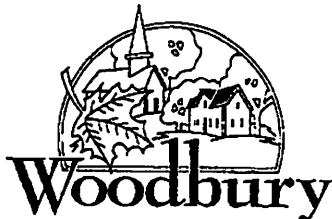


TOWN OF WOODBURY

Zoning Commission

281 Main Street South
Woodbury, Connecticut 06798-0369
(203)263-3467 ~ www.woodburyct.org



First land deed from the Indians
April 12th 1659

MINUTES – JANUARY 25, 2022 PUBLIC HEARING / REGULAR MEETING 7:00 P.M. – SENIOR CENTER, 265 MAIN ST. SOUTH

MEMBERS PRESENT:

Thomas Amatruda, Chairman
Robert Clarke
Ted Tietz
Bob Wilson (*on phone line, left at 7:05 p.m.*)
Donald Trella

ALTERNATES PRESENT:

Elmer Kiessling
Jack Well
Casey Rushin

MEMBERS ABSENT:

ALTERNATES ABSENT:

ALSO PRESENT: Town Planner Will Agresta on phone line, Towns people, applicants and agents

The meeting of January 11, 2022, had to be cancelled due to technological issues. Therefore, any actions taken at that meeting need to be addressed again.

1. OPENING OF MEETING

- a) **CALL TO ORDER** – Chairman Amatruda convened the meeting at 7:00 p.m.

Chairman Amatruda read the following statement:

“The agenda for tonight’s meeting was properly posted, but unfortunately omitted the telephone call-in information. This was discovered today and a new agenda was posted with the call-in information. In consultation with the Freedom of Information Commission, it was decided to leave the call-in information in place despite that it was filed late so as to permit as many people as possible to attend and/or listen to the meeting.”

- b) **SEATING OF MEMBERS AND ALTERNATES**

Seated were Commissioners Amatruda, Clarke, Tietz, Trella and Wilson

CONFLICT OF INTEREST (*CGS Section 8-11 & Woodbury Town Charter Section 901*)

2. ELECTION OF OFFICERS

Commissioner Tietz reported that there were two nominees for the position of Chairman: Thomas Amatruda and Robert Clarke. A vote was taken for the position.

Thomas Amatruda: Commissioners Tietz and Amatruda

Robert Clarke: Commissioners Trella, Wilson and Clarke

There were two nominees for the position of Vice Chairman: Thomas Amatruda and Donald Trella. Thomas Amatruda withdrew from the nomination. A vote was taken for the position.

Donald Trella: Commissioners Clarke, Tietz, Wilson and Trella. Commissioner Amatruda abstained. There was the single nomination of Robert Wilson for the position of Secretary. A vote was taken.

Robert Wilson: Commissioners Clarke, Tietz, Trella and Wilson. Commissioner Amatruda abstained.

The final results for the positions of office were:

Chairman: Robert Clarke
Vice Chairman: Donald Trella
Secretary: Robert Wilson

The meeting was turned over to Chairman Clarke.

Commissioner Wilson left the meeting at 7:05 p.m. Alternate Rushin was seated in his place.

3. PUBLIC HEARINGS

a) 21-ZC-2115 – O&G Industries, Inc. / 97 Park Road / Park Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 88, Lot 5 / CH: 01/18/22 Reconvened from 12/14/21

Commissioner Tietz recused himself. Alternate Well was seated in his place at 7:06 p.m.

1. Richard Warren, O&G Industries, addressed the Commission. Mr. Warren began by discussing the issue of truck routes to and from the quarry. A presentation with maps, routes, route lengths and graphs was made. It was noted how many properties are passed on each different route. An adjusted route map was done in 2018. A report of the amount of trucks annually for the past five years indicated that the total number of trucks is relatively the same. The only difference was that the amount of trucks driven by hired haulers was up significantly in 2021. A traffic study report from Milone & McBroom was also presented. The assessment was that traffic operations are generally good and that instructions of routes to and from the quarry tend to be followed. The Commission was able to see the handouts given to all drivers.
2. Discussion commenced between the Commission and Mr. Warren. Commissioner Amatruda stated that the information seems to imply that it is not so much the route taken, but perhaps how the trucks are being driven. He felt that the hired haulers need to be instructed better. Alternate Rushin felt that it is only a ½ mile difference for the trucks to go to Main Street and not go to Tuttle Rd. He recommends that the main State roads be used since it is safer and easier for the trucks to use. The Commission inquired as to the process when a driver receives a warning and does not adjust his driving. Mr. Warren stated that the driver, not the company will then not be used. That information should be documented and available at the scale house. The Commission called for comments from the public.
3. Scott Faulds, 112 White Deer Rocks Rd., addressed the Commission. Mr. Faulds hoped that the trucks could be limited to the State roads as much as possible. He felt O&G should help offset the maintenance of side roads used, rather than at the taxpayer's expense. If drivers are paid by

