

Conservation Commission

Meeting Minutes

Town Hall Lower Conference Room

24 Perry Ave., Buzzards Bay, MA 02532

September 21, 2017

I. Call to order

Chm. Gray called to order the meeting of the Conservation Commission at 7:00 PM on September 21, 2017. Chm. Gray explained all of the reviews, unless otherwise stated, are joint reviews. Applications will be processed pursuant to the Massachusetts Wetlands Protection Act, M.G.L. c. 131, s. 40 and pursuant to Article 3.7 of the Town of Bourne Wetlands Protection Bylaw.

Note: Chm. Gray addressed the audience and explained the 5, 5, 5 rule; which allows the applicant / representative five minutes to make a presentation to the Commission members, Commission members will take five minutes to seek clarification if needed, the conservation agent will also give a report and five minutes of public input is allowed. He asked for all to silence their cell phones.

Note: The meeting was being recorded anyone in the audience who was recording or videotaping was asked to acknowledge such to the Commission. The proceeding listing of matters are those reasonably anticipated by the Chair which may be discussed at the meeting. Not all items listed may be discussed and other items not listed may be discussed to the limited extent permitted by the Open Meeting Law. All items within the meeting agenda are subject to deliberation and vote(s) by the Conservation Commission.

Members Present: Robert Gray, Thomas Ligor, Paul Szwed, Rob Palumbo, Elise Leduc and Associate Member, Greg Berman.

Excused Members: Melvin P. Holmes and Susan Weston.

Also Present: Sam Haines, Carol Mitchell, Jose Pichardo, Neil Langille, Bradley Bertolo, Karen Bosco, Marcia Rothwell, Wanda Corn, Joe Corn, John Corn, John MacLachlan, Karen MacLachlan, Mike Powers, Judi Powers, Suzanne Meuse, Chris Gegg, Bretton Harkawicz, Jack Landers Cauley, John Graci, Diane Graci, Rick Holahan, Dan Reddy and Maureen Reddy.

Request for Determination of Applicability:

1) Verna Laure Paillex Trust

File # CC17-35

Representative: Green Seal environmental, Inc.

714 Head of the Bay Road, Buzzards Bay

To repair a septic system within 100 feet of a Wetland Resource Area.

Materials Reviewed – Site Photographs, Revised Site Plan of Record and DEP Wetlands Change Mapping.

Jose Pichardo addressed the board and described the proposed project. He referred to the site plan to pin point the location of the Wetland Resource Area.

Board Comment- None.

Agent Comment – Mr. Haines stated there are two Resource Areas; the bogs and the bank in the back and Buttermilk Bay. Also, there are Coastal Banks on both sides. He noted a typographical error on the plan stating the area noted as the top of River Bank should state top of Coastal Bank. Mr. Pichardo stated he is submitting a revised plan with the correction. Mr. Haines noted that the septic design is placed as far away from the two Resource Areas as possible. There's a road in between Buttermilk Bay and the septic area. He has no issues with the project as proposed.

Board Comment – Mr. Berman asked if there's an expansion of bedrooms. Mr. Pichardo replied no.

Public Comment – None.

Chm. Gray entertained a motion. **Mr. Palumbo moved, Ms. Leduc seconded a Negative Two Determination.** With no discussion, the motion carried. 5-0-0.

2) Maureen Dunn and Neil Langille

File # CC17-36

Representative: Same

14 Wright Lane, Buzzards Bay

To renovate and extend kitchen and construction of a deck within an AE Flood Zone.

Materials Reviewed – Site Photographs, Site Plan of Record and DEP Wetlands Change Mapping.

(Hearing Under State Act Only)

The representative was not present; therefore, the matter was continued to October 5, 2017.

Chm. Gray recused himself from discussion and vote for the next two hearings. Mr. Palumbo chaired the review.

3) Suzanne Meuse

File # CC17-37

Representative: JC Engineering, Inc.

6 Elm Ave, Cataumet

To upgrade to a new Title V Septic System within an AE Flood Zone.

Materials Reviewed – Site Photographs, Site Plan of Record, email from abutter and DEP Wetlands Change Mapping.

(Hearing Under State Act Only)

Brad Bertolo addressed the board and discussed the proposed project. He referred to the plan to describe the existing system and the proposed location of the new system.

Board Comment – None.

