

Town Planning & Zoning Commission Meeting
December 17, 2015
Council Chambers
800 Bloomfield Avenue, Bloomfield CT
DRAFT MINUTES

In Attendance: Barry Berson, Chairman, Bryon Lester, Mark Jacobs, Nicholas Panke, Abraham Ford, Alfred LeFebvre, Barbara Reid, and José Giner, Director of Planning, Laura James, Recording Secretary

1. Call to Order

Chairman Berson called the meeting to order at 7:05 p.m.

2. Acceptance of Minutes

Commissioner Lester moved to accept the minutes from October 22, 2015 meeting with noted corrections. The motion was seconded by Commissioner LeFebvre and was approved unanimously.

Commissioner Jacobs made a motion to accept the minutes from November 19, 2015 meeting with noted corrections. The motion was seconded by Commissioner LeFebvre and was approved unanimously.

3. Request by GFP Realty LLC for a Resubdivision of 2 and 4 Old Windsor Road, I-2 zone, to add an additional lot.

Mr. Roger Kellman, F.A. Hesketh & Assoc., Inc, stated that this is a resubdivision of Lot 1004 2 & 4 Old Windsor Road. It is an existing single lot that the Commission approved for development back in 1998 in which at the time two industrial buildings were approved on the one lot. At the same time the wetlands map amendment was done and wetlands permit was issued. Mr. Kellman further stated the application is to resubdivide the lot to create three lots. The third smaller lot is for the creation of a future potential development. Mr. Kellman stated they went to Wetland Commission and the application was approved. One condition the Wetland Commission was concerned about is a small portion of the property Mr. Greenberg was hoping to sell to the gas station on the corner of Blue Hills Avenue and Old Windsor Road. Mr. Greenberg has not been able to sell the piece. The Wetland Commission did not want to see anyone create a non-conforming lot. Mr. Kellman pointed out on the map where this small lot was eradicated and a revised plan was submitted to Mr. Giner. The application now is to create three lots which meet all the zoning regulations. The two sites that have buildings also meet all the regulations, the lot width, area and lot depth and all conditions are met with appropriate set-backs and parking. Mr. Kellman further stated they went to the Wetland Commission this past Monday, December 14, 2015. Even though there is no development proposed at this time the Commission does require an application and public hearing where wetlands are present on the site. If in the future Mr. Greenberg decides to develop the third vacant lot they will need to come back to Wetland Commission and the Planning & Zoning Commission for site plan approval.

Mr. Giner stated there is no new construction proposed with this application. The future development plan submitted is to show they actually can put something on the lot that meets approval. The revised plan gets rid of the 1.07 acre parcel that was going to be sold to the abutter. Mr. Giner stated for the record he has received the signed affidavit and proof of mailing.

Commissioner Nicholas Panke made a motion to close the public hearing. The motion was seconded by Commissioner Jacobs and was approved unanimously.

Commissioner Nicholas Panke made a motion TO APPROVE the request by GFP realty, Inc. for a Re-subdivision of approximately 18.2 acres of land to create 3 lots. This approval is subject to conformance with the hearing record, the referenced plans as may be required to be modified, and the following conditions:

Referenced Plans:

“Re-Subdivision Plan Prepared for GFP Realty, LLC 2&4 Old Windsor/ West Dudley Town Roads, Bloomfield, Connecticut” Sheet 1 of 1, prepared by F.A. Hesketh and Associates, Inc., dated 11-05-2015 and revised to 12-7-15.

Conditions to be met prior to the signing of plans:

1. The plans shall be revised to address any remaining staff or Commission concerns.

2. The final mylar submitted for signature of the Commission shall include the Street Number as assigned by the Town in consultation with the E-911 coordinator.
3. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

General Conditions:

4. The subdivision plan, approved and endorsed by the Commission shall be filed on record in the office of the Town Clerk by the subdivider, at his/her expense, not later than ninety days after the expiration of the appeal period prescribed by State Statute. Any approved plan not filed within 90 days of the expiration of the appeal period shall be null and void, except that the Commission may extend the time for such filing for two (2) additional periods of ninety (90) days.
5. This approval is for the subdivision of land in accordance with the plans submitted. No additional construction or site development shall occur without further approvals by the Bloomfield Town Plan and Zoning Commission.
6. The 1.07 acre parcel identified as "Land to be conveyed to Patrick K. Robertson" has not been approved as a separate building lot and must either be merged with the adjoining land or remain as part of the lot that contains 4 Old Windsor Road.
7. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

The motion was seconded by Commissioner LeFebvre and was approved unanimously.