the ton, there is no benefit to shave off the ½ mile by using side roads. It was noted that the use of Tuttle Road was to not overburden the Park Road residents.

4. Irene Hanley, 4 Tuttle Road, on the phone line, addressed the Commission. She inquired that if the trucks are to go through the Tuttle Road area will there be additional signage put up for stopping, etc.? Chairman Clarke instructed her to take that matter up with the police department and the First Selectmen's office. That is not in the Zoning Commission's purview.

MOTION:

To close the Public Hearing on application (21-ZC-2115 – O&G Industries, Inc. / 97 Park Road / Park Road Quarry / Earth Materials Permit Renewal (2022-2023) / Map 88, Lot 5 / CH: 01/18/22 Reconvened from 12/14/21)

Made by Chairman Clarke
Consensus of the Commission in favor 5-0-0

Commissioner Tietz was reseated at 7:45 p.m. Commissioner Amatruda recused himself. Alternate Well remained seated at 7:45 p.m.

- b) 21-ZC-2117 – Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building into 10 Apartments (§5.1.8) and Special Permit for Alternate Parking (§7.4.11) / Map 104, Lots 85 & 85-2 / CH: 01/18/22 Reconvened from 12/14/21**
 1. Gail McTaggart, Secor, Cassidy & McPartland, Agent for the applicant, addressed the Commission. Ms. McTaggart stated that there were a few open issues on the application that will be addressed. Brian Baker, Civil 1, Engineer, addressed the Commission. Mr. Baker presented the revised plans for parking, lighting and landscaping. The mailboxes will be on the exterior of the building. The landscaping plan had been revised to remove any invasive species. Ms. McTaggart read the list of plant names to be used. Mr. Baker discussed how the Commission had questioned the driveway grade and the sight lines for headlights on it. The driveway grade from the lower level to the upper level is 14.9% which is under the maximum limit of 15 %. In order to lessen the grade the driveway would need to be lengthened which would cut into wooded area. Headlights coming down from the upper parking lot would die into the curve of the retaining wall. Therefore, the grade was kept at 14.9%.
 2. The septic system for lot 299 was originally not going to be changed. However, a new septic tank and chamber have been installed. The septic system and the lot line revision have been approved by the Health Department. Greg Grew, Grew Design, Architect, addressed the Commission. Mr. Grew reviewed the revisions to the exterior building lighting. All recessed lighting in the soffit except for over the entrance will be removed. The lighting above the emergency exit door on the west side will be changed to a full cutoff wall pack. Ms. McTaggart noted that they have responded to every item mentioned by the Commission and have met the requirements.
 3. Chairman Clarke opened up the discussion to the Commission. There was more clarification on lighting. One pole on the north side of the driveway will be moved to the south side of the

driveway. Chairman Clarke asked for clarification on plant species to ensure there is good coverage in the winter. Mary Blackburn, Landscape Architect, was on the phone and answered any questions. Chairman Clarke called for any questions from the public. There were none.

MOTION

To close the Public Hearing on application (21-ZC-2117 – Sand Dune LLC / 297 & 299 Main Street South / Special Permit to Convert Office Building into 10 Apartments (§5.1.8) and Special Permit for Alternate Parking (§7.4.11) / Map 104, Lots 85 & 85-2 / CH: 01/18/22 Reconvened from 12/14/21)

Made by Chairman Clarke, Seconded by Commissioner Tietz

Vote: 5-0-0 – Approved – Motion Passed

Ayes: Clarke, Tietz, Trella, Rushin, Well

Nays: None

Abstain: None

Alternate Well was unseated and Commissioner Amatruda was reseated at 8:22 p.m.