Agent Comment – Mr. Haines stated the project is located in an existing disturbed driveway and did not identify any issues with the project. He administratively approved the removal of three dead trees which were large snags.

Board Comment – None.

Public Comment – Mr. Haines stated he received an email of support for the project from a direct abutter, Michael Quinn.

Mr. Palumbo entertained a motion. **Mr. Ligor moved, Mr. Szwed seconded a Negative Two Determination.** With no discussion, the motion carried. 4-0-0.

4) Jennifer Westgate

File # CC17-38

Representative: JC Engineering, Inc.
2 Fabyan Way, Buzzards Bay

To upgrade to a new Title V Septic System within an AE Flood Zone and 100 feet of a Wetland Resource Area.

Materials Reviewed – Site Photographs, Site Plan of Record and DEP Wetlands Change Mapping.

Brad Bertolo addressed the board and discussed the proposed project. Mr. Bertolo provided a brief history of the existing system and described the proposed location of the new system. He stated there will be some minor grading along the street and is located within a previously grassed hill in the front yard. He noted that the property is being sold.

Board Comment – Mr. Ligor asked for clarification on the proposed location. Mr. Bertolo referred to the plan confirmed the proposed location.

Ms. Leduc referred to a site photo and asked Mr. Haines to explain the yard debris.

Agent Comment – Mr. Haines stated yard debris has been thrown over the Coastal Bank and is starting to infringe on the marsh. At this time he is proposing that an educational letter be sent to the homeowner. He doesn't feel this is detrimental to the Bank itself, but it cannot continue to happen going forward. Mr. Haines does not have any other issues with the project.

Board Comment – Mr. Ligor asked if the educational letter should be sent to the new buyers as opposed to the sellers. Mr. Haines agreed.

Public – None.

Mr. Palumbo entertained a motion. **Mr. Szwed moved, Mr. Ligor seconded a Negative Two Determination.** With no discussion, the motion carried. 4-0-0.

Chm. Gray returned to chair the meeting.

Notice of Intent:

1) Calamar Enterprises
File # SE7-

Representative: InSite Engineering
Lot 4 Kendall Ct Subdivision (formerly 25 Perry Ave), Buzzards Bay

To construct a 3 story apartment complex with associated parking, utilities, drainage and landscaping within an AE Flood Zone.

Materials Reviewed – Site Photographs, Site Plan of Record, and DEP Wetlands Change Mapping.

(Hearing Under State Act Only)

Chm. Gray stated there was a defect with the abutter notifications. He asked the representative for clarification.

Bretton Harkawicz addressed the board and explained that the abutter's letters that were sent should have been dated September 21st, today, for the public hearing but were dated November 21st erroneously.

Chm. Gray stated the abutters did not receive notice in a timely fashion. He ruled not to open the hearing. Chm. Gray stated if the agent is able to place a new ad in the newspaper and the abutters receive proper notification, the matter can be heard on October 5, 2017.

Mr. Harkawicz questioned whether or not the Commission needed to vote to send the matter to peer review. After a brief discussion, Mr. Haines stated he will research the matter further to see if a motion is needed to send the matter to peer review.

Chm. Gray recused himself from discussion and vote. Mr. Palumbo chaired the review.

2) Town Of Bourne

File # SE7-1982

Representative: JC Engineering, Inc.

0 Crab Rock Way, Sagamore Beach

To rebuild the existing coastal access stairs and perform storm water improvements within a V Flood Zone and a Coastal Resource Area.

Materials Reviewed – Site Photographs, Revised Site Plan of Record and DEP Wetlands Change Mapping.

(Continued from September 7, 2017)

Brad Bertolo addressed the board. He asked whether or not the agent has received a response from The Natural Heritage & Endangered Species Program. Mr. Haines stated he has not.

Mr. Palumbo stated without a response from The Natural Heritage & Endangered Species Program, the hearing can't be closed. Mr. Haines explained that they have thirty days to provide a response.

