



Andrea Gomes
Phone: (860) 251-5664
Fax: (860) 251-5318
agomes@goodwin.com

July 28, 2020

Mr. Brian Smith, Chair
Zoning Board of Appeals of
the Town of Glastonbury
2155 Main Street
P. O. Box 6523
Glastonbury, CT 06033-6523

Re: Application of John Sakon For a Variance of Building Zone Regulations § 12.7

Dear Chairman Smith:

On January 14, 2020, John A. Sakon filed with the Zoning Board of Appeals (“ZBA”) an application for a variance of Building Zone Regulations (“Regulations”) § 12.7.¹ Specifically, Mr. Sakon has asked that the ZBA vary the requirement in § 12.7 that “substantial construction on a building or a structure” commence within one year of special permit approval, for the special permit Mr. Sakon alleges he currently possesses for The Shoppes at Avalon development, located at Griswold Street and Main Street in Glastonbury, Connecticut (the “Project”). Mr. Sakon’s special permit for the Project was approved by the Glastonbury Town Plan and Zoning Commission (“TPZ”) on April 4, 2017. On February 6, 2018, the TPZ extended the special permit by one year, thereby establishing an April 4, 2019 expiration date for the special permit if

¹ Regulations § 12.7 provides (emphasis added):

If substantial construction has not begun **on a building or structure**, or no use established on a lot, for which a building structure or use special permit with design approval was received from the Town Plan and Zoning Commission after (effective date of these Regulations), **within one (1) year from the date of issuance of such special permit** for said building, structure or use, **such special permit shall become null and void.**

Chairman Brian Smith
July 28, 2020
Page 2

“substantial construction on a building or a structure” was not commenced by Mr. Sakon by that date, in accordance with Regulations § 12.7. Mr. Sakon has not applied to the TPZ for a new special permit.

In connection with Mr. Sakon’s variance application, you have asked that we locate and provide to the ZBA any relevant documents from the above-referenced TPZ proceedings. To that end, we have located the attached documents, which include:

- Relevant excerpts of the March 21 and April 4, 2017 TPZ Meeting Minutes regarding Mr. Sakon’s special permit application.
- Mr. Sakon’s January 24, 2018 request that the TPZ extend his special permit for the Project by one year “to commence construction pursuant to Section 12.7” of the Regulations.
- Relevant excerpt of the February 6, 2018 TPZ Meeting Minutes regarding Mr. Sakon’s request for a one-year extension of his special permit.
- A February 21, 2018 letter notifying Mr. Sakon that his request for “for a one-year extension -- until April 4, 2019 for The Shoppes at Avalon Phases I and II -- to commence substantial construction in accordance with Section 12.7...” was approved by the TPZ at its February 6, 2018 meeting.

Sincerely,

Andrea L. Gomes

Andrea L. Gomes

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, MARCH 21, 2017**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Patricia V. Low, Vice Chairman (departed meeting at 8:40 P.M.)

Mr. Raymond Hassett

Mr. Keith Shaw (Acting Secretary)

Mrs. Anne George, Alternate

Mr. Scott Miller, Alternate

Mr. Lawrence Niland, Alternate

Commission Members Excused

Mrs. Sharon H. Purtil, Chairman

Mr. Michael Botelho, Secretary

Mr. Jay Boothroyd

Vice Chairman Low called the meeting to order at 7:00 P.M. and seated Commissioners George, Miller and Niland as voting members.

PUBLIC HEARINGS

1. Application of William Dufford for final renewal of a Section 6.2 Excavation Special Permit – Dug Road Excavation – removal of 28,810± cubic yards of earth products on approximately 7 acres – Assessor’s Lot S-4 Dug Road – Rural Residence Zone

Attorney Meghan Hope, representing the applicant, appeared before the Commission to present the final renewal application to excavate ~28,800 cubic yards of material from the northeast corner of the lot. No changes are proposed to the existing permit’s hours for excavation and trucking operations and processing/screening of on-site material. Attorney Hope noted that the original permit was granted in 2008 and the existing permit expires on April 7, 2017.

