

THE GLASTONBURY TOWN PLAN AND ZONING COMMISSION REGULAR MEETING MINUTES OF TUESDAY, AUGUST 10, 2021

The Glastonbury Town Plan and Zoning Commission with Jonathan Mullen, AICP, Planner, and Rebecca Augur, AICP, Director of Planning and Land Use Services, in attendance held a Regular Meeting at 7:00 P.M. in the Council Chambers of Town Hall at 2155 Main Street. The video was broadcast in real time and via a live video stream.

ROLL CALL

Commission Members Present

Mr. Robert Zanolungo, Jr., Chairman
Ms. Sharon Purtil, Vice Chairman
Mr. Raymond Hassett
Mr. Keith Shaw
Mr. Christopher Griffin
Ms. Alice Sexton, Alternate
Ms. Laura Cahill, Alternate

Commission Members Absent

Mr. Michael Botelho, Secretary
Mr. Scott Miller, Alternate

Chairman Zanolungo called the meeting to order at 7:04 P.M. He introduced Commissioner Cahill and seated Commissioner Sexton in Secretary Botelho's place.

PUBLIC HEARINGS

- 1. Continued application of Alexander Gondek, Jr. for a Section 12.9 Minor Change to the existing Section 7.2.c.2 Farm Market Special Permit (accessory use associated with principal farming use) to add the accessory uses of a food truck for non-private events on Thursday & Friday from 4 PM to 8 PM and Saturday & Sunday from 1 PM to 6 PM and outdoor use including consumption –275 Dug Road (Lot W-159 Main Street) (Rural Residence (RR) & Residence AA Zones), Lot N-7 Dug Road (RR Zone) and Lot W-159A Main St (RR Zone) – all proposed activity is within Rural Residence Zone**

Attorney Hope from Alter & Pearson, LLC presented on behalf of her client. She explained the updates for the continued public hearing. Since the last meeting, Town staff drafted a motion and her client has no issues with what is proposed.

Chairman Zanolungo asked for clarification on condition 5 in the motion. Ms. Augur explained that the question was the intent. Do they intend that all customers shall be off the site by 9:00 P.M.? Vice Chairman Purtil stated that their discussion during the last hearing was that all customers shall leave by 9:00 P.M. but staff will stay later to clean up. Commissioner Sexton suggested changing the language from "at 9:30 P.M." to "by 9:30 P.M." Attorney Hope

explained that all music would end 30 minutes before the event ends. The intent is not for the event to go until 9:30 P.M. Commissioner Sexton explained that, during the last hearing, they discussed the music ending at 8:30 P.M. and all customers leaving by 9:00 P.M. Commissioner Griffin stated that that was his recollection, too. He also noted that if they change the exit time to 9:00 P.M., then they would have to amend condition 8 to reflect the amended time, as well. Commissioner Hassett asked what happens when a private event and public event occur simultaneously.

Nancy Gondek explained the procedure for when they have a public versus private event. For example, when their site is open to the public Friday evenings (from 4:00 P.M. to 8:00 P.M.), there could be a private event outside, if somebody rented a tent. There would be tickets/wristbands to separate the two types of events. Commissioner Sexton noted that the early part of the day is not the issue. The concern is for the latter part of the day. Their neighbors should not have to know whether there is a private or public party. She suggested the applicant's website facilitate those hours better. Currently, the website only lists public hours. They need to give neighbors the expectation of when they will hear noise. Ms. Gondek stated that only Mr. Nowicki has complained of a noise issue. Therefore, the noise factor is not an issue, except for him, which they are working on addressing.

Commissioner Shaw pointed out that the memo which lists 7 events that were previously scheduled needs to be grandfathered into this motion. Attorney Hope explained that the intent of that memo is for the public to know about these longer events and to have it in the staff's files for reference. Commissioner Sexton inquired about the definition of acoustic music. Ms. Gondek explained that it is not amplified and there will be no electric guitars. Commissioner Sexton asked about the purpose of distinguishing public events, as listed under condition 9. Ms. Augur explained that this is a modification to a previous approval of these public events. However, the Commission never defined what a public event is and never put any hours around them. Attorney Hope explained that the key differences are that public events can be larger in size and their start times are earlier than usual. Therefore, they felt it appropriate and considerate to give the Town notice beforehand. Commissioner Sexton asked if the applicant would schedule an overlapping private event at the same time as a public event such as Vendors Day. Ms. Gondek replied, no.