4. Request by Post Road Residential for a Site Plan for a 215-unit apartment complex at 23-31 Jerome Avenue and 692-700 Bloomfield Avenue, SDD zone.

Paul Butler, 25 Jerome Avenue LLC, 25 Jerome Avenue, stated he went through several committees before coming to this Commission. In September they found a partner to bring the development of Phase 1 forth. Mr. Butler stated that it was very important to pick the right partner and he was excited to have Post Road Residential taking the lead to develop Phase 1. Mr. Butler stated that he received approvals from the Wetlands Commission this fall. Mr. Butler stated that he is very excited about the proposal.

Andy Montelli, Post Road Residential, Fairfield, CT, stated his company has been doing one thing for a long time and that is building luxury rental housing. For the last four to five years his company has been concentrating on building in urban areas. Post Road Residential just finished large projects in Stamford, New Haven, and Boston area. Mr. Montelli stated their customers are affluent, young millennials in their late twenties, early thirties and empty nesters. These are the people who want to be back in downtown. The people have disposable income and are pushing off buying a home longer. People today want to be in urban areas where they can walk to restaurants and entertainment. This is what peaked Mr. Montelli's interest in this site and is very happy to work with Mr. Butler on the project. Mr. Montelli stated again that this is an urban project in a suburban town. Some important characteristics of the Town of Bloomfield are the restaurants, theatre, and shopping. Mr. Montelli stated he believes his proposal can bring some urban flair to the Town of Bloomfield. Mr. Montelli studied Mr. Butler's plan and what the Town approved and believes the project they have created will be second to none. Mr. Montelli hopes that the Town will allow them to come back in two years for the second phase of the project.

John McFadyen of Post Road Residential stated that the original site plan was part of the master development approval, which is a great starting point. The site is exciting to them because of the urban feel. People will be able to walk to the post office, town hall, and restaurants. Mr. McFadyen stated that his company is very particular with projects they work on. The Team does about one or two projects a year and really sweats the details. Mr. McFadyen stated they want to build something that is going to be successful. Mr. McFadyen stated they took Mr. Butler's starting plan and morphed it. Mr. McFadyen stated they have decreased the number of units, removed the retail component part of the project, decreased the building down a bit, increased the amount of greenspace and decreased the number of parking spaces while maintaining a 1 to 1-1/2 parking ratio per unit. The original approved plan formed a horseshoe against the street and it left about 50% of the units looking out to a large parking lot. In looking at the parking lot, it was unattractive and creates a community where you might be able to build it but would be hard to attract people to the units. Mr. McFadyen's Team went ahead and wrapped the two ends of the parking to form a doughnut building. These type of buildings are very successful and are currently working on one in New Haven, CT. The Team has incorporated a nice seating area and bus shelter for a bus stop. The building has 12,000 square feet of amenities and 19,000 square feet of courtyard. This is very powerful because people rent sight unseen. People will get a job in Hartford, look online and rent without ever physically coming to see the place.

Chairman Berson stated that he was looking for more details of the project such as; landscaping, materials, types of trees and shrubs, infrastructure details, and more about drainage and runoffs.

Eric Rains, Landscape Architect stated the plant materials have been identified in two categories deciduous and evergreen. Mr. Rains passed out a reduction of the plan to the Commission which includes an update of the courtyard. Mr. Rains stated that the perimeter has primarily deciduous trees, these are trees that grow in canopy form against the street where pedestrians walk. As the trees mature it becomes a tree lined site. Against the building on three sides are evergreen shrubs. As the project moves along they will specify exactly what those trees are. The parking lot has canopy trees intended to provide shade, cover and are spaced throughout the parking lot, therefore, it can visually be received into the landscape. In the center is a combination of planting area and drainage area. Taking the need to address water quality into account the plan is to channel runoff to the center of the parking lot and then treat it with vegetation. In the center of building is the courtyard which has amenities such as swimming pool, lounge, and outdoor cooking area. There are concrete pavers around the pool and directly outside the amenity area will be similar material. Mr. Rains pointed out to the Commission in their packets is a sketch SPL 4.0 which shows the new sidewalk that will be along Jerome Avenue. An evergreen hedge will be planted, if someone is walking or driving toward the site the view would be interrupted by these plant materials. Because of the overhead powerlines, the company had to be careful with the selection of trees. There will be layers of plant material with seasonal colors. The length of the parking lot along Jerome Avenue would be three layers of plant materials. The apartments will have side lighting, parking lot lighting and perimeter lighting. The developer will work with the Commission as to the type.