Mr. Bertolo presented a revised plan based on input he received from the Commission and the abutters on September 7, 2017. He stated since the last hearing, they've performed a couple of test pits to evaluate the existing drainage. He provided those results. Furthermore, a drainage analysis was performed to determine the size of the system that is needed for a 25 year storm event. He stated the new system will also be in compliance with the Planning Department's requirements as if a new roadway was being built. Mr. Bertolo stated it appears as though the existing catch basin was cleaned out over the last couple of weeks. It's a standard leaching pit, 6' in diameter and approximately 6' deep. The area around the leaching pit consists of larger cobblestones that were set around to leach the water. He stated he discovered an outlet pipe and found that the end of the pipe is an 8" corrugated stub. The pipe is completely backfilled with sediment. His thought is, it may have been installed for a future expansion that could tie into it because it extends just beyond the cobbles around the existing leaching pit. At the previous hearing, Ms. Rothwell stated there is a cracked pipe in the poison ivy that carries runoff from the drain above. Mr. Bertolo stated he could not find evidence of any other pipe. Next, Mr. Bertolo briefly explained the revised plan. He expressed his willingness to take additional feedback and revise the plan again if necessary.

Board Comment – Mr. Palumbo opened a brief discussion concerning the proposed leaching pits.

Agent Comment – Mr. Haines stated since there was discussion at the previous hearing regarding installing additional footings within the beach, he wanted to be sure this would be permissible. He discovered the beach has a coastal restriction on it under M.G.L. Chapter 131, Section 105. The regulations do allow for structures related to passive recreational activity; which he believes this will fall under. The town has not received access agreements from all of the private land owners for the beach crossing. The town continues to work on that. Mr. Haines stated he spoke with the DPW director about how the vehicles will access the property along the beach if they receive the access agreements. Mr. Sala stated due to the width of the beach, they typically are able to stay above the Mean High Water line and well below the Coastal Bank. In the past, the groins have been crossed by constructing sand ramps over the structures and then

removing the sand afterwards. This is his proposed plan for this project. Ms. Leduc asked if they'll reposition sand from the beach or will they bring in extra sand. Mr. Haines stated typically they reposition sand from the beach and spread it afterwards. Mr. Haines stated they are still waiting to hear from the Natural Heritage & Endangered Species Program. Mr. Haines suggested adding a condition that the design of the lower detachable stair be locked in place to prevent vandalism with the DPW and Conservation Department will have keys.

Additional Board Comment – Ms. Leduc asked if the detachable lower stair will only be removed during a storm event. Mr. Haines stated it will be an event driven removal.

Ms. Leduc asked where the detached stair will be placed once removed. Mr. Bertolo stated he was figuring the stair would be placed either on top of the first platform or on the side of the structure. Mr. Haines stated if during the design phase, the representative decides that it'd be better to hinge the stair rather than making it detachable, he can administratively approve that minor detail. The DPW will be consulted on the best way to control liability. Mr. Bertolo discussed his reasoning for making the step detachable vs. hinging it.

Mr. Berman expressed concern that the base of the stairway will be supported by a 6" thick cement slab. Mr. Bertolo stated he doesn't know if there is shifting sand there, he was trying to find a way to support the structure at the base. If the Commission doesn't find the cement to be suitable, he will find an alternative; i.e., adding additional sonotubes. Ms. Leduc agreed that if there's any erosion, the slab will move. A discussion ensued.

Mr. Ligor opened a brief discussion regarding who will be responsible for removing the step during a storm event and the weight of the step.

Public Comment – Joe Corn addressed the board and asked if it may be a possibility to construct the detachable step out of aluminum. Mr. Bertolo stated that may be an option.

Mr. Corn asked Mr. Bertolo to repeat his previous comments with regard to the pipe he found. Mr. Bertolo repeated his previous comments.

Mr. Corn asked whether the proposed system is sufficient to avoid the type of overflow damage that has happened in the past. Mr. Bertolo stated the proposed system is designed for a 25 year storm, a rainfall of over 5" in a 24 hour period. He stated if there's a storm greater than a 25 year storm, the storm water will over flow which is why he is proposing the riprap swale to slow any runoff down.

Wanda Corn asked if the proposed drainage system is under the tarmac of the road. Mr. Bertolo stated it is. She asked if the road will be dug up. Mr. Bertolo stated it will be.

Karen Bosco asked if the existing walkway down to the beach will be torn up and replaced with crushed stone. Mr. Bertolo referred to the plan and explained that 5 areas of unsuitable pavement will be removed and timber steps will be built in those areas.

Mike Powers discussed an existing piece of concrete that is currently located at the base of the structure and asked if that can be used in lieu of adding additional sonotubes. Mr. Bertolo stated the intention was to remove all of the prior construction debris. Mr. Powers questioned whether or not installing a support mechanism on the Coastal Beach is permissible. Mr. Haines stated as long as it's a footing related to access for passive recreation, then it would be allowed under the restriction.