- c) 21-ZC-2122 – Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales), including sign / Map 104, Lot 78 / CH: 02/15/22**

Chairman Clarke read the notice of the Public Hearing. Town Planner Agresta acknowledged that the certificates of mailing had been received by the office. Chairman Clarke noted the letter from the Planning Commission stating that on January 5, 2022, the application was found to be consistent with the POCD. Mr. Forbes addressed the Commission. Mr. Forbes had presented visuals of the parking area and signage that will be used. The Historic Commission has approved the signage.

Chairman Clarke opened the discussion up to the Commission. Commissioner Tietz inquired of the hours of operation. Mr. Forbes noted that the sign will show 10:00 a.m. to 5:00 p.m. in person and 10:00 a.m. to 9:00 p.m. online Monday- Friday and appointments on Saturdays. Chairman Clarke called for any comments from the public. There were none.

MOTION:

To close the Public Hearing on application (21-ZC-2122 – Forbes / 255 Main Street South / Special Permit for New Business (Phil's Guitar Shop – Lessons, Repairs & Sales), including sign / Map 104, Lot 78 / CH: 02/15/22)

Made by Chairman Clarke, Seconded by Alternate Rushin.

Vote: 5-0-0 – Approved- Motion Passed

Ayes: Clarke, Amatruda, Tietz, Trella, Rushin

Nays: None

Abstain: None

- d) 21-ZC-2120 – CT Clinical Services, Inc. d/b/a Turnbridge / 15 Woodside Circle / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16-3 / David Vieau, owner / CH: 02/15/22**
- e) 21-ZC-2121 – CT Clinical Services, Inc. d/b/a Turnbridge / 760 Washington Road / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16D-2 / CT Clinical Services, Inc., owner / CH: 02/15/22**

1. These two applications were discussed concurrently, but will be voted on separately. Chairman Clarke read the posted Public Hearing notice. Matthew Ranelli, Shipman & Goodwin, Agent for the applicant, addressed the Commission. Mr. Ranelli submitted the original certificates of mailing and those resent for the rescheduled meeting. He acknowledged that this is not a typical application and he has thus worked extensively with the Town Attorney. The facilities have been operating in town and are requesting an increase of occupants under a “Reasonable Accommodation.” The facilities have been providing recovery services to minors for substance abuse. Each location has separate licenses by DCF and has met or exceeds the DCF requirements. Both properties meet Zoning requirements. The Zoning regulations do not limit the number of family members allowed in a home. The two properties are established without approval needed from Zoning provided they do not exceed six residents. More than six residents requires local approval first, and then proceeds to the State and DCF to amend the licenses. The applicant is requesting an increase from six to eleven residents at 15 Woodside Circle and; an increase from six to seven residents at 760 Washington Road.
2. To note is that this is not a zoning variance and does not run with the land. In addition, the reasonable accommodation does not apply to the next owner. “Reasonable Accommodation” is not decided by a zoning standard. Rather it is required by Federal law for equal housing opportunities for people with disabilities. A two prong test dictates whether a request for reasonable accommodation can be denied. 1) Whether the request will create an undue financial burden on the Town. 2) Whether the request for modification would fundamentally and unreasonably alter the nature and purpose of the zoning ordinance. Both of these criteria need to be met and it is the responsibility of the Town to supply the burden of proof to not grant a reasonable accommodation request.
3. There is no expansion taking place on either building. There would be no way of knowing from the outside that the amount of residents has changed. There will be no impact on parking or in the neighborhood. Mr. Ranelli asserts that there is no fundamental change to the zoning ordinance. The discussion was opened up to the Commission.
4. Commissioner Trella inquired as to what litigation strategy would be used if the request was denied. Mr. Ranelli did not want to comment on litigation strategy because he believes that the applicant meets the criteria. Commissioner Trella asked if there would be a cap on how many residents that they would want to have in the future. Mr. Ranelli stated that additional residents would not be possible without expansion of the buildings. The building at 15 Woodside Circle has 7100 square footage which makes it easier to expand the number of residents.
5. Alternate Well inquired as to security protocols. There were a total of twelve calls over the past year; eight of which were medical. The medical professionals prefer to err on the side of caution.

