

Beacon Falls Planning & Zoning Commission
10 Maple Avenue
Beacon Falls, CT 06403



BEACON FALLS PLANNING AND ZONING COMMISSION
Public Hearing
Application PZC-06252021-2-TA
August 26, 2021
MINUTES
(Subject to Revision)

1. Call to Order / Pledge of Allegiance

Chairman Donald Molleur called the meeting to order at 7:00 P.M. and the call was read into the meeting minutes. Public Hearing legal notice was published in the Republican-American on August 12, 2021, and August 19, 2021, and posted to Town website.

Members Present: Donald Molleur (DM), Harry Roscoe (HR), Jack Burns (JB), Robert Starkey (RS), Marc Bronn (MB), Cody Brennan (CB) Michael Rupsis (MR), Michael Pratt (MP), Howie Leeper (HL)

Others Present: Town Planners Keith Rosenfeld (KR) and Savannah-Nicole Villalba (SN), ZEO Mike Mormile (MM), Attorney Vincent Marino (VM) Attorney Steven Bellis on behalf of Hopp Brook Village (SB)

2. Public Hearing

3. Adjournment

a. Applicant's Presentation

Attorney Steven Bellis: If anyone has to recuse themselves, now would be the time to do it. I have three experts that will testify. Property about 135 acres. Prior to Hopp Brook buying the property, it zone was changed from R-1 to another zone and allowed 295 houses to be built. Eventually the PZ removed that zoning regulation zone out of the book.

Hopp Brook did a change to plan of conservation and development to allow sewers to be placed here.

This application is 8-30g set aside development. State statute that allows to ask for development in a zone it is not currently zoned for. Exempt if you have 10% of housing recognized as "affordable." Beacon Falls has 1.99%. Under 8-30g, I have to give a conceptual site plan, where roads houses are located, type of water. I have engineered detailed plans.

Property 135 acres. Two lots. Zone change only for 60 acres/Lot 1, near Oakwood. Bottom portion, 76 acres, that will not change. Proposing 109 houses, cluster development. Around two houses per acre. Single Family homes. Roads, septic, swimming pool maintained by homeowner's association. 30% of 109 homes (about 30) will have to be sold to people whose income is 60 or 80 % of median income of area. Oakwood Drive is a road that comes into project. Has now a temporary cul-de-sac. It was never a permanent cul-de-sac. On other side of property is Miller Road. That comes out to Bethany. 40 acres will be donated to the Town. Property will have a water tank, for water/water pressure. It will not cost town a penny for tank.

Homes will be ranch, two or three bedrooms. No four bedrooms. Appeals to young couples and empty nesters. Project has city water. Health Department has approved septic systems. They looked at test holes. Town did not want to take flow into their wastewater treatment plant.

Student enrollment is down in the state of CT. They say that for every student it costs an additional \$10,000. That is not true. Its an average. Average costs come down. No additional cost to town if there are additional students. All these fixed costs that do not change. You have a mill rate of 39.5 (estimated), these houses go for 400,000 – that's estimated \$10,00 per house. Over a million dollars a year to town. This is not a low-income project.

MP made Motion to recess at 7:28 pm. Seconded by MR. all ayes.
Meeting reopened at 7:32.

Dan Martin, Realtor, Fairfield & New Haven County. I have studied many of these communities. Big concern was schools. Went to developments similar to this one. It came out to 13%. Here looking at 109 homes. That would be 13 students. There are three houses on Oakwood Drive that are close to the development. Distance between those houses and the new development would be from their border, 100 feet. There would be a buffer zone. Just sold 25 Oakwood one month ago. From my point of view, the impact to these homes will be none. If there needs to be larger buffer zone, Steve (Bellis) said he would consider. Chatfield Farms is very similar to what we have here.

HR: Please go into more detail on buffer on Chatfield Farms. SB: Chatfield Farms is being buffered by the second piece; 75 acres that is not being developed.

Kermit Hua- KWH Enterprises LLC. Registered professional engineer, and traffic operations engineer. Looked at peak hour trips of 109 houses. Results are 81 trips for weekday mornings, 108 weekday afternoons, 101 for Saturdays. If you look at peak hours, total number of trips down those trips, are only half of the traffic capacity of the roadways. The roads can accommodate these trips. Good site lines coming out of Oakwood. Looked at traffic accidents for 2017-2019 – at Skokorat & Bethany Town Line. Only 6 accidents.