Vice Chairman Low called for public comment. *Doug Poulin, 115 Dug Road*, spoke in opposition of the application as he feels that the operations have affected his ability to sell his home which is located across the street from the lot. He reviewed feedback from potential buyers indicating that they would not like to live across from a “construction site” or “quarry”. He feels that the proposal has negatively impacted the characteristics of his neighborhood over the years and has created safety issues; he requested that the Commission deny the renewal application.

“BASEMENT PLAN A NEW FACILITY FOR: EDUCATIONAL PLAYCARE, LTD. 1193 HEBRON AVENUE GLASTONBURY, CT DC ARCHITECTURE, LLC 11 KETTLE POND LANE GRANBY, CT 06035 (860) 205-9549 A1”

“FIRST FLOOR PLAN A NEW FACILITY FOR: EDUCATIONAL PLAYCARE, LTD. 1193 HEBRON AVENUE GLASTONBURY, CT DC ARCHITECTURE, LLC 11 KETTLE POND LANE GRANBY, CT 06035 (860) 205-9549 A2”

“SECOND FLOOR PLAN A NEW FACILITY FOR: EDUCATIONAL PLAYCARE, LTD. 1193 HEBRON AVENUE GLASTONBURY, CT DC ARCHITECTURE, LLC 11 KETTLE POND LANE GRANBY, CT 06035 (860) 205-9549 A3”

“ELEVATIONS A NEW FACILITY FOR: EDUCATIONAL PLAYCARE, LTD. 1193 HEBRON AVENUE GLASTONBURY, CT DC ARCHITECTURE, LLC 11 KETTLE POND LANE GRANBY, CT 06035 (860) 205-9549 A4”

And

1. Compliance with :
 - a. The conditions as contained in a recommendation from the Conservation Commission dated March 17, 2017.
 - b. The recommendations as contained in the minutes of the March 8, 2017 Community Beautification Committee meeting.
2. Adherence to:
 - a. The Town Engineer’s memorandum dated March 16, 2017.
 - b. The Health Department Director’s memorandum dated March 17, 2017.

Discussion: Vice Chairman Low stated that she is concerned with size of the facility in this location and will not be voting in favor of the application.

Result: Motion carries by the following vote. (5-1-0)
For: Commissioners George, Hassett, Miller, Niland and Shaw
Against: Vice Chairman Low
Abstain: None

Vice Chairman Low declared a conflict and recused herself from the next hearing. She departed the meeting at 8:40 P.M.

A brief recess was taken at 8:40 P.M. and the meeting reconvened at 8:45 P.M.

5. **Application of John Alan Sakon for Reapproval of a Section 12 Special Permit with Design Review – The Shoppes at Avalon Phases I & II – 94,640 square feet of retail & restaurant – north of Griswold Street & east of Main Street at 131 Griswold Street, Assessor’s Lot 8E Main Street (rear), 2960/2980 Main Street & Assessor’s Lot N2B Griswold Street (rear) – Planned Travel Zone**

Commissioner Hassett was seated as Acting Chairman.

John Sakon appeared before the Commission to present his reapproval application for the project that received a one-year extension in March 2016. He stated that he is ready to commence site work on the project now that the House Street/Harris Street/Griswold Street intersection reconstruction/improvements have been completed by the Town. Mr. Sakon commented that the Police Department, Fire Marshal's Office, Health Department, and Engineering have all reaffirmed their previous findings, and no material changes in circumstance or in the proposal itself exist.

Commissioner Niland inquired about the Director of Health's statement that proposed dumpster locations do not appear to be sufficient for the number of buildings and food service establishments proposed. Mr. Sakon responded that additional dumpster locations will be added and reviewed by the Town once they determine how many restaurants are proposed.

Commissioner Miller asked if the newly approved Glastonbury Mews was taken into consideration as part of the traffic review, and Mrs. Dodds responded that Engineering most likely would have looked at all surrounding factors in totality during their approval process. Commissioner Hassett said he would like a confirmation from the Town Engineer stating that he has considered all factors, especially since there have been so many discussions about traffic involved with this proposal over the years.

Acting Chairman Hassett called for public comment. *Alexandrina Sergio, 64 Nuthatch Knob*, stated that there is still great interest and concern by residents over this application. She voiced her ongoing opposition to the project due to the proposed scale of the project in the neighborhood and urged the Commission to deny the application. *Barbara Wasdo, 46 Spring Street*, voiced her concern that the retail climate has changed due to various reasons and she isn't sure this project will be successful if it's built. *Leslie Mroz, 121 Haywood Drive*, stated her opposition to the project due to concern regarding the safety of children in the neighborhood.