These are not confinement facilities. Alternate Kiessling asked the ages of clients. The clients are mostly age 12 to 18 years old. The average length of stay is six weeks. They do not attend school. The staff are not legal guardians, but while they are there it is their home. There is a nurse present and core staff there 24 / 7. During the day there is access to doctors.

6. Alternate Rushin acknowledged that there is a moral responsibility to allow people to live together, but also a moral responsibility to the neighbors and their way of life. Doubling the number of residents may increase the burden on ambulance and volunteer services. There is no return on investment for the Town with the increase. He questioned if it may set a zoning precedent. He inquired if the staff will be increasing also. Mr. Ranelli stated that they already exceed staffing requirements with DCF. Turnbridge is a top tier rated facility and families want to know their children being treated are safe, so staffing requirements will be met. Alternate Well agreed that problems will increase with more people. Mr. Ranelli stated that the applicant believes that by increasing the number of residents, the treatment outcomes will be better.
7. Town Planner Agresta inquired whether the recreation facilities are used for treatment. Mr. Ranelli stated that they are for enjoyment. The two facilities interact with each other; however it is not a campus operation. They need to be independent facilities to qualify as single family homes. Paul Jessop, Town Attorney, stated that the Commission needs to adhere to the two criteria standard. Chairman Clarke opened up the discussion to the public. Commissioner Trella cautioned the public not to make derogatory remarks and to be respectful.
8. Joe Corey, 27 Woodside Circle, addressed the Commission. Mr. Corey read a statement that has been submitted to the file. He has been in support of CT Clinical Services. He has had zero issues and they have been good neighbors. However, now he is in objection. His letter states the four reasons he is opposed. In addition, his perception is that this is a campus. There is a road that connects the two. He encouraged the Commission to look into this carefully.
9. Susan Casado, 639 Washington Road, addressed the Commission. Ms. Casado believes the State has put the limit of residents to six for good reason. An increase of residents increases the complexity of managing. She has had people at her back door asking for money and people being chased by the police behind her property. She does not feel that the facility is doing their job.
10. Kate Molinaro, 36 Woodside Circle, addressed the Commission. She is a clinician and has been a social worker with the State working with adolescents for substance abuse. Ms. Molinaro read and submitted her statement. She felt it was disingenuous to imply that they cannot do their job if they do not have more than six residents. Six residents is enough to have a therapeutic community and it is what the property was purchased to house.
11. Andreanna Davis, 674 Middle Road Turnpike, addressed the Commission. Ms. Davis read and submitted her statement. She is asking that the application be denied and asks for Turnbridge to apply for a variance because they are not operating as two separate facilities. Facebook postings by Turnbridge showed a “campus” location and official opening, featuring boys and girls dining, cooking, playing and interacting together in the community.

12. Brandon Simmons, 37 Woodside Circle, addressed the Commission. Mr. Simmons objects to the applications. He has video footage of kids from the facility on his property. Trails have been established behind his property. He has had to install expensive security systems at his home. There are many unknown cars now on the street and he does not feel safe anymore.

MOTION:

To continue the Public Hearing on applications (21-ZC-2120 – CT Clinical Services, Inc. d/b/a Turnbridge / 15 Woodside Circle / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16-3 / David Vieau, owner / CH: 02/15/22) and (21-ZC-2121 – CT Clinical Services, Inc. d/b/a Turnbridge / 760 Washington Road / Reasonable Accommodation Request (Licensed Residential Addiction and Mental Health Service Treatment Home for Minors) pursuant to Zoning §1.3.1.3 / Map 56, Lot 16D-2 / CT Clinical Services, Inc., owner / CH: 02/15/22) until the February 8, 2022, Zoning Commission meeting.