SB: Stormwater is handled by Inland Wetlands Commission. We have a permit from Wetlands for Stormwater. Went to IWWC twice. Approvals from them on 12.11.2019, and 04.14.2021 for Wetlands and Stormwater.

Manny Silva, Rose Tiso Co, 35 Brentwood Avenue, Fairfield. Civil Engineer. Seven phases of construction. Start at Oakwood, build a retention pond. Phase 0. Will build houses as they get sold. Approved septic sites. 7 septic sites. Health Dept observed test holes. Each house will have to have individual approval from Health Department and Town Building Department. Phase 1 = 16 units. Phase 4 second retention pond. 200 feet between our units and houses on Oakwood Drive nearest to development. Each unit has 2 car garage, and space for two additional cars in front of garage. 23 visitor spaces near pool. Another 55, and addition 26 spaces for visitor parking. The plans were reviewed by Town Engineer for interconnected road that goes to Miller Road, and drainage that goes along with that. There will be a 250,000-gallon water tank that sits on the ground. Not a tower. Will help increase pressure on higher elevations. Tried to keep grading as close as possible to natural grade.

There is an extension from our property to Bethany, which is an existing town right of way that we are going to improve. Right now, it's an emergency gravel access way only for Chatfield Farms.

There will be central mailbox clusters. Roads are pretty flat. Not a lot of steep roads, tried to match grading that is out there, but some exceptions. Will keep existing tree line along north border, along east & south. Try to screen superfund site as well.

This project is unique; a set aside project with single family detached houses. There is one in Oxford.

SB: Roads are private; no plowing for Town, HOA, which will be formed will pay for repair of roads, plowing, retention ponds and everything else. Town can set a soil and erosion bond. But no bonds required because nothing is getting turned over to Town. Generally, you just need a conceptual plan, and the courts will approve it. These plans have detail.

SB: Over last ten school years, the whole state enrollment has dropped by 36,000 students, and projected to lose another 70,300 over next nine years.

b. Comments & Questions from Commissioners

Keith Rosenfeld, Town Planner:

Although the PZC has only received two specific applications, it is imperative that the Commission recognize that the applications relate to three distinctive elements, a zoning amendment, a requirement for a "modified" site plan (found in the amendment) and a zone change to the newly created zone. We have three elements- 1. "Hopp Brook Village (Zoning) District" (HBVD), Article II, Section 25, Beacon Falls Zoning Regulations, 2. A Proposed "Site Plan of Proposed Single-Family Village, Hopp Brook Village District, prepared by Manny Silva, dated 2/23/18, revised to 3/31/21. And 3. A Change from R-1 to HBVD to property located at Oakwood Drive identified as Schedule A (HBVD).

We have some general statutory comments.

Section 74.1.1 of the BF Zoning Regulations states that both the zoning regulations and zoning map may be amended by the Planning and Zoning commission when initiated by a written petition, as prescribed by the General Statutes of the State of Connecticut Section 8-3.

Per Section 8-3, If a protest against a proposed ZONING MAP change is filed on or before a hearing with the zoning commission, signed by the owners of twenty per cent or more of the area of the lots included in such proposed change or of the lots within five hundred feet in all directions of the property included in the proposed change, such change shall not be adopted except by a vote of two-thirds of all the members of the commission. Our concerns are that – and we will ask the Town Attorney -Without any form of formal or institutional notifications, how do property owners within 500 feet of a proposed zone change know the above process?

Section 31.1.2 of the Hopp Brook Village District says that the Hopp Brook Village District shall be a permitted use in the Residential District of Beacon Falls per 6.1 of the zoning regulations which identifies the HBVD's land uses as "SPECIAL EXCEPTION" uses permitted subject to the approval of the Planning and Zoning Commission in accordance with the provisions of Section 52 or 53 as specified.