Seelan Pather, Architect, stated the architectural style is New England with cap siding. The architectural style is same in the porches. The porches are important as they engage people at the pedestrian level. In terms of the plan the doughnut shape building creates a fantastic courtyard. The first floor units all have access to the courtyard. The layout of the building includes stairwells in the four corners, two elevators, and trash shoots. The building has a five story portion which is next to the parking lot and the rest is four story. Approximately 35% of the building is five story and 65% is four story.

Christian Alford, Professional Engineer & Land Surveyor, Windsor, CT stated the site is 5.3 acres. There are sewer, water and public gas available on the street. The firm has designed a storm drainage system to ensure there is not an increase in the quantity or quality of water. They have two storm drainage systems, one if for roof water which is cleaner than parking lot water. All water from Roof of the garage is collected in 42" diameter pipe that runs under the parking lot. At the end of the pipe is structure which will back the water up and release slowly through a four inch diameter opening so that all water running off the roof of the building and garages will enter a large diameter pipe and be held there until released through the smaller diameter pipe. Also shown are depressed areas where water would leak off into a sandy soil medium and infiltrate though that sandy soil and into a stone trench with a perforated pipe. This would then be collected into a larger diameter pipe which leads to some water quality basins. This was similar design to the master plan.

Mr. Alford stated that the Town Engineer reviewed and prepared a memo with a few comments to be incorporated into the plans. A stop sign would be placed on each driveway and traffic would restricted as a right turn only when exiting from the site onto Bloomfield Avenue. The traffic report prepared for the zone change had ten or fifteen more units than this one. Therefore, this plan will have less of an impact on traffic than what was previously proposed. The Fire Marshal also had a request for additional hydrants which will be accommodated.

Mr. Montelli stated they spend a lot of time thinking about these projects. This project is different than what anyone is doing in Hartford County. All of the apartments have individual washer and dryers and have HVAC controls in each apartment. Mr. Montelli stated that the best way to conserve energy is to allow everyone to be responsible for paying for their own heating and air conditioning. The thermostat will sense if people are in the space and if no one is in the unit it will adjust the temperature to conserve energy. Tenants will be able to dial up the thermostat from the internet and program the thermostat from a remote location. There is a LED lighting package and all units will have hardwood floors. He stated that they had spent a lot of time designing the common areas. They have increased the common space for people to interact. Mr. Montelli went on to say they have begun to design an extraordinary amount of amenities such as 4,000 square foot gym, yoga rooms, and spin studio. There will also be a golf simulator in the common area. Part of what they offer in amenities spaces are private dining rooms. The spaces are fully wired for business meetings. They model the communities after what the hotels do especially in the area of hospitality, and why people are attracted to those places. The club room or great room is modeled after a great hotel lobby. One thing that distinguishes this project from others is they have three elevators. This provides a convenience for the customers.

José Giner stated there are memos with comments from the Fire Marshal and the Town Engineer Mr. Giner read the comments. Mr. Giner also noted that he had received letters from Vicki Reski, Lois

Hager, the Bloomfield Business Center Alliance, and Shawn Bidsal, Principal Owner Wintonbury Mall. The developer submitted revised plans today and addressed some of the concerns. After meeting with staff and police, one main concern, is that a stop sign is needed at Jerome Avenue and Jerome Way. Mr. Giner noted that if you look at the plans the parking on Jerome Way is exposed and staff had mentioned that there would need to be a bump out before the parking spaces. The applicant had agreed there would be a bump out before parking spaces. Mr. Giner stated he talked with Jonathan Thiesse, Town Engineer regarding the timing on the stop light. The timing might need to be changed because it is a very short light. If we encourage people to take a right turn out of Jerome Avenue to go south on Bloomfield Avenue the State should look at holding the green light for Jerome Way longer. On Sheet 4.0 Mr. Thiesse points out that Towns have been sued where landscaping bumps out into a public sidewalk, so the developer might have to come up with an alternative. The width of sidewalk should be six feet wide which is the standard for the center.

Commissioner Panke stated that when Mr. Butler came before the Commission with the Master Plan it was very impressive and he liked the housing project and parking within the complex was not imposing, but he wondered why Mr. Butler came up with an entirely different plan.