Gerald Nowicki of 179 Tryon Street, commented that Ms. Gondek's statement that he is the only one with the music issue was incorrect. Other neighbors have felt the same way. He wanted to make sure that that fact is not being ignored or minimized.

Matt Staebner of 589 Hopewell Road, supports the application. He is a part time farmer, and he loves taking his friends to the brewery.

Scott Bissell of 156 Dug Road, asked that the Commission reads the document which they have been referencing throughout the meeting, to help the public provide comment, should they feel the need to do so. Vice Chairman Purtill explained that the Commission is referencing the proposed motion, which is typically not read until the public hearing is closed.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Alexander Gondek, Jr. for a Section 12.9 Minor Change to the existing Section 7.2.c.2 Farm Market Special Permit (accessory use associated with principal farming use) to add the accessory uses of a food truck for non-private events on Thursday & Friday from 4 PM to 8 PM and Saturday & Sunday from 1 PM to 6 PM and outdoor use including consumption –275 Dug Road (Lot W-159 Main Street) (Rural Residence (RR) & Residence AA Zones), Lot N-7 Dug Road (RR Zone) and Lot W-159A Main St (RR Zone) – all proposed activity is within Rural Residence Zone – as shown on plans entitled “SITE PLAN MODIFICATION FARM MARKET WITH FARM BREWERY PREPARED FOR HOPS ON THE HILL FARM BREWERY, LLC 275 DUG ROAD GLASTONBURY, CONN. 7-8-21” as submitted by Megson, Heagle & Friend, C.E. & L.S., LLC and:

1. Compliance with standards contained in a report from the Fire Marshal, File #21-028, plans reviewed 07-12-2021.
2. Adherence to:
 - a. The Health Department Director’s memorandum dated July 16, 2021.
 - b. The Police Chief’s memorandum dated July 15, 2021.
3. Any music booked after today’s date shall be acoustic and non-amplified.
4. There shall be no music after 8:30 PM. for events booked after today’s date.
5. All customers shall be required to leave the site at 9:30 PM.
6. There shall be no more than two food trucks on site at any time.
7. Brewery operating hours are limited to Tuesday through Friday from 4-8 PM, and Saturday and Sunday from 1-6 PM.
8. Private events booked after today’s date are permitted at the brewery, 8 AM to 9 PM, and may overlap with Brewery operating hours, subject to the following conditions:
 - a. Indoor private events are limited to 100 participants.
 - b. Outdoor private events are limited to 150 participants.
 - c. The 7 events listed in the August 6, 2021 memorandum from Alter & Pearson, LLC to Town Staff shall be grandfathered in.
9. There shall be no more than 10 events opened to the public and sponsored by the brewery per calendar year, with each event to be scheduled at least 7 days in advance with the Office of Community Development.

Disc: Commissioner Hassett explained that when this application originally came before the Commission, he was concerned about two things: the noise levels of the music and the volume of

cars coming in/out of the site. He believes that the applicant has gone above and beyond to provide provisions to accommodate their neighbors, and the traffic reports have shown no substantial volume or accidents, so the safety conditions are adequate. He has been to many events at the site, and the atmosphere is wonderful. The Glastonbury community needs to support agro-business development, as defined by the POCD. He will vote in favor of this application.

Commissioner Shaw will also vote in favor. He appreciates the concessions that the applicant has made. He does not want to ignore the neighbors' concerns about Dug Road, so he hopes that this will give the Town an opportunity to see what resources they can allocate to make improvements to enhance that road. Commissioner Sexton will also vote in favor. She thanked the Gondeks for being amenable to these changes, but she feels that the neighbors need some consistency. It is a slippery slope for the neighbors who moved into the area without this business being there. She hopes that this application does not return to amend the hours for extension.

Vice Chairman Purtill noted that they have received several emails from residents which are also part of the record. They were predominantly in support of the application. She will also vote in favor. The Gondeks have done a great job airing issues with their neighbors. She thanked them for working with the commission and their neighbors. Chairman Zanolungo is also in favor. He noted that they have landed on a good compromise. It is important for both the neighbors and the applicant to feel comfortable with the regulations. He then highlighted Commissioner Shaw's concerns that this opens up a conversation with the Council about paving Dug Road and helping to curb traffic in that area. He also reiterated that the Gondeks have shown that they want to be good neighbors. Their business is great, and they need to be supported. He also hopes that the neighbors can approach the applicant to talk about any issues, should they come up.