The application is confusing as to that the HBVD is a permitted use under Section 6.1, subject to a Special Exception approval and at the same time, is exempt from the requirements of those regulations

Section 31.1.2 states that the Hopp Brook Village District shall not have to adhere to Articles 5 (Sections 51, 52, 53, 54) of the BF Zoning Regulations. ARTICLE V (Site Plans, Special Exceptions, Flood Plain Districts and Soil Erosion and Sediment Control) are in place to protect the health and safety of the future residents of the HBVD, but also those property owners living both adjacent and near by the proposed HBVD. It is essential that those sections be included within the proposal to maintain an adequate level of health and safety for the HBVD. These sections would include:

1. Section 51.3.4 Drives, Parking and Circulation provides for safe travel conditions.
2. Section 51.3.5 Utility Services for safe infrastructure development and usage.
3. Section 51.3.6 Paving and Drainage allows for a proper safe roadway system
4. Section 52.6.2 facilitates for a safe location and size of proposed uses, the intensity of operations, the site layout, and their relationship to access streets.
5. Section 52.6.7 covers proposed development affect upon traffic safety hazards or congestion
6. Section 52.6.9 public water supply facilities and facilities
7. Section 53: Flood Plain Districts are designed to promote the public health, safety, and general welfare of its citizenry.
8. Section 54, we received a presentation from the Engineer about Erosion and Sediment Control, yet within the article, it exempts Section 54 soil control and sedimentation regulations

Section 32.1.2 states that Beacon Falls "road ordinances" do not apply to the HBVD. The BF Town Road Ordinances provide for the minimal level allowed in the Town pertaining to the safety and health of both pedestrians and vehicles. We believe It is imperative that the Town Engineer to review the specific site plan features in relation to the town's current road standards.

Section 32.1.9 states that that the HBVD will be the zoning regulations will only be for the the affordable dwelling units. This section should be amended to also apply to those remaining market rate dwelling units.

As to, Section 32.7 – Bulk Standards, The proposed setback requirements say (1) from residential adjoining lots, (2) from the front interior road, and (3) the building separation. We'd like to see the setbacks revised to be in relation to the property lines (front, rear, side) as opposed to the current proposed language. The maximum impervious surface coverage in residential zones is 20%. The applicant's proposal calls for 30%. The interior private road widths located in the 'Bulk Standards' section. It should be in the 32.8 – Utility and Road Requirements

Section 32.7 – Private Road Regulations. Although this is a private property, we reviewed the subdivision regulations to see what the current road creation requirements are in Beacon Falls. In essence the requirements require The subdivision requirements for local roads state that the width of pavement should be 30'; the radius of curvature should be 150'; The current application has the following road requirements: 24' wide consisting of 2 travel lanes 20' wide paved with 2' buffer each side – This does not feel sufficient to provide for the safety and use of residents.

Section 31.10 – Parking- the proposed regulations for parking read, “Each home shall have off street parking, a garage, and the HBVD shall have additional 104 visitor parking spaces.” We believe a reduction in parking spaces could provide financial incentive and/or assistance to make the project feasible. Standards in section 62.7 should be met to ensure that people can safely use those spaces.

Section 31.12 – Standards for Zone Change Approval. This section reads, “...Approval of the zone change, and site plan attached allows the applicant to obtain a building permit.” This should be revised to say along the lines of “once all of the required permits have been granted, the applicant can apply for a building permit.” The Commission may consider that this approval from the Health District for the septic be required before a zoning permit is issued.

Staff has found application material errors, including but not limited to the following: The statement of use says the parcel is both 40 and 59 acres large. We now understand those are two parcels.

The affordability plan states, “...This Affordability Plan, which is proposed as a condition of site plan approval by the Zoning Commission satisfies the requirements and describes how HBV regulations relating to affordability will be administered.” The second page of the ‘Affordability Plan’ states that it’s for the ‘Oronoque Village’ Section V of the Affordability Plan – the final sentence states, “The administration of this Plan may be transferred to another entity provided that such entity has the expertise to administer the plan and further provided that entity is approved after due notice of the Zoning Commission.” The commission needs to be clear as to whether there a difference between due notice and a requirement to appear again appear before the PZC in order to have the permit transferred?

Section VI also states the Stratford Zoning Commission, the Town of Stratford, and the Stratford Board of Education. Those need to be changed.

Applicant should explain the references made throughout the new Article relating to “individual lots”. Other staff concerns include:

Exhibit 7 states that Aquarion cannot provide fire flow services at this time – “Please note that system improvements, including installation of a new water storage tank, are required to provide fire flow to the development. This commitment does not include irrigation demand because no demand projections for irrigation were included in the application submitted to Aquarion.” The letter reads that “This service commitment is valid for 12 months from the date of issuance. If your proposed project is not under construction or ready for water service (intended usage) within 12 months of this letter, then Aquarion’s ability to serve your project will have to be re-evaluated.” The letter is dated September 3, 2020. So, we have one more week. We will need a new letter. It would be appropriate to ask that an updated letter new letter be submitted from the Aquarion water company that ensures that the PZC that they can still service this site.