With no further discussion, Mr. Palumbo entertained a motion to continue the matter to October 5, 2017. **Mr. Ligor moved, Ms. Leduc seconded to continue the matter to October 5, 2017.** The motion carried. 4-0-0.

Chm. Gray returned to chair the meeting.

3) Town Of Bourne

File # SE7-1980

Representative: BSC Group

Barlows Landing (Map 43.1, Parcel 53), Pocasset

To remove and replace the existing dinghy dock float system within a V Flood Zone and within a Wetland Resource Area.

Materials Reviewed – Site Photographs, Site Plan of Record and DEP Wetlands Change Mapping.

The representative was not present. The hearing was deferred until later in the meeting.

Request to Amend Order of Conditions:

1) Hideaway Village Condo Assoc.

File # SE7-1896

Representative: BSC Group

749 Head of the Bay Road, off Knollview Rd & Nautical Way, Buzzards Bay

Presentation of the 3 year monitoring report and request to amend the existing Order of Conditions to allow for the installation of fiber rolls, replacement of hay bales and zig-zag sand drift fence.

The representative was not present. The hearing was continued to October 5, 2017.

Request for Partial Certificate of Compliance:

1) Sarah Fisher

File # SE7-1966

Representative: ERC, LLC

8 Fisher Lane, Sagamore Beach

Construction of stairway for residential beach access within a Wetland Resource Area.

Materials Reviewed – Site Photograph and Site Plan of Record

Agent Comment – Mr. Haines presented the plan to the Commission members and stated he worked on this administratively. The original set of stairs zig zagged down the middle; however, immediately prior to the construction of the stairway, there was an area of substantial erosion on the top of the bluff. Rather than having the stairs disturb more area, the representative met with the agent and together they decided on a different location for the stairway than was originally proposed. Mr. Haines spoke with the town engineer, since this project didn't require a building permit, there weren't any setbacks or variance issues. They are requesting a partial certificate of compliance because the stairs are installed; however, additional plantings and erosion controls are required. Mr. Haines stated he doesn't have any concerns with issuing the partial certificate.

Board Comment – Mr. Ligor asked what is supporting the stairs. Mr. Haines explained this a monopole structure, it's a single 8" timber.

Chm. Gray entertained a motion to grant the partial certificate. **Mr. Palumbo moved, Mr. Ligor seconded to grant the partial certificate.** With no discussion, the motion carried. 5-0-0.

Other Business:

- Violation: 8 Agawam Point Road, Construction of unpermitted structure within saltmarsh and a V Flood Zone.

Agent Comment – Mr. Haines stated on September 6, 2017, he received notification that someone had constructed a dock and pier within the saltmarsh. On September 7th he went to the property to speak with the owner but no one was home at the time. Upon

approaching the door, Mr. Haines observed that a wooden structure had been constructed within the saltmarsh. He submitted photo documentation from that site visit. Mr. Haines performed a file review and determined the structure was unpermitted and on September 15th he issued the violation which is included in the file. He spoke with the owner, Jeff Goldstein, who couldn't make it to the hearing because of a Jewish holiday, but stated he will have the structure removed early next week. He is aware that all work must be done by hand. Mr. Haines will then assess any damage to the saltmarsh and inform the Commission.

Board Comment – Mr. Ligor asked if the property owner will be coming before the Commission with a planting plan. Mr. Haines stated it appears there was damage done to the saltmarsh when excavation was performed. Whether he feels it's extensive enough to require a Notice of Intent with a planting plan is yet to be determined. Mr. Haines will keep the Commission abreast of the situation.

- Violation: 603 Scraggy Neck Road. Fill and clearing within Bylaw Jurisdictional Resource Area and its 100 foot buffer.