Result: Motion was passed unanimously {6-0-0}.

2. Text Amendment – Insertion of Section 3.27 – Building-Zone Regulations – Cannabis Establishments, Temporary & Limited Moratorium

Ms. Augur explained that this proposed 18-month moratorium is not a prohibition of cannabis establishments, but simply a way to buy time for the Town to develop regulations regarding cannabis establishments. Absent any regulations on licensing from the state, someone could file an application, and without having specific cannabis establishment regulations in the Town's zoning now, they would have to treat it as any other retail use. Enacting a moratorium would prevent them from facing that kind of situation.

Commissioner Hassett asked if this deals with both producers and distributors of recreational marijuana. Ms. Augur replied yes. Commissioner Hassett noted that this moratorium effectively puts a ban on Glastonbury from participating in the first round. Ms. Augur stated that is correct, though an 18-month moratorium does not mean that they must take the full 18 months to act. They cannot be granted a final license until they have zoning approval. Commissioner Sexton

stated that delivery service and transporters are not regulated by them. She asked if they could just exclude those two. Ms. Augur explained that the public act states that towns cannot regulate service of delivery and transport. However, if the Commission decides that they need to regulate that exception, they can. Commissioner Sexton asked if Glastonbury has any medical marijuana producers or dispensers now. Ms. Augur replied, no. Vice Chairman Purtill's inclination is to vote in favor of the moratorium and let the discussion come about on the Council level.

With no comments from the public, Chairman Zanolungo closed the public hearing.

Motion by: Vice Chairman Purtill

Seconded by: Commissioner Sexton

MOVED, that the Town Plan & Zoning Commission recommends to the Town Council adoption of the proposed 18-month temporary and limited moratorium on cannabis establishments, and further recommends that the joint Town Council and Town Plan and Zoning Committee on Building-Zone Regulations evaluate potential new cannabis regulations.

Result: Motion was passed unanimously {6-0-0}.

3. Application of Carrier Construction Inc. for final subdivision approval for the 7-lot 1040 Main Street Subdivision – 1040 Main Street – Residence AA Zone

Vice Chairman Purtill had a conflict, so she recused herself. Chairman Zanolungo appointed Commissioner Cahill in her absence, and Commissioner Griffin assumed her secretarial duties.

Attorney Hope of Alter & Pearson, LLC represented the applicant. She presented an aerial view of the site, showing how the existing conditions got to where they are. The topography of the site is elevation 100 on Main Street, with a peak of 150. There is an existing farm road which is heavily vegetated in some areas. There are wetlands on the easterly portion of the site and an identified vernal pool. They have received a wetlands permit and a positive recommendation from the CC/IWWA Commission. Originally, the site development plan included 8 lots. However, the wetlands commission asked to add a buffer for the vernal pool, so they eliminated a lot and moved a house 50 feet to the west. The final proposal is for 7 lots and a new road called Carson Way, which will culminate in a cul de sac.

Stormwater gets collected and ends up in a detention basin located in the northerly portion of the site. There is an access point (driveway) which will be used once or twice by the Town to check on the service and status of the detention basis. They propose a private conservation easement for the wetlands area and a buffer around it. They also propose a pedestrian walkway from the Lakewood open space to their open space. Significant excavation is required for this application. It will be conducted in two sections: the first part is for the installation of the road and to install the detention basin; the second phase of excavation is for the lots. About 31,000 cubic yards of material needs to be removed to get the roadway constructed and 17,000 for the lots. There will be 2,680 truck loads, so about 5,000 trucks moving and out throughout the course of the excavation period.

Attorney Hope explained that they conducted outreach to the neighbors. They have met with many of them and there seems to be wide support for the application. They addressed a few concerns, such as staking the limits of clearing and the property line with Mr. Blackwell. Mr. Crawford had concerns regarding Pond Pasture, which he owns. He has an issue with algae from fertilizers. He asked if they are changing the drainage patterns. Ms. Hope explained that they are not disrupting the current drainage patterns. There is no issue with water from their site getting to the pond. It heads to the north.