As for the Traffic Impact Study
What was the date of that study?

Kermit Hua – May 2020

KR: As for Miller Road, The application proposes to empty a portion of its created automobile traffic onto Miller Road in Bethany, Connecticut. The application should be referred to the Town of Bethany for its review and report regarding the above issue with a letter of approval from by the Town's Chief Elected official.

As to Drainage The applicant has submitted a storm drainage report. It is essential that the Town Engineer review and report back on the adequacy of the drainage.

Regarding Fire Safety, it is necessary that both the Beacon Falls Fire Marshal and the Fire Chief review and report back to the Commission regarding the Site Plan - current review of the latest proposal, and its ability to meet all fire standards must be submitted in order for the Commission to make an informed, proper decision.

The applicant has proposed to utilize a series of community style septic systems, functioning specific each phase of the ground proposal. It is imperative that the PZC have their findings regarding the chosen sanitary system as soon as possible,

In my notes from reading the original Wetland application, there was no Naugatuck Valley Health Department approval – from the Planning & Zoning Monthly Meeting Minutes December 17, 2020

As to the Affordability Plan- We would like suggests that the Affordability Plan is reviewed by the Town Attorney._Staff suggests that the Schedule A is reviewed by the Town Attorney.

Those are some preliminary items and issues we think are important. We want the Commission have an understanding of what we need, as well the applicant have those issues in front of them.

Attorney Vincent Marino, Town Attorney: Regarding Miller Road, what is the basis for your statement that you have access to the unimproved portion of Miller Road?

Who holds fee title interest in the unimproved portion of Miller Road? What evidence do you have that the right of way was intended to benefit your property? Is it your position that you can compel the Town of Bethany to develop the unimproved portion of Miller Road?

VM: This is an 8-30g application, you submitted application in two forms; Text Amendment and Zone Change. 8-30g does not require that you have a zone change. Is it your position that this is an 8-30g application, and therefore the burden shift would occur should an appeal be taken, or is this a text amendment application that grants to this Commission a wider discretion on whether or not to approve it?

VM: With proposed text amendment, how is it not Spot Zoning? In Section 32.4, you state that HBVD shall only located on possibly 40 acres on the following parcel of land off Oakwood Drive. This Amendment is drafted for one parcel; typically, Amendments are applicable to entire town. How can this Commission adopt a regulation that may be violative of the law?

VM: Proposing 109-unit development that is supported by septic. The GIS from DEEP. It appears this area is protected watershed area. Do you have evidence to support the conclusion that there is no harm that this development will bring to the protected

watershed area, which is used as a drinking source for the population. I think there should be a report demonstrating that.

Harry Roscoe: Traffic plan stated it was Bethany down to Skokorat Road. Has any focus been given on the bottom of Blackberry Hill Road, where there have been many accidents? Kermit Hua: We do not have records for that. HR: Are you aware there was an oil truck that flipped over at bottom of hill? End of Blackberry is very dangerous. The concern of many residents is that with increased number of vehicles, it will increase the need for safety. KH: I tried to look at all streets in the area to get an average. I drove those roads and in my professional opinion, I didn't see any safety deficiencies. HR: I drive those roads, and Blackberry Hill Road is dangerous at the end.

Michael Pratt: Question about Fire Hydrants – cost to install – will that be covered by HOA, or will Town have to cover? SB: The HoA pays that, as it is on private property.

MP: What phase will tank be put in? Oakwood has cisterns. SB: Not on me, Aquarion actually builds it. The idea is, and I hate to answer for them, but I'd like for it to be as soon as possible.

MP: Any site material to be hauled off site? 9000 cubic yards will be hauled off.

Robert Starkey: There is a piece of land at bottom of Lot 1, any plans to develop that? SB: This project is limited to Lot 1. RS: So, the rest will never get developed? SB: Can never say never, but not for this project. It would be an R-1, if developed.

RS: Water and Gas Line going into Chatfield, is that OK with Chatfield? SB: Doesn't have to OK it. Harry Roscoe: That is not going to be connected to Chatfield sewer system. All that is a water line connecting to a junction to the existing water line. It will be a benefit to Chatfield, as it will increase water pressure.

