenic Road – Application #18-1187**; Adam Griffiths; request to designate all of Griffiths Road as a Scenic Road under Killingly Code of Ordinances Article IV. Scenic Roads; Sections 12.5-61(Short Title) – Section 12.5-68 (Rescindment) due to the fact that the preponderance of the homeowners in the area support the proposal. Effective date Monday, August 13, 2018, at 12:01 a.m. Second by Milburn Stone.

Roll Call Vote: Sheila Roddy – yes; Milburn Stone – yes; Virge Lorents – yes; Brian Card – no.

Motion carried (3-1-0).

3) Special Permit – Application #18-1197; Desmarais & Sons, Inc.; request permit for earth filling and excavation under Section 560 of the TOK Zoning Regulations; 145 Alexander Parkway; GIS MAP 36, Lot 1, ~26.1 acres; Industrial Zone

Motion was made by Sheila Roddy to accept **Special Permit – Application #18-1197**; Desmarais & Sons, Inc.; request permit for earth filling and excavation under Section 560 of the TOK Zoning Regulations; 145 Alexander Parkway; GIS MAP 36, Lot 1, ~26.1 acres; Industrial Zone, based on the following conditions:

- The Plan is corrected to show that the Conservation Designation is in place.
- Boulders to be used as a natural barrier on the wood line.
- Slopes to be loamed and seeded.
- Stockpiles to be moved away from the stone wall.
- To keep the existing waiver for the driveway with the existing sightline.

Second by Virge Lorents. There was discussion and it was clarified that the stockpiles are to be moved to the south side of the wall after Phase 1 in the event that there is further archeological value.

Roll Call Vote: Milburn Stone – yes; Virge Lorents – yes; Sheila Roddy – yes; Brian Card – yes. Motion carried unanimously (4-0-0).

4) Zone (TEXT) Change – Application #18-1190; Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increase bedrooms to two (2); allow interior, attached, and detached units.

NOTE: Please note that word and/or editing changes, if any, to the proposed text may be made up to the close of the hearing, and there will be no further advertisement of those changes until the decision of the Planning and Zoning Commission is published.

Motion was made by Virge Lorents to approve **Zone (TEXT) Change – Application #18-1190;** Town of Killingly; amendments to Section 566. Accessory Dwelling Unit to become Secondary Dwelling Unit; change of title; increase bedrooms to two (2); allow interior, attached, and detached units.

NOTE: Please note that word and/or editing changes, if any, to the proposed text may be made up to the close of the hearing, and there will be no further advertisement of those changes until the decision of the Planning and Zoning Commission is published.

Effective date Monday, August 13, 2018, at 12:01 a.m. Second by Milburn Stone.

Roll Call Vote: Virge Lorents – yes; Sheila Roddy – yes; Milburn Stone – yes; Brian Card-yes.
Motion carried unanimously (4-0-0).

VIII. NEW BUSINESS

A. Zone Change Applications – (review/discussion/action)

None

B. Special Permits – (review/discussion/action)

None

C. Site Plan Reviews – (review/discussion/action)

None

D. Subdivisions – (review/discussion/action)

None

E. Other/Various – (review/discussion/action)

None

IX. ADOPTION OF MINUTES – (review/discussion/action)

1) Special Meeting of Monday, June 18, 2018 @ 6:00 pm

Motion was made by Virge Lorents to accept the Minutes of the Special Meeting of Monday, June 18, 2018 @ 6:00 pm. Second by Milburn Stone. Motion carried unanimously (4-0-0).

2) Regular Meeting of Monday, June 18, 2018 @ 7:00 pm

Motion was made by Sheila Roddy to adopt the Minutes of the Regular Meeting of Monday, June 18, 2018 @ 7:00 pm. Second by Milburn Stone. There was discussion.

Motion was made by Virge Lorents to amend the motion to adopt the Minutes of the Regular Meeting of Monday, June 18, 2018 @ 7:00 pm.

Virge Lorents noted the following correction:

- Page 4, under Comments from the Public, toward the bottom of the first paragraph, the following sentence to read:

He stated that, at the last meeting, Mr. Thurlow had commented that they were excavating down into the groundwater and that he (Mr. McLaughlin) had gone there the next day to take a closer look and Joly had

pushed the material into the hole (no compaction) and had filled-in the low area where water was showing in the photos that he had provided at the May 21st meeting (which took them about a week to do).
Second by Sheila Roddy. Amendment carried unanimously (4-0-0).

Main motion as amended carried unanimously (4-0-0).

X. OTHER – (review/discussion/action)

A. CGS 8-24 Referrals

NOTE: All of the CGS 8-24 Reviews will be reviewed at our next regularly scheduled meeting – August 20, 2018.

1. CGS 8-24 Application – Bridge Replacement of Bridge #68-002 Valley Road over Mashentuck Brook; Town of Killingly.
2. CGS 8-24 Application – Bridge Replacement of Bridge #68-003 Valley Road over Mashentuck Brook; Town of Killingly.
3. CGS 8-24 Application – Bridge Replacement of Bridge #68-009 Bear Hill Road over Unnamed Brook; Town of Killingly.

B. Zoning Enforcement Officer's & Zoning Board of Appeal's Report(s)

Enclosed

C. Inland Wetlands and Watercourses Agent's Report

Enclosed

D. Building Office Report

Enclosed

E. Bond Releases / Reductions / Calls

None

F. Extension Requests, ETC. -Project Completion / Subdivision & Site Plan Approvals / Mylar Filings / Site Plan Amendments / Re-Classify Phases

None

G. Requests to Allow Overhead Utilities / Wireless Telecommunications Facility

None

H. Upcoming P&Z Commission Meetings

1. Next Regular Meeting – Monday, August 20, 2018 @ 7:00 p.m.
2. Next Special Meeting – To be determined.
2. Next Special POCD Meeting – Monday, August 20, 2018 @ 6:00 p.m.

XI. CORRESPONDENCE – (review/discussion/action)

XII. WORKSHOP SESSIONS – (review/discussion/action)

None

XIII. ECONOMIC DEVELOPMENT DIRECTOR REPORT – No representation.

XIV. TOWN COUNCIL LIAISON REPORT

Lynn LaBerge reported:

- No action was taken regarding the Transfer Station. There may be another public hearing in October regarding Town-wide pickup.
- They are looking for Members for a Charter Revision Commission.
- Discussion regarding HVAC improvements for Town Hall and the Bugbee Building.
- Discussion regarding a non-binding referendum in November on Town-wide pickup.

There was discussion regarding the Charter Revision Commission.

XV. ADJOURNMENT

Motion was made by Virge Lorents to adjourn at 8:30 p.m. Second by Milburn Stone. Motion carried unanimously (4-0-0).

Respectfully submitted,

J.S. Perreault
Recording Clerk