Mr. Butler stated that at every meeting it was noted that there would be 3,000 square foot office/commercial retail. However on further analysis they did not want to take away from the Wintonbury Mall. Mr. Butler explained that after approvals were in place and after meeting with the design team two things came up. One was the impact on the traffic on Bloomfield Avenue with cars parking, coming and going. He also stated that 3,000 square feet is not a lot to try to have a commercial area which would potentially draw from the center area. He stated that from day one this was not something that they wanted to do. Mr. Butler stated he listened to the experts and they all voiced some of the same concerns. The traffic engineer's report will specifically address parking on Bloomfield Avenue and why it is not appropriate. Mr. Butler further stated that at all of the meetings he always said that what the Commission was seeing may not be the final design of the project. The intent was to do the best job and present the project as he believed it to be built. Mr. Butler further stated he listened to all the comments and most were very positive.

Commissioner Panke asked if some of the changes were made after Mr. Butler's meeting with the Town Council.

Mr. Butler stated the Town Council's biggest concern was the four story and five story height of the building. The Town Council admitted they had no power over the height of the building. Mr. Butler stated the Town Council only specifically addressed the shared drainage and tax exemption.

Commissioner Panke stated he hopes Mr. Butler was not influenced by the Town Council, because they have no say so over this Commission.

Mr. Butler stated he made it clear to the Town Council that it was already approved for five stories.

Commissioner Panke stated the plan is entirely different now. The parking is exposed to the street except for carports which are going to look like nothing more than a Hollywood stage production which serves no purpose. Commissioner Panke further stated the project is just like a movie, if you build the complex and the parking, people will come. Commissioner Panke asked Mr. Montelli where they are going to come to, because the Town does not have a destination. There is nowhere for all these people to shop or to be attracted to as a destination. Commissioner Panke asked how is this going to be a benefit to the center as a whole.

Mr. Montelli stated the main reason they changed the design is they listened to the customers. This project will bring about 400 people into this community. The people are going to be spending their money in the Center of Bloomfield. The Community will be affluent people who make six figure salaries and they have a lot of discretionary disposal income. Those people will frequent Carbone's, Republic, the theatre and they will be spending their money in downtown Bloomfield. This is why the Merchants Association has written a strong and supportive letter stating that housing supports retail. Bringing people to this community will be a benefit and a shot in the arm for all the retail businesses that are currently in the Town of Bloomfield. This Commission approved 232 units, the density of the building has gotten smaller- it is now 215 units. He stated that they have dramatically reduced its length along Bloomfield Avenue. Instead of having a four story 65 foot building across the entire frontage of Bloomfield Avenue, it now stops and you have a much more residentially scaled building with three parking garages in its place. Mr. Montelli stated that the main reason they had changed the design of the building is because his company knows what the customers want. No one wants to rent a place that overlooks a parking lot. Currently half of the units overlook a great space which is a fabulous half acre courtyard. He stated that one of largest and more sophisticated businesses in this country is their financial partner which is the Carlyle Group out of Washington DC. and they love the project. This is a vote of confidence in Mr. Montelli's company and this community. Mr. Montelli further stated choosing

this plan, it is not cheaper, it's more expensive and they are spending more money on the courtyard which is going to cost seven figures and a lobby that will cost millions of dollars.

Commissioner Panke stated the change was so dramatic and how the change impacts Jerome Avenue and Bloomfield Avenue, adding of all the asphalt to the center of town, the Commission should have another public hearing. Commissioner Panke stated this is what he would recommend otherwise he would have never supported the project.

Chairman Berson asked Commissioner Panke what he was recommending.

Commissioner Panke stated since it is such a drastic change from the original proposal the Commission should table and have them come back for a public hearing.

Chairman Berson stated he tends to agree with the applicant and the changes are far more favorable. One of the complaints was the approach on Bloomfield Avenue and they reduced it. One of the complaints from the public hearing was the parking, you are not going to see it from Bloomfield Avenue. The project has not exceeded the percentage of allowable impermeable surface, according to our Zoning Regulations.

Commissioner Ford asked what the thought process was that went into placing the building on the Southern side of the lot. Jerome Way is a very narrow street and all houses in the area are one and two story and this project seems to dwarf that area. Maybe if the building was placed on the northern portion closer to downtown. The transition would be a lot softer.