Mr. Sakon responded that traffic has improved greatly in the area since the road improvements were constructed/implemented. Regarding the demand for retail, he said that market studies have been done and Glastonbury stands to lose \$192 million every year due to consumers leaving Town to shop.

The Commission and Mr. Sakon mutually agreed to continue the public hearing until the next meeting to allow the Town Engineer to confirm if any changes off site since the original approval occurred will affect traffic or safety conditions.

REGULAR MEETING

- 1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items**

No one spoke.

2. Acceptance of Minutes of February 21, 2017 Regular Meeting – POSTPONED

Motion By: Acting Secretary Shaw **Seconded:** Commissioner Niland
MOVED, that the Town Plan and Zoning Commission approves the following Consent Calendar dated Tuesday, March 21, 2017:

3. CONSENT CALENDAR

a. Scheduling of Public Hearings for Regular Meeting of April 4, 2017:

- i. Application of Paul Cavanna for renewal of a Section 6.2 Excavation Special Permit for excavation of earth products, Phase 1 of a 7-acre excavation area – 63 Woodland Street – Rural Residence Zone
- ii. Application of Lizabeth K. Goldberg for a Section 12 Special Permit with Design Review – 750 square foot addition to 194 New London Turnpike – 194-196 New London Turnpike – Town Center Zone – Architect Cheryl Newton - Jim Dutton, Dutton Associates
- iii. Application of the Town of Glastonbury for a Major Amendment to an Approved Planned Area Development - to allow golf course restaurant to remain open until 11pm on Fridays & Saturdays & to provide for alcoholic beverage services in lieu of beer & wine as originally approved – 17 Fairway Crossing – Village at Minnechaug PAD

Result: Motion passes unanimously. (5-0-0)

4. Chairman’s Report – NONE

5. Report from Community Development Staff – NONE

Motion By: Commissioner Miller **Seconded:** Commissioner Niland
MOVED, that the Town Plan and Zoning Commission adjourns their Regular Meeting of March 21, 2017 at 9:45 P.M.

Result: Motion passes unanimously. (5-0-0)

Respectfully Submitted,
Amy M. Pallotti
Amy M. Pallotti
Recording Clerk

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
REGULAR MEETING MINUTES OF TUESDAY, APRIL 4, 2017**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Regular Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Sharon H. Purtill, Chairman
Mr. Michael Botelho, Secretary
Mr. Jay Boothroyd
Mr. Raymond Hassett
Mr. Keith Shaw
Mr. Scott Miller, Alternate

Commission Members Excused

Mrs. Patricia V. Low, Vice Chairman
Mrs. Anne George, Alternate
Mr. Lawrence Niland, Alternate

Chairman Purtill called the meeting to order at 7:07 P.M. and seated Commissioner Miller as a voting member in Vice Chairman Low's absence.

PUBLIC HEARINGS

- 1. Application of the Town of Glastonbury for a Major Amendment to an Approved Planned Area Development - to allow golf course restaurant to remain open until 11pm on Fridays & Saturdays & to provide for alcoholic beverage services in lieu of beer & wine as originally approved – 16 Fairway Crossing – Village at Minnechaug PAD**

Mrs. Dodds announced that the address on the public hearing notice mailed to the abutting property owners was incorrect: it was written as 17 Fairway Crossing instead of 16 Fairway Crossing. She explained that the Town Attorney advised that the Commission proceed as follows with the public hearing and recommended that they then confirm their vote at a special meeting in the near future. The commissioners agreed that they would review this agenda item at a special meeting to be held on April 25, 2017 at 5:30 P.M. in Council Chambers.

Mrs. Dodds provided an overview of the application to allow the golf course restaurant to remain open later on Fridays and Saturdays and to provide for full alcohol services.