Marc Bronn: What is the build out to this project. SB: 5 years on paper. 2 years for each phase. Each phase has 16 homes.

Donald Molleur: Looking at data from traffic study – from State DOT – that is dated 2012. That's nine years ago. How accurate a 2012 traffic study is? Kermit Hua: I used that data, as during the pandemic, it was not a good idea to study traffic, as it was lower due to the pandemic. This is the most recent pre-pandemic data that was available. One thing you can look at trend of population growth in Beacon Falls. My judgment at looking at that, there is growth, but not anything significant enough to change report. DM: I'm asking for traffic recorder going up and down Blackberry Hill Road; population growth has been good in this area. I need to know volume of traffic going up and down that area. I need more recent data. KH: I respectfully disagree. I don't think you will have any growth that will change the conclusion that the street is able to accommodate.

DM: Exhibit 1, page 1,3,5,7 – referring to Stratford. That is incorrect. Another issue – property description of lot 1, says Bear Hill Road, Miller Road and Oakwood Drive in Beacon Falls Ct. Only one of those roads is in Beacon Falls Ct. A distinction needs to be made what roads are in what towns. SB: Surveyor prepared that description.

DM: If you are going to use Beacon Heights as an emergency access during construction. SB: They offered during our construction, not that we are going to use it. Just if there is a fire, they have access to the gate at Beacon Heights if needed. Will not

be used that for construction access. DM: We need that written. Email in record said they (Beacon Heights) would have a conversation with Manny.

DM: If we are going to proceed using the second egress access at Miller Road, need something from Town of Bethany, stating that they are going to allow it, build it, and you will be responsible for Stormwater management during construction.

SB: That was presented to Wetlands. Manny met with Engineer with Town on that issue.

Manny Silva: Miller Road (on HBV site plan) is completely in Beacon Falls.

DM: It is an unfinished right of way. MS: In Beacon Falls. Unimproved portion is completely in Beacon Falls. DM: What happens when you get to the Bethany line? MS: It becomes an improved road. It is improved right up

MS: As for Bear Hill Road, town line is in center of road, so it is in Beacon Falls also.

Harry Roscoe: So, it is improved road in Bethany, up to Town line, and will traffic from this development get to use the road to Miller Road to get to Route 67? SB: Yes.

Stephen Bellis: 8-30g is different animal. I do not have to use your zoning regulations for this application. Court doesn't care about your zoning regulations or special exceptions. In 500 North v. Stratford – I won this case. None of your Zoning regulations apply to 8-30g. I'm not trying to be offensive. This is the State of CT saying. If you propose an affordable housing application, then it has to be approved. If Town doesn't approve it, Courts will flip it, and approve it. It has been done 170 out of 175 times. I don't have to follow your road ordinances, any of the rules other than showing you a conceptual plan. I went to great expense and detail here. You can ask me to modify things. I don't have to ask Bethany for permission for anything. It's a public road.

Vincent Marino: According to GPS, your statement that Miller Road is developed up to the town line, is not accurate. This record needs to contain something to confirm that Miller Road is developed up to the line. According to GIS, there is at least 50 feet of unimproved roadway that would need to be developed in the Town of Bethany.

SB: Then the cars will have to go over 50 feet of gravel.

SB: Not spot zoning. Conditions of road doesn't fall on 8-30 applications. 8-30g shifts the burden. If you deny, and we go to court, Commission has to prove why they denied.

VM: This is a tribunal. They are trying to take in evidence to make an informed decision. We are sitting here listening to a potential Text Amendment and a Zone Change.

SB: We do it this way. We don't have to do a text amendment. We put in a text amendment when you build a project out it conforms to new regulation.

VM: Theoretically, Commission could, then, approve your 8-30g, without approving your text amendment. SB: They could.

c. Comments & Questions from Public

Jim Carroll, 67 Fieldstone Lane- Said it would have no effect on education costs. That is not true. We are part of a regional education system, our costs based on 100% students, percentage broken down by each town. Regional budget is 41 million. If we add 20 students, our costs go over \$400,000. If we add 40 students, which is not unreasonable for 109 homes, it adds over \$800,000 to our tax cost.

Richard Coyle, 73 Fieldstone Lane – We already have a pump in Chatfield Farms. If you build out 32-48 homes before your tank gets there, what is the impact of water pressure and pump on Chatfield Farms. Is Aquarion on record saying they will deal with that at their expense?