Made by Chairman Clarke, Seconded by Commissioner Amatruda

Vote: 5-0-0 – Approved – Motion Passed

Ayes: Clarke, Amatruda, Tietz, Trella, Rushin

Nays: None

Abstain: None

Commissioner Trella was unseated and Commissioners Tietz and Amatruda recused themselves. Alternates Kiessling and Well were seated at 10:25 p.m. Commissioner Trella was reseated at 10:26 p.m.

4. NEW APPLICATIONS

- a) **22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Heron / 69 Sanford Road / Zoning Map Amendment seeking to change a 19.67 acres portion of land zoned OS-60 to PI District / Map 21, Lot 34 / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardisty Trust, owner**

Gail McTaggart, Secor, Cassidy & McPartland, Agent for the applicant, addressed the Commission. The property is zoned partially residential and partially industrial. The application is a zone change to change a portion of the property to become zoned PI.

MOTION:

For staff to refer application (22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Hereon / 69 Sanford Road / Zoning Map Amendment seeking to change a 19.67 acres portion of land zoned OS-60 to PI District / Map 21, Lot 34 / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardisty Trust, owner) to the Planning Commission.

Made by Chairman Clarke, Seconded by Alternate Rushin

Vote: 5-0-0 – Approved – Motion Passed

Ayes: Clarke, Trella, Rushin, Well, Kiessling

Nays: None
Abstain: None

MOTION:

To schedule a Public Hearing on application (22-ZC-0001 – Jason Carroll, Peter Carroll & Joseph Hereon / 69 Sanford Road / Zoning Map Amendment seeking to change a 19.67 acres portion of land zoned OS-60 to PI District / Map 21, Lot 34 / Gertrude and Christopher Hardisty and Susan Hanrahan, Trustees of the Chester Hardisty Trust, owner) to be held at the February 22, 2022, Zoning Commission meeting.

Made by Chairman Clarke, Seconded by Alternate Kiessling
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Trella, Rushin, Well, Kiessling
Nays: None
Abstain: None

Alternate Well was unseated and Commissioner Amatruda was reseated at 10:33 p.m.

- b) 22-ZC-0002 – Woodbury Shops South, LLC / Zoning Text Amendment Petition to amend Zoning Regulations pertaining to the Middle Quarter District to permit consolidated and integrated site development of abutting properties.**

Gail McTaggart, Secor, Cassidy & McPartland, Agent for the applicant, addressed the Commission. Ms. McTaggart stated that the applicant is looking for a zoning text amendment for the development that responds to the need to be updated and revised which would allow integrated design across easements and properties.

MOTION:

For staff to refer application (22-ZC-0002 – Woodbury Shops South, LLC / Zoning Text Amendment Petition to amend Zoning Regulations pertaining to the Middle Quarter District to permit consolidated and integrated site development of abutting properties.) to the Planning Commission.

Made by Chairman Clarke, Seconded by Alternate Rushin
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Rushin, Kiessling
Nays: None
Abstain: None

MOTION:

To schedule a Public Hearing on application (22-ZC-0002 – Woodbury Shops South, LLC / Zoning Text Amendment Petition to amend Zoning Regulations pertaining to the Middle Quarter District to permit consolidated and integrated site development of abutting properties.) to be held at the February 22, 2022, Zoning Commission meeting.

Made by Chairman Clarke, Seconded by Commissioner Trella
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Rushin, Kiessling
Nays: None
Abstain: None

- c) 22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Special Permit & Site Plan Self Storage Facility pursuant to Zoning §/ Assessor Map 23, Lot 31B-3 / DDS Properties LLC (owner)**

Brian Baker, Civil 1, Agent for the applicant, addressed the Commission. The applicant is proposing a 30,000 square foot climate controlled storage facility in the industrial park.

MOTION:

To schedule a Public Hearing on application (*22-ZC-0003 – Marcus Ventures Inc. / 466 Main Street North / Special Permit & Site Plan Self Storage Facility pursuant to Zoning §/ Assessor Map 23, Lot 31B-3 / DDS Properties LLC (owner)*) to be held at the February 22, 2022, Zoning Commission meeting.