INSTR # 2017002605
DATE FILED 04/12/2017 03:33:41 PM
JOYCE P. MASCENA
TOWN CLERK GLASTONBURY CT

4. **Continued Public Hearing on the Application of John Alan Sakon for Reapproval of a Section 12 Special Permit with Design Review – The Shoppes at Avalon Phases I & II – 94,640 square feet of retail & restaurant – north of Griswold Street & east of Main Street at 131 Griswold Street, Assessor’s Lot 8E Main Street (rear), 2960/2980 Main Street & Assessor’s Lot N2B Griswold Street (rear) – Planned Travel Zone**

Chairman Purtill declared a conflict and recused herself from hearing this application, so Commissioner Hassett was seated as Acting Chairman.

John Sakon appeared before the Commission for the continued public hearing on his application. He turned the floor over to Dan Pennington, Town Engineer, to provide his findings regarding traffic conditions.

Mr. Pennington gave an overview of the project's history and reported on the dramatic traffic improvements that have occurred due to the realignment of Griswold/House/Harris Streets and the replacement/coordination of traffic signals on Main Street since the initial approval. He explained that there is an overlapping area of influence between Avalon and the Mews development, namely the Griswold/House/Harris intersection, that now possesses capacity to accommodate trip generation associated with both developments without substantive effect. However, Mr. Pennington noted that the developer is required to complete traffic-related improvements to mitigate any impact to traffic in the Main Street corridor.

Acting Chairman Hassett called for public comment. **Keith Campagna, 130 Griswold Street**, attested that traffic has greatly improved in the area. He asked about site ingress/egress for large delivery trucks. **Zbigniew Mroz, 121 Heywood Drive**, asked what level of service the Griswold/House/Harris intersection is now operating at. **Alexandrina Sergio, 64 Nuthatch Knob**, spoke in opposition of the application due to traffic and pedestrian safety concerns as well as the impact of the proposal on the character of the fragile neighborhood. **Lesley Mroz, 121 Heywood Drive**, voiced concern over the potential impacts to Naubuc School caused by this development. **John Cunningham, 191 Griswold Street**, also spoke in opposition of the application due to its size and scope in the residential neighborhood.

Mr. Pennington responded that the Griswold/House/Harris intersection was operating at Level F and has dramatically improved to Level C following the realignment. Mr. Sakon replied that all tractor trailers must enter and exit only through the site’s Main Street entrance; there will be signs posted indicating the prohibition of exiting onto Griswold Street.

There being nothing further, Acting Chairman Hassett closed the public hearing on this matter.

Motion By: Secretary Botelho

Seconded: Commissioner Shaw

MOVED, that the Town Plan and Zoning Commission reapproves the following Special Permit with Design Review authorizing the construction and operation of the Shoppes at Avalon Phases I and II – 94,640 square feet of retail and restaurant uses – north of Griswold Street and east of Main Street at 131 Griswold Street, Assessor’s Lot 8E Main Street (rear), 2960/2980 Main Street

and Assessor's Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with all terms and conditions of the existing Special Permits recorded on the Glastonbury Land Records as follows:

Phase I – Volume 3122, Pages 176 – 188
Phase II – Volume 3122, Pages 165 – 170

And

1. In compliance with:
 - a. Standards contained in a report from the Fire Marshal, File #17-035R, plans reviewed 03-16-17.
2. In adherence to:
 - a. The Town Engineer's memoranda dated March 16, 2017 and March 28, 2017.
 - b. The Health Department Director's Memorandum dated March 17, 2017.
 - c. The Police Department's memorandum dated March 14, 2017.
3. The applicant shall file a mylar sheet for the Section 12.9 Minor Change to building "600" granted on July 11, 2011 with the Town Clerk's Office prior to the issuance of any building permits associated with this project.
4. The applicant shall file a mylar sheets showing all approvals and staff memoranda regarding the reapproval of this project with the Town Clerk's Office prior to the issuance of any building permits associated with this project.

Discussion: Commissioner Shaw commented that he respects the public's input and it has helped shape his decisions, but noted that the Commission is bound to follow their previous ruling in light of the testimony provided by Mr. Pennington that there have been no significant changes in circumstance concerning the development and surrounding areas and that traffic has dramatically improved. He said he still has some concerns, but will be voting in favor of the application and hopes the development will be successful. Secretary Botelho and Acting Chairman Hassett made similar remarks.