David Ebling, 14 Dogwood Lane – Let's say median income is 100K, how does the Affordable housing work? **SB:** Median income of surrounding area. If 100k, let's just say that, it would be income level of person buying a home. Have to make \$60,000 or \$80,000 to be able to purchase one of the affordable homes.

Beth Scott, 124 Blackberry Hill Road – My concern is traffic. The expert, did he use data from 2012? **Kermit Hua:** The data I used was compiled from the DOT was dated 2012. **Beth Scott-** While Beacon Falls population might not be increasing a lot, with the advent of google maps and waze, people are cruising, up and down the road. The traffic patterns, which I know are anecdotal, is increasing exponentially. Secondly, three dump trucks have had accidents at the bottom, since I lived here. The burden then falls on Beacon Falls if this is a 12-year project. The traffic patterns need to be looked at again.

Kevin Dokla, 10 Timber Ridge Lane – Traffic study, if this development is going into Miller Road, does it factor in the traffic that will come from Bethany into the development and onto Blackberry? Also, the trucks mentioned earlier, the three that flipped at the bottom of Blackberry, that is what will be going up and down the road nonstop for years. Also, are there basements in the development? If so, will there be blasting? **SB:** The road in the development from Miller will be a private road. Blasting is covered by Fire Marshall.

Mike Cleary, 17 Oakwood Drive- If Miller Road is private, then will egress will all come from Blackberry? **SB:** Miller Road, is an existing road in Bethany. When it hits Beacon Falls, it will no longer be a public road, but a private driveway.

Vincent Marino: Miller Road on paper, extends northward from Bethany, what you're showing is not Miller Road, is a proposed private driveway, not Miller Road.

Stephen Bellis: Could put a private property sign, gate. Lots of things we can do.

Bryan Townsend, 25 Oakwood Drive – How close is the buffer between my home to the property line where this is going to happen.

SB: We have a landscape plan, putting a buffer between your property and the development. Did you just recently move there? Then you knew this project was coming in. **SB:** 105 feet of proposed buffer, proposing an additional secondary buffer.

Amanda Townsend, 25 Oakwood Drive- We did not know about it. Our realtor told us, "This project has been in the works for years and is never going to happen"

Adam Kelly, 20 Oakwood Drive – Can we require the tank to be built prior to construction? Cluster housing, fire risk -it takes fire department a long time to get to cluster housing from Oakwood. Shouldn't start construction before the tank is in the ground. **SB:** At the end of Oakwood, there are additional pumps, that would be sufficient to service these homes. It would be part of the approval that this tank be built.

Michael Krenesky, 22 Maple Avenue-When Pond Spring was built, the access on Lancaster Drive was supposed to be emergency access. Is Miller Road to be used by community, or is it just an emergency access? **SB:** Miller Road exists as a public road in Town of Bethany. At some point, an easement that prevent Chatfield Farms from connecting to Miller Road. Chatfield can only use Miller for emergency exit. That has nothing to do with this project. I'm proposing that these residents can use Miller Road as part of the project, to alleviate traffic on Oakwood Drive.

Kevin Dokla, 10 Timber Ridge -I don't foresee this mirroring the development Hawks Ridge in Shelton. Is there a better development that we should look at, to get a sense of what this will be? **SB:** Two members of Hawk Ridge are members of Hopp Brook Developers. They had success in Shelton. It's the same concept. **SB:** This is Chatfield Farms Two.

Kevin Haddad, 2 Timber Ridge – What would be asking prices for these homes? On 30% of homes, it will be a difference price. But homes will look identical. Considering current market, I would say they are considerable to Chatfield.

Andrew Kean, 2 North Main Street- Question about Exhibit 4, Plan of Conservation and Development – Has that already been done? **SB:** Yes. Andrew K: I'd like to encourage PZ that, moving forward, please forward any potential changes to Plan of Conservation and Development to the Land Use Committee for review.

DM: We will not close hearing tonight.

Motion by MB to continue public hearing and set next hearing date for September 29, 2021, at 7:00 PM, location TBD. Seconded by JB. All ayes.

4. Adjournment

Motion by MR to adjourn hearing for night at 9:42 pm. Seconded by Michael Pratt. All ayes.

Respectfully submitted,
Lisa Daigle
Clerk, Planning & Zoning Commission