Ron Wolff, Project Engineer of Wolff Engineering, noted that the existing Town-owned open space is located east of the wetlands area. The property is primarily wooded with a ridge that runs north to south. The proposed street is 22 feet wide, and the proposed ROW is 50 feet wide, which is 10 feet wider than the Town's minimum requirements. The road is about 650 feet long and ends in a cul de sac. He reviewed the plan and profile of the road, as well as the drainage system. There are a total of 8 catch basins with two on Main Street. The existing footpath culvert will be replaced at the private easement over lots 3 and 4. The lots will be serviced by public water and sewer. The sedimentation and erosion plan for the road shows the grading required to get the slopes to Town standards and to have the detention basin installed. They have received an encroachment permit for the sight line. To provide a better sightline, DOT asked them to grade an area north of the existing gravel driveway. They will remove some material there, which will improve the sightline for the proposed road.

Attorney Hope noted that the plan is consistent with the POCD. She received questions from neighbors about screening. They will not be doing any screening with this excavation operation. Her client thinks it should take about 4 months to get the material off the site, to get the road and detention basin in. There was another question regarding operating hours of the excavation. Staff put that in as a condition, and the applicant has no objections.

Commissioner Shaw stated that there is a proposed finding of fact on the proposed motion. He asked what the exemption is. Attorney Hope explained that, within the excavation permit, there are several exemptions. They fall under two of them. The first is for excavation within the roadway. The second condition has to do with bonafide construction operations for which a building permit has been issued by a building official. As long as they are excavating within this ROW, they do not need any excavation special permit or a building permit. However, when they go outside the ROW, they will have to pull building permits for lots 1 and 7. That requirement to get the building permit is part of the conditions of approval under condition 3. They used the previous Dufford application as a framework for how to proceed with this application.

Commissioner Griffin asked about the detention basin. Ms. Hope explained that they will have to pull permits for lots 2 and 3. Commissioner Cahill inquired about blasting. Attorney Hope stated that no blasting is proposed for this site. Mr. Wolff added that they do not anticipate any blasting. Should that change, it will be done in accordance with the Fire Marshal. Ms. Hope pointed out that they have conducted lots of test pits on the site and the area of the detention basin, and they never encountered any ledge which would require blasting.

Commissioner Hassett asked how far away the closest residence is to the mass excavations. Ms. Hope stated about 60 feet away. Commissioner Hassett asked how many trucks will be going in and out every day to excavate the road. Mr. Wolff explained that the math works out to about 32 loads a day, so 64 trips a day, over a four-month period, with work conducted from Monday through Friday. Chairman Zanolungo asked if all the utilities on site will be buried. Ms. Hope replied yes. He then asked if the Town would maintain the trail off the cul de sac. Attorney Hope said no, the developer will be creating the path. Commissioner Zanolungo clarified that they need to ensure that the path is open and passable for the public.

Chairman Zanolungo read a letter from ***Scott and Laura Tyrol at 1032 Main Street***, who met with the applicant and engineer and were shown the plans. They appreciate being reached out to, and they support the application.

Chairman Zanolungo opened the floor for public comment.

Patricia Manfredi of 1044 Main Street, explained that she and her husband have been residents for 26 years. Their house was built in 1760. It is adjacent to lot 1 of the proposed subdivision. The existing driveway leads to the detention pond in the rear of the subdivision. While they do not object to the subdivision, they are concerned that the applicant refused to grant them a permanent easement to continue using that portion of the driveway as access to their barn. Their only option is to sue, which could mean litigation for several years. She wanted the Commission to be aware of this situation.

Attorney Hope explained that they met with the Manfredis and were contacted by their attorney who requested an easement to access their barn. The applicant instead offered, on his own expense, to build a gravel driveway on the Manfredis' property to the barn, but they declined that offer. He also offered to give an easement that would provide access over the strip for as long as the Manfredis lived on the property, which they declined. She explained that this is not part of the subdivision application. It is a private property matter. If there is private litigation, then they would deal with it in court, but that is not within the jurisdiction of the TPZ.

Jeff Blackwell of 994 Main Street, agrees with the basic concept that the applicant has the right to develop their own property. However, he was told that the applicant would provide him a slice of land to allow safer access on Main Street, but that was not presented tonight.