Result: Motion passes unanimously. (5-0-0)

Chairman Purtill was reseated.

REGULAR MEETING

- 1. Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda items**

No one spoke.

- 2. Acceptance of Minutes of February 21, 2017 Regular Meeting—POSTPONED**
- 3. Acceptance of Minutes of March 21, 2017 Regular Meeting**



January 24, 2018

Town of Glastonbury
Town Plan and Zoning Commission
c/o Khara Dodds
Office of Community Development
2155 Main Street
Glastonbury, CT 06033

Re: The Shoppes at Avalon

Dear Sirs,

I would like to make the formal request of the Glastonbury Town Plan and Zoning Commission for a one-year extension to commence construction pursuant to Section 12.7 of the Building-Zone Regulations – Special Permit with Design Review for *The Shoppes at Avalon* Phases I and II – easterly side of Main Street, northerly side of Griswold Street – Planned Travel Zone. A copy of the approval is attached hereto as reference.

Financing of Retail projects is difficult for all developments in the current market. Even Horizon Group Properties development the Outlet Shoppes at Rentschler Field lost their financing.

I have the International firm of Avison Young Commercial Real Estate (New York City Office) working both on acquiring financing and joint venture partners for the project. .

If you have any questions, please do not hesitate to call.

Sincerely

A handwritten signature in black ink that reads "JOHN SAKON". The signature is written in a cursive, slightly stylized font. The "J" is large and loops around the "O". The "S" is also large and loops around the "A".

John Alan Sakon
Owner

**GLASTONBURY TOWN PLAN AND ZONING COMMISSION
SPECIAL MEETING MINUTES OF TUESDAY, FEBRUARY 6, 2018**

The Glastonbury Town Plan and Zoning Commission with Khara Dodds, AICP, Director of Planning and Land Use Services, and Jonathan Mullen, AICP, Planner, in attendance held a Special Meeting in Council Chambers of the Town Hall at 2155 Main Street, Glastonbury, Connecticut.

ROLL CALL

Commission Members Present

Mrs. Sharon H. Purtill, Chairman
Mr. Michael Botelho, Secretary
Mr. Raymond Hassett
Mr. Jacob McChesney
Mr. Keith Shaw
Mr. Scott Miller, Alternate
Mr. Christopher Griffin, Alternate
Mr. Matthew Saunig, Alternate

Chairman Purtill called the meeting to order at 7:00 P.M. and paid tribute to Patricia Low, long-standing member and Vice Chairman of the Town Plan and Zoning Commission. Mrs. Low passed away on January 26, 2018. Chairman Purtill noted that Mrs. Low always wanted the best for Glastonbury and her passion for her beloved town was evident. She commented that Mrs. Low will be greatly missed, and offered condolences to her family.

Chairman Purtill seated Commissioner Miller as a voting member for tonight's meeting, and welcomed Mr. McChesney, Mr. Griffin and Mr. Saunig to the Commission.

ELECTION OF OFFICERS—POSTPONED

PUBLIC HEARING

Application of William Dufford for a Section 6.2 Excavation Special Permit and a Section 20.11 Groundwater Protection Permit – Dug Road and Dufford's Landing Excavation – removal of 210,000 cubic yards of earth products on approximately 10.3 acres located between Dug Road and Dufford's Landing –Assessor's Lot S-4 Dug Road and Assessor's Lot S-3A Dufford's Landing – Rural Residence Zone and Groundwater Protection Zone 1 (William and Suzanne Dufford, Owners)

Attorney Meghan Hope, representing the applicant, appeared before the Commission to present the application for an excavation special permit and a groundwater protection permit. The proposal includes excavation of approximately 210,000 cubic yards of earth products on 10.3 acres, screening of material, stockpiling, and hauling the material out of the site. Attorney Hope

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for Regular Meeting of February 20, 2018: **to be determined**
- b. Request of John Alan Sakon for a one-year extension to commence construction pursuant to Section 12.7 of the Building-Zone Regulations – Special Permit with Design Review for The Shoppes at Avalon Phases I and II – easterly side of Main Street, northerly of Griswold Street – Planned Travel Zone

Result: Motion passes unanimously. (6-0-0)

6. CRCOG Regional Planning Commission representative and alternate appointments

Mrs. Dodds notified the commissioners that CRCOG is seeking representative and alternate members for the Regional Planning Commission, and asked them to consider volunteering for an appointment.