Agent Comment – Mr. Haines stated on September 15, 2017, he received notification via email that a wetland and a potential Vernal Pool was being altered at the above listed address. Upon arriving at the site he observed tree clearing activities were taking place along the road in a lowland depression area. He informed the contractor and the property owner that it was his opinion that the depression is a Bylaw Jurisdictional Wetland. They've been clearing within the buffer so there's only minimal alteration to the wetland. Mr. Haines allowed the tree company to move some woodchips and brush and he also allowed some tree removal within the outer 50' buffer. Mr. Haines stated the property owner has an approved septic plan from the Town of Bourne and was permitted to perform this work by the BOH, which is why he allowed some continued tree removal in that area. Upon returning the office, he informed the Board of Health agent and the project engineer his determination. The property owner and his representative both know that it is Mr. Haines's contention that this is a Bylaw Jurisdictional Wetland. This is not large enough to be state regulated, it's jurisdictional under the Bylaw only. Mr. Haines stated any damage, alteration or fill within that wetland, will be considered a violation under the town Bylaw. Mr. Haines recommended at the time of his visit that the property owner hire his own wetland scientist to either delineate the wetland or to dispute his claim in front of the Commission. Mr. Haines returned to the site on September 18th to collect additional information on the vegetation soils and hydrology of the wetland in order to better present evidence to the Commission. At that time he observed Environmental Consulting & Restoration, LLC had delineated the wetland boundary. He also observed that additional excavation had occurred within the buffer and shared

photographs of this with the Commission. He stated two Scraggy Neck residents have contacted him who both feel the area should not be a jurisdictional wetland. They also complained about excessive mosquitos in the area. Mr. Haines feels the hydrology is heavily influenced by a storm drainage swale that runs off Scraggy Neck Road. With regard to the site being a Vernal Pool, Mr. Haines stated he does not have evidence either way. It was dry when he visited; however, he observed water staining on the trees up to 1' in height, so it holds water at some point. He doesn't feel it is beneficial to have a failed septic system on the property. He'd like to have this matter resolved quickly. The original plan showed a drainage basin within the wetland. Mr. Haines doesn't think that can be done without significant permitting and the Commission considering how the Resource Area values are applied, but would like a common sense approach to get the septic system installed.

Board Comment – None.

Rick Halohan, the property owner, addressed the board. He submitted a detailed packet to the Commission for their review which consisted of; homeowner/property background information, a project scope, explanation of the situation, site photographs and photos of other problem areas. He stated he purchased the home last year that now has a failed septic. He thought he went through the proper procedures to get the project permitted. The site was perc tested last fall and no one; i.e., surveyor, engineer, identified a wetland on the property. He was hoping for a two phase project; replace the failed septic system and create a stone leaching pit to abate mosquito breeding conditions. Mr. Halohan stated since the call was made to the agent concerning a possible wetland existing on his site, all work has ceased and cost overruns associated with idle equipment and canceled material are beginning to mount. Next, Mr. Halohan referred to site photographs and discussed a paved swale that directs water from the road into his yard.

Board Comment – Chm. Gray made a couple of points regarding the state law and the Wetlands Protection Bylaw. He discussed the criteria for determining a wetland. He stated he visited the site and feels in all likelihood, this is a storm water driven wetland because the area has wetland soils and wetland vegetation. He stated the bylaw in Bourne is stricter in its criterion than the state law. Chm. Gray feels the septic project can move forward; however, the second phase of the project will probably be suspended unless the wetland scientist that Mr. Halohan hired provides the Commission with information that overrides the presumptions that are built into the bylaw.

Public Comment - Jack Landers, the civil engineer, addressed the board. He stated he retained Environmental Consulting & Restoration, LLC to delineate the site. His hope is that the Commission will allow the septic install to move forward and allow Mr. Halohan

to come back in the future and argue whether or not the area in question is in fact a wetland.

Chm. Gray informed the property owner that this is the first time he's heard of a mosquito problem on Scraggy Neck. A brief discussion transpired pertaining to mosquito control and evidence of a Vernal Pool existing on the site.

Mr. Haines stated he realizes the property owner is reserving his right to confirm or deny the assumption of a wetland.

Mr. Landers stated they met with the agent prior to the meeting and have come to an agreement on sequencing to resolve the problem and resume the septic system install. The stumps and rocks that were excavated and pushed to form a windrow will be removed from the site, the loam will be moved to another location on the site or it will be removed from the site and the limit of work will be defined with hay bales and vinyl silt fencing.

Additional Board Comment – Ms. Leduc suggested expanding the limit of work. Mr. Landers agreed and stated he will submit a plan to the agent by the following Monday.

Ms. Leduc asked if there is a possibility of moving the location of the septic system. Mr. Landers explained that the property is heavily wooded and that would require removing a large amount of mature trees. He stated he doesn't see the benefit of it and discussed other reasons why changing the location isn't an option.