Attorney Hope clarified that they did reach an agreement with Mr. Blackwell about providing him access. That is not shown here tonight because it is not part of the subdivision plans; it is just a lot line modification to transfer land and provide him access out to the street.

Laura Tyrol of 1032 Main Street, explained that she and her husband have no problem with this plan. They are the property owners most affected by it since they are closest to the excavation. They are thrilled that the property in front of the Manfredis will be cleared. It has always been dangerous because it was never maintained. The Manfredis never made any improvements to that road. It was originally put in for the house on the back, which is no longer there. The road has been overgrown for a long time.

Commissioner Cahill expressed a general concern about putting environmental treasures into private hands for safekeeping. If the private landowners are unable to maintain the upkeep, or simply refuse to do so, then they are left in a no-win position for the town. Attorney Hope explained that they often end up in this situation because it is a huge drain on resources to maintain these areas. They looked for opportunities to put the walking path where the town has easements, but it did not make sense here. The recourse is on the private property owner. Ms. Augur explained that the Town is not proactively monitoring these conservation easement areas because there are so many. However, there could be a staff-led response, should the environmental planner receive complaints about activity (or lack of activity) in the conservation easement area. Attorney Hope pointed out that the public easement is not required by the subdivision regulations. They simply thought that it made sense to provide a connection and the wetlands commission felt strongly about it. Mr. Wolff added that there is also an active footpath there now, so it seemed like a good idea.

With no further comments, Chairman Zanolungo closed the public hearing.

Motion by: Commissioner Griffin

Seconded by: Commissioner Hassett

MOVED, that the Town Plan and Zoning Commission approve the application of Carrier Construction Inc. for final subdivision approval for the 7-lot 1040 Main Street Subdivision – 1040 Main Street – Residence AA Zone, as shown on plans entitled “Proposed 7 Lot Subdivision 1040 Main Street Glastonbury, CT May 27, 2021 (Revisions To July 27, 2021)” submitted by Wolff Engineering, Cornerstone Professional Park, Suite 101 39 Sherman Hill Road, Woodbury, Connecticut 06798, and

1. In compliance with:
 - a. The standards contained in a report from the Fire Marshal, File 21-032, plans reviewed 7-29-21.
 - b. The conditions set forth by the Conservation Commission / Inland Wetlands and Watercourses Agency, in their recommendation for approval to the Town Plan and Zoning Commission and the Wetlands Permit issued at their Regular Meeting of July 22, 2021.
2. In adherence to:
 - a. The Town Engineer’s memorandum dated August 4, 2021.
 - b. The Health Director’s memorandum dated August 6, 2021.
 - c. The Police Chief’s memorandum dated July 30, 2021.
3. Prior to the start of excavation beyond the actual right-of-way as depicted on the proposed subdivision plan (sheet 7 of 20), the applicant shall make application(s) to the Town Building Official for the construction of the proposed lots for which the excavation is said to occur.
4. There shall be no screening of excavated material.

5. Operating hours for excavation operations shall be restricted to weekdays (Monday through Friday), between the hours of 7 a.m. and 4 p.m. Excavation operations shall not be allowed on legal State holidays. Equipment startup and/or engine idling on or adjacent to the subject property shall not be permitted prior to the approved hours of operation.
6. All equipment and machinery shall be maintained in good repair and operated in such a manner as to minimize noise, vibration, smoke, dust, unsightly conditions, and any other nuisance.
7. To prevent spillage from vehicles or equipment and windblown air pollution, any truckload of earth material which is to travel on a public street shall be covered with tarpaulin or other suitable material. All commercial haulers shall utilize vehicles clearly marked with the hauler's name and an identification number.
8. The applicant shall provide proper drainage at all stages during and after completion of the excavation operations to prevent the collection and stagnation of water, interference with or disturbance of the flow, banks or bed of any watercourse, the erosion of the subject property or adjoining properties or any other harmful effects to adjoining properties or the future use of the subject property.
9. All overburden, if any, shall be stockpiled in windows or concentrated piles and stabilized so as to prevent its erosion by either wind or water and so that it does not become a source of dust or other windblown air pollutants.
10. It shall be the responsibility of the applicant to repair immediately any damage to any sidewalk, curbs, surface drains or other improvements or utilities that may be caused as a result of the excavation operation.
11. Proper safety measures shall be utilized and strictly adhered to at all times to protect the health, welfare and safety of all individuals and property.
12. All construction shall be performed in accordance with the following:
 - a. 2002 Connecticut Guidelines for Soil Erosion and Sedimentation Control, as amended.
 - b. The Connecticut Stormwater Quality Manual, as amended.
 - c. All stormwater discharge permits required by the Connecticut Department of Energy and Environmental Protection (DEEP) pursuant to CGS 22a-430 and 22a-430b.
 - d. Section 19 of the Town of Glastonbury Building-Zone Regulations, as amended, the Town of Glastonbury Subdivision and Resubdivision Regulations, as amended, and any additional mitigation measures to protect and/or improve water quality as deemed necessary by the Town.
13. Each property owner shall comply with the long-term maintenance plan and schedule depicted on the approved plans to ensure the performance and pollutant removal efficiency of all privately-owned stormwater management systems.