7. Chairman's Report—NONE

8. Report from Community Development Staff

Mrs. Dodds provided an update on the draft Plan of Conservation and Development process.

Motion By: Secretary Botelho **Seconded:** Commissioner Hassett
MOVED, that the Town Plan and Zoning Commission adjourns their Special Meeting of February 6, 2018 at 10:20 P.M.

Result: Motion passes unanimously. (6-0-0)

Respectfully Submitted,
Amy M. Pallotti
Amy M. Pallotti
Recording Clerk



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND ZONING COMMISSION

February 21, 2018

John Alan Sakon
Sakon LLC
74 New London Turnpike
Glastonbury, Connecticut 06033

Re: Request of John Alan Sakon for a one-year extension to commence construction pursuant to Section 12.7 of the Building-Zone Regulations – Special Permit with Design Review for The Shoppes at Avalon Phases I and II – easterly side of Main Street, northerly of Griswold Street – Planned Travel Zone

Dear Mr. Sakon:

At its meeting of February 6, 2018, the Town Plan and Zoning Commission approved your request for a one-year extension – until April 4, 2019 for The Shoppes at Avalon Phases I and II - to commence substantial construction in accordance with Section 12.7 of the Building-Zone Regulations for the Shoppes at Avalon.

Should you have any questions, please feel free to call (860) 652-7510.

Sincerely,

TOWN PLAN & ZONING COMMISSION
For the Secretary

Khara C. Dodds, AICP
Director of Planning & Land Use Services

KD:gfm



Town of Glastonbury

2155 MAIN STREET • P.O. BOX 6523 • GLASTONBURY, CONNECTICUT 06033-6523

TOWN PLAN AND
ZONING COMMISSION

REAPPROVAL OF SECTION 12
SPECIAL PERMIT WITH DESIGN REVIEW

APPLICANT/

OWNER: JOHN ALAN SAKON
C/O SAKON, LLC
74 NEW LONDON TURNPIKE
GLASTONBURY, CT 06033

FOR:

THE SHOPPES AT AVALON
PHASES I & II
131 GRISWOLD STREET, ASSESSOR'S LOT 8E
MAIN STREET (REAR), 2960/2980 MAIN STREET
& ASSESSOR'S LOT N2B GRISWOLD STREET
(REAR)

MOVED, that the Town Plan and Zoning Commission reapproves the following Special Permit with Design Review authorizing the construction and operation of the Shoppes at Avalon Phases I and II – 94,640 square feet of retail and restaurant uses – north of Griswold Street and east of Main Street at 131 Griswold Street, Assessor's Lot 8E Main Street (rear), 2960/2980 Main Street and Assessor's Lot N2B Griswold Street (rear) – Planned Travel Zone, in accordance with all terms and conditions of the existing Special Permits recorded on the Glastonbury Land Records as follows:

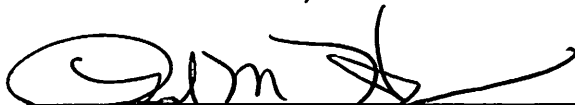
Phase I – Volume 3122, Pages 176 – 188

Phase II – Volume 3122, Pages 165 – 170

And

1. In compliance with:
 - a. Standards contained in a report from the Fire Marshal, File #17-035R, plans reviewed 03-16-17.
2. In adherence to:
 - a. The Town Engineer's memoranda dated March 16, 2017 and March 28, 2017.
 - b. The Health Department Director's Memorandum dated March 17, 2017.
 - c. The Police Department's memorandum dated March 14, 2017.
3. The applicant shall file a mylar sheet for the Section 12.9 Minor Change to building "600" granted on July 11, 2011 with the Town Clerk's Office prior to the issuance of any building permits associated with this project.
4. The applicant shall file a mylar sheets showing all approvals and staff memoranda regarding the reapproval of this project with the Town Clerk's Office prior to the issuance of any building permits associated with this project.

APPROVED: TOWN PLAN AND ZONING COMMISSION
APRIL 4, 2017


RAYMOND HASSETT, ACTING CHAIRMAN