Mr. Ligor asked for the location of the septic system. Mr. Landers referred to the plan and discussed the location. Chm. Gray stated the septic project has already been approved by the Board of Health, adding that there is no setback under Title V for the proposed septic to a bylaw wetland. Title V only recognizes a setback from a state wetland; which this is not.

Mr. Haines explained this project will be approved administratively and he will ratify it with the Commission at a later date. The Commission agreed.

- Vote excused absent members, if necessary – **Mr. Palumbo moved, Mr. Szwed seconded to excuse Mr. Holmes and Ms. Weston.** With no discussion, the motion carried. 5-0-0.

- Acceptance of Previous Meeting Minutes – The approval of the meeting minutes for the August 3, 2017 was deferred.

Chm. Gray entertained a motion to approve the minutes of the August 17, 2017 meeting. **Mr. Ligor moved, Ms. Leduc seconded to approve the minutes of the August 17, 2017 meeting.** With no discussion, the motion carried. 5-0-0.

Mr. Haines asked if he'd be able to present the narrative on the Barlows Landing dinghy dock application since the representative wasn't present and it is a town project. Chm. Gray asked if the hearing was advertised correctly and the abutters were notified. Mr. Haines replied yes to both questions. Chm. Gray allowed Mr. Haines to present the information.

3) Town Of Bourne

File # SE7-1980

Representative: BSC Group

Barlows Landing (Map 43.1, Parcel 53), Pocasset

To remove and replace the existing dinghy dock float system within a V Flood Zone and within a Wetland Resource Area.

Materials Reviewed – Site Photographs, Site Plan of Record, a letter from The Natural Heritage & Endangered Species Program, a letter from the Division of Marine Fisheries and DEP Wetlands Change Mapping.

Mr. Haines addressed the members and described the proposed project. He discussed the need to replace the system not only for safety reasons but for efficiency. He stated the Town of Bourne along with Barnstable County Dredge are planning on dredging the entire area within October 1st and October 15th and he elaborated further on the proposed timeline. He discussed exemptions in the regulations that pertain to both municipally owned dingy docks and dinghy docks in general.

Board Comment – Mr. Ligor asked for the timeline on the dredging. Mr. Haines stated a 15 day window was given for dredging to avoid disturbing the diamondback terrapin. He explained the dredging will occur from a barge and went on to briefly explain the process. A discussion ensued.

Chm. Gray asked if any feedback has been received from The Natural Heritage & Endangered Species Program. Mr. Haines stated they've heard from The Natural Heritage & Endangered Species Program and the Division of Marine Fisheries.

Ms. Leduc asked if work has already begun. Mr. Haines stated the town has been working for several years to get the dredging permit in place. He explained the existing dinghy dock will be removed for the dredging.

Mr. Szwed asked for the location of the proposed dinghy dock system. Mr. Haines referred to the map to pinpoint the location. A discussion ensued.

A brief discussion transpired concerning the water depth.

Ms. Leduc asked the agent if he feels this project meets all of the dinghy dock regulations. Mr. Haines stated in his opinion, this project meets all requirements.

Public Comment – None.

Chm. Gray entertained a motion to close the hearing. **Mr. Ligor moved, Ms. Leduc seconded.** With no discussion, the motion carried. 5-0-0.

Mr. Haines - Draft Order of Conditions: All General Conditions, Special Conditions pursuant to M.G.L. Chapter 131, Section 40 numbers; 1-3, 7, 10, 12, 15, 18, 19, 22, 27, 29, Special Conditions pursuant to the Bourne Wetlands Protection By-law Article 3.7 numbers 6, 12, 14, 15-20, 23, 24 & 25.

Chm. Gray entertained a motion to move the Draft Order of Conditions to the Final Order of Conditions. **Mr. Ligor moved, Mr. Palumbo seconded to move the Draft Order of Conditions to the Final Order of Conditions.** With no discussion, the motion carried. 5-0-0.

Chm. Gray asked if Mr. Haines had any updates on the previously discussed violations on several Wings Neck Causeway properties. Mr. Haines stated he's spoken to one property owner who is still working on a plan. Another property owner is planning on coming before the Commission in the near future.

- Correspondence – None.

- Public Comment Period on Non-Agenda Items – None.

II. Adjournment

Mr. Palumbo moved, Mr. Ligor seconded to adjourn. With no discussion, the motion carried. 5-0-0. The meeting adjourned at 8:55 PM.

Minutes submitted by: Carol Mitchell