14. The applicant is hereby notified of their potential obligation to obtain authorization under the DEEP's General Permit for the Discharge of Stormwater and Dewatering Wastewaters Associated with Construction Activities ("construction general permit") for any project that disturbs one or more acres of land, either individually or collectively, as part of a larger common plan, and results in a point source discharge to the surface waters of the state either directly or through a stormwater conveyance system. The applicant shall provide a copy of the Storm Water Pollution Control Plan required by the construction general permit to the Town upon request.
15. This is a subdivision. If unforeseen conditions are encountered during construction that would cause deviation from the approved plans, the applicant shall consult with the Office of Community Development to determine what further approvals, if any, are required.

FINDING OF FACT

The excavation associated with the subdivision is found to be exempt from special permit requirements for excavation, filling or removal of earth products, as described in Section 6.2 of the Town of Glastonbury Building-Zone Regulations. However, because of the extensive nature of the excavation associated with the subdivision, the Commission found it necessary, and to which the applicant agreed, to include certain excavation operation standards set forth in Section 6.2 of the Town of Glastonbury Building-Zone Regulations.

Disc: Commissioner Hassett complimented the applicant on a very professional application. The plan is one that the neighbors are here to support. He is always concerned about noise and dust, but those concerns seem to be addressed here. The proposed excavation does not seem to be very invasive or evasive to the environment or the neighbors. He will support the application. Commissioner Griffin remarked that the applicant has done a great job of reaching out to the neighbors. Chairman Zanolungo agreed. He noted that the number of trips seems intense, but if the neighbors are okay with it, then he has no problem with it.

Result: Motion was passed unanimously {6-0-0}.

REGULAR MEETING

1. **Informal session for the purpose of hearing from citizens on Regular Meeting agenda or non-agenda** *None*
2. **Acceptance of Minutes of the July 6, 2021 Regular Meeting**

Motion by: Commissioner Hassett

Seconded by: Commissioner Sexton

Result: Minutes were accepted {5-1-0} with one abstention from Commissioner Cahill since she was not present at the meeting.

3. Acceptance of Minutes of the July 20, 2021 Regular Meeting

Motion by: Commissioner Sexton

Seconded by: Commissioner Shaw

Result: Minutes were accepted {5-1-0} with one abstention from Commissioner Cahill since she was not present at the meeting.

4. Appointment of Members to Join Regulations Review Subcommittee

Ms. Augur explained that the joint subcommittee with the Council for review on amendment regulations would ideally begin in September. She requested that the Commission appoint a couple members. Chairman Zanolungo stated that Commissioners Cahill and Hassett will serve on the subcommittee.

5. CONSENT CALENDAR

- a. Scheduling of Public Hearings for the Regular Meeting of September 7, 2021: **to be determined**
- b. Request of Dependable Construction, LLC for final subdivision approval for the Stallion Ridge Open Space Subdivision's Lots 1 to 4 and Lots 25 to 29

Motion by: Commissioner Hassett

Seconded by: Commissioner Shaw

Result: Consent calendar was approved unanimously {6-0-0}.

6. Chairman's Report

7. Report from Community Development Staff

Motion by: Commissioner Hassett

Seconded by: Commissioner Cahill

MOVED, that the Glastonbury Town Plan and Zoning Commission adjourns their regular meeting of August 10, 2021 at 9:18 P.M.

Result: Motion was passed unanimously {6-0-0}.

Respectfully Submitted,

Lilly Torosyan

Lilly Torosyan

Recording Clerk