Mr. Butler stated Jerome Way was originally five story and that as the building was being designed they had looked at sight lines. He felt that as you look at it coming north on Bloomfield Avenue that it was looking lower. Mr. Butler stated the height was more dramatic coming from the opposite way. He stated that he had met with all the neighbors and they were all in agreement with the original height on Jerome Way. This new plan actually has the building at less height than originally proposed,

Mr. Montelli stated they considered the location an urban site and wanted to bring the building close to the street which engages the street. There are a couple members of the Wetlands Commission present tonight and the Wetland Commission thought putting the building closer to the Town Hall was a more difficult sell which is where the wetlands are located.

Commissioner LeFebvre asked if each unit has its own heating and cooling.

Mr. Montelli stated every individual will pay their own electric bill and have control of the HVAC in their individual unit.

Commissioner LeFebvre asked is there a basement? Mr. Montelli replied No, it is on a slab.

Commissioner LeFebvre how many elevators? Mr. Montelli stated there are three total elevators. Commissioner LeFebvre stated three seems so few. Mr. Montelli replied that two are located on Bloomfield Avenue and last one on Jerome Avenue. The one on Jerome will be used when moving large items. Mr. Montelli stated they have constructed larger buildings with the same amount of elevators which is perfectly fine.

Commissioner Reid asked what the rents might be.

Mr. McFadyen stated the units are comparable to Mallory Ridge, Hawthorne and Gillette Ridge. The rents are \$1400 per month for a studio, and \$1800 to \$2000 for a one bedroom. Higher than \$2000 for a two bedroom.

Chairman Berson stated as he understands that the hundred year flood would cause no impact on Wash brook. Mr. Alfred replied no, because of the storage capacity.

Chairman Berson asked has there been any discussion with the State Traffic Commission or the Metropolitan District Commission (MDC).

Mr. Alford stated that during the zone change the MDC did a capacity analysis to determine if adequate capacity for sewer and water. As far as traffic there has been no discussion. Chairman Berson stated if there is any financial impact for changes to the traffic light that it would be at the developer's expense.

Chairman Berson asked Mr. Butler if the Town Council was not granting the tax exemption if the building went over four stories.

Mr. Butler stated they went back to Town Council with similar plan and the Council approved the interior five stories.

Commissioner Jacobs stated this is what the future housing market is going to look like. Real Estate is not the investment that it used to be. The homes on the street currently are un-kept and this type of project is a bullseye and he is proud to have it in Bloomfield.

Commissioner Lester stated the presentation was excellent and hopes this is the beginning of something nice in the Center of Bloomfield. The developer has Commissioner Lester's full support.

Commissioner Ford stated he thinks it's a good project and the Town needs this type of housing with all the amenities, but his main concern is the people who own the houses on Jerome Way their houses will seem dwarfed. Just concerned about the neighbors along the street.

Commissioner LeFebvre stated he thinks the project will be great but he feels they need two more exits out of the parking lot.

Commissioner Reid stated they have addressed the needs of people who will be moving in. The developer thought about all the needs and interest of the people. The price point is also good.

Chairman Berson stated in terms of having the building against the sidewalk, he would like to remind the Commission in the Plan of Conservation made 3-1/2 years ago the Commission proposed a re-design of the Wintonbury Mall to introduce pedestrian traffic in a commercial area. In that respect, this is exactly what we are looking for. Chairman Berson asked Mr. Giner how will the Commission handle the landscape material used as far as quality, will staff handle this administratively.

José Giner stated that there is a proposed condition that states the approval is for the specific use and structures submitted for the record and that any changes require approval of the Planning and Zoning Commission. He stated that if the Commission wants to look at any changes they can be brought back at a meeting or the Commission can ask that it be handled administratively if minor in nature.

Chairman Berson stated that he has heard from people, including his family, that there is no place to shop in Bloomfield. Chairman Berson hopes Bloomfield will be turning things around in the Center with this development. Chairman Berson stated he is prepared to look at landscaping, shingles, etc., to make sure that this is a quality product. He noted that the development has the backing of the Chamber of Commerce. Chairman Berson further stated that you can't please everyone, but he believes the majority are in favor of this project.

Commissioner LeFebvre made a motion to APPROVE the request by Post Road Residential for a Site Plan for a 215-unit apartment complex at 23-31 Jerome Avenue and 692-700 Bloomfield Avenue, Center SDD zone, 25 Jerome Avenue LLC, owner. This approval is subject to conformance with the referenced plans, as may be required to be modified, and the following conditions:

Referenced Plans:

"Bloomfield, Bloomfield Ave/ Jerome Ave., Bloomfield, CT. 24 Sheets including Title Sheet, prepared by Alford Associates - Civil Engineers, Beinfield Architecture PC – Architects and Eric Rains Landscape Architecture. Dated 12-04-2015.