Made by Chairman Clarke, Seconded by Commissioner Trella
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Rushin, Kiessling
Nays: None
Abstain: None

5. ENFORCEMENT

- 21-ENF-0008 – Beyer / 46 Leavenworth Road / Construction of Unpermitted Pavilion over Existing Septic System / Map 70, Lot 48-12 (NVRVC Sent 10/27/21)**

MOTION:

To Table Enforcement item (*21-ENF-0008 – Beyer / 46 Leavenworth Road / Construction of Unpermitted Pavilion over Existing Septic System / Map 70, Lot 48-12 (NVRVC Sent 10/27/21)*)

Made by Chairman Clarke, Seconded by Alternate Rushin
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Rushin, Kiessling
Nays: None
Abstain: None

- 21-ENF-0009 – Eren / 437 Sherman Hill Road / NPV Site Development Activities Including Excavation and Unpermitted Structures / Map 4, Lot 8A (NPV Sent 12/07/21)**

MOTION:

To table Enforcement item (*21-ENF-0009 – Eren / 437 Sherman Hill Road / NPV Site Development Activities Including Excavation and Unpermitted Structures / Map 4, Lot 8A (NPV Sent 12/07/21)*)

Made by Chairman Clarke, Seconded by Alternate Kiessling
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Rushin, Kiessling
Nays: None
Abstain: None

Alternate Rushin was unseated and Commissioner Tietz was reseated at 10:47 p.m.

MOTION:

To add Enforcement item (22-ENF-0001 / Chris Teixeira/ 466 Flanders Rd. / NOV / Earth materials deposition and unpermitted vehicle) to the agenda.

Made by Chairman Clarke, Seconded by Commissioner Amatruda
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Tietz, Kiessling
Nays: None
Abstain: None

- **22-ENF-0001 / Chris Teixeira/ 466 Flanders Rd. / NOV / Earth materials deposition and unpermitted vehicle**

Chris Teixeira, 466 Flanders Rd., addressed the Commission. Mr. Teixeira explained that he had two violations. One was for a dump truck on his property. That has been moved. The other violation involves wetlands. He was unaware that he needed a Special Permit to bring in 100-110 yards of fill for a berm in the backyard. This was unauthorized filling of a property near wetlands. The violator can apply for a retro-active Special Permit. This item needs to be worked out with the IWA with an analysis of the entire site prior to the Zoning Commission being able to move forward. Town Planner Agresta advises that Mr. Teixeira work out how he will be finishing the area off and stabilize it.

MOTION:

To table Enforcement item (22-ENF-0001 / Chris Teixeira / 466 Flanders Rd. / NOV / Earth materials deposition and unpermitted vehicle)

Made by Chairman Clarke, Seconded by Commissioner Amatruda
Vote: 5-0-0 – Approved – Motion Passed
Ayes: Clarke, Amatruda, Trella, Tietz, Kiessling
Nays: None
Abstain: None

6. CONSIDERATION OF MINUTES

MOTION:

To table Consideration of the Minutes until the February 8, 2022, Zoning Commission meeting.

Made by Chairman Clarke
Consensus of the Commission in favor 5-0-0

7. OTHER BUSINESS

Chairman Clarke asked the Commission for thoughts on approving the applications for 21-ZC-2115 and 21-ZC-2217. The consensus of the Commission was for staff to prepare motions of approval for the applications with appropriate conditions. The consensus for application 21-ZC-2122 was to prepare a motion of approval.

- **O &G Industries, Inc. / Fourth Quarter Reports**
Mr. Warren reviewed the Fourth Quarter reports and complaints for both quarries with the Commission. There was discussion regarding a letter from Claudette Volage on December 31, 2021, that did not make it onto the fourth quarter report. This complaint will be addressed in the first quarter 2022 report.
- **Tietz Trucking / Fourth Quarter Reports**

8. PRIVILEGE OF THE FLOOR

There were no comments from the floor.

9. CORRESPONDENCE

All correspondence will be considered at the next meeting.

10. ADJOURNMENT

MOTION:

To adjourn the meeting at 11:08 p.m.
Made by Chairman Clarke

Respectfully Submitted,

Robyn Wright

Robyn Wright
Clerk for the Zoning Commission

Copies of documents and meeting audio are available at the Land Use Office

1st Feb 22
15
Anna M. Mancini