Conditions to be met prior to the signing of plans:

1. The plans shall be revised to address any remaining staff or Commission concerns, particularly those of the Town Engineer dated 12/16/15 and The Fire Marshal dated 12/16/15.
2. A Zoning Compliance table shall be added to the Title Sheet comparing required versus proposed zoning standards.
3. The plans shall be revised to show the sidewalk on Bloomfield Avenue to be 6 feet in width to be consistent with the desired standard for the Town Center area.
4. The plans should show a stop sign to be installed for southbound traffic on Jerome Avenue at Jerome Way.
5. The final plans shall show the proper number and dimensions of required accessible parking spaces.
6. The final plans shall show an appropriate bump-out in the curb return on Jerome Way turning right from Jerome Avenue to protect the on-street parking.
7. Appropriate layout dimensions need to be provided for the street curbing and striping (including the relocation of the centerline striping to accommodate the on-street parking).
8. The final plans shall show stop signs and both exits from the parking area as well as a "No Left Turn" sign at the Bloomfield Avenue exit.
9. The conditions of this approval shall be binding on the applicant, land owners, and their successors and assigns. A copy of this motion shall be placed on the final plans submitted for signing.

Conditions to be met prior to the issuance of permits:

10. Three sets of paper plans with any required changes shall be submitted for the Commission Secretary's signature.

11. An Erosion and Sediment Control and Site Restoration Bond shall be submitted in the form of cash or a check, in an amount to be determined by the Planning Director.

Conditions which must be met prior to the Issuance of a Certificate of Compliance:

12. No Certificate of Compliance or other final approval shall be issued until the Zoning Enforcement Officer has signed off on the final work. When minor site work cannot be completed because of weather or other pertinent reason, a conditional approval may be issued for a period not to exceed 180 days, providing satisfactory surety shall be posted with the Town of Bloomfield in an amount sufficient to complete the site work and with surety acceptable to the Planning Director.

13. All traffic safety signs and markings shall be in place.

14. Complete as-built plans shall be submitted prior to the issuance of any certificates of zoning compliance. The as-built plan shall also contain a certification by a Professional Engineer that they have inspected the site improvements and that they have been installed in accordance with the approved plans. Any deviations or omissions must be noted.

General Conditions:

15. This approval is also subject to Conditions of Approval from the Inland Wetlands and Watercourses Commission.

16. All pertinent construction shall conform to all applicable Town of Bloomfield standard specifications and details.

17. The plans indicate minimal street cuts on Town roads for new utilities. However, in the event that any significant number of existing utility services to be abandoned are required to be removed, the developer should be aware that mill and overlay of pavement in the affected area may be required by Engineering.

18. This approval is for the specific use and structures identified in the application. Any change in the nature of the use or the structure will require new approvals from the Bloomfield Town Plan and Zoning Commission.

19. This project shall be constructed and maintained in accordance with the referenced plans and representations made for the record. Minor modifications to the approved plans may be allowed in accordance with the regulations, subject to staff review and approval.

20. All work associated with the construction of facilities as approved must be completed by December 17, 2020 or this approval shall be rendered null and void, unless an extension is granted by the Commission.

21. By acceptance of this permit and conditions, the applicant and owner acknowledge the right of Town staff to periodically enter upon the subject property for the purpose of determining compliance with the terms of this approval.

The motion was seconded by Commissioner Jacobs and the motion passed 6-1 with Commissioner Panke voting against.

5. Planner's report

Mr. Giner reported that the EDC had asked to meet with the Commission to discuss parking in Town Center. At some point the Commission may want to meet with them to see what they had in mind. The Conservation Energy and Environmental Commission would also like to discuss the need for regulations that promote clean energy considerations in new developments.

Mr. Giner also reported that the Historical Society was looking for support for a certified local government designation and doing some things with the old LaSalette property. Dale Bertoldi would like an opportunity to discuss this at a TPZ meeting.

Mr. Giner stated that the Douglas Street application for elderly housing was the only thing on the January agenda for now. He asked if the Commission wanted to have all three come in together or have separate workshops for all three.

Chairman Berson and other Commissioners stated to it would be best to schedule all three on the January Agenda.

6. Adjournment

Commissioner Lester made a motion to adjourn at 9:30 p.m. Commissioner LeFebvre seconded the motion and was approved unanimously.

Bryon Lester, TPZ Secretary
BL/lj