

CITY OF WEST HAVEN
MINUTES OF
PLANNING AND ZONING MEETING
SEPTEMBER 24, 2019
7:00 P.M., HARRIETT NORTH ROOM

The Meeting was called to order at 7:02 p.m. by Chairperson Kathleen Hendricks.

Present: Chairperson, Kathleen Hendricks, Comm./Secretary Christopher Suggs, Comm./Vice Chair John Biancur, Comm. Steven Mullins, Comm. Gene Sullivan, Alternate Debra Johnson, Alternate Joseph Vecellio, Alternate Gregory Milano, Cathy Conniff- Zoning Enforcement Officer, David Killeen- Assistant City Planner, Fred Messor- Commissioner of Planning and Development, Attorney Paula Anthony-Berchem and Moses

Chair Hendricks took a moment to welcome the new Alternate, Joseph Vecellio.

A motion to approve the minutes of the meeting of August 27, 2019 was made by Comm. Biancur. Seconded by Comm. Mullins. Motion carried by unanimous vote.

1. **588 Ocean Avenue.** Applications for approval of Special Permit, Site Plan Review and Coastal Site Plan Review, including Resource Removal, Filling and Grading, and Erosion and Sedimentation Control to allow the expansion of an existing rest home facility consisting of a 13,358 sf building addition plus associated site improvements, located in the R-2 (Single Family) Residential District, pursuant to Table 39.2, and Sections 71, 73, 74, 75, and 85 of the West Haven Zoning Regulations. Applicant/Owner: Seacrest Retirement LLC. File #SP 19-032, SR 19-033 and CSPR 19-034 (*Continued from August 27, 2019 meeting.*)

Alternate Gregory Milano recused himself from the above hearing on this application. He stepped down for this application only.

Chair Hendricks stated that there have been some minor changes to the plan and she is asking the Applicant to present those changes and then the Commission will once again open the Public portion of the meeting.

She then informed the Audience that there is a “one time speaking rule”. Since this meeting is a continuation, Chair Hendricks stated if an individual had spoken at the previous meeting they are precluded from speaking this evening.

Point of Order by Comm. Sullivan. If there are changes shouldn't the public be allowed to speak about those changes. Chair Hendricks stated that if there were appreciable changes, she would allow them to speak but she does not believe the changes are as such.

Chair Hendricks agreed that this matter can be discussed once the applicant has presented their changes. Comm. Sullivan was in agreement.

Attorney Joe Porto. Mr. Porto asked that they not go back to the beginning of the last hearing to present the application again but be allowed the opportunity to address the questions and concerns of the general public and of this Commission from the last public hearing in August. The Commission agreed.

Page | 2 Atty. Porto made the following statements to the Commission in response to questions from that hearing:

- Mr. Bower is and always has been a resident of the State of CT.
- **Rodents:** Attorney Porto presented a letter from CT Pest elimination which stated during an inspection there were no physical signs of rodents or burrows and that this property will be serviced by this company. Attorney Porto concluded that this addresses, conclusively, the issue of rodents.
- **Food Delivery:** A Letter from Cisco, Seacrest food service provider, was presented. This letter states that there will be no more deliveries to this site from tractor trailers in the future. This letter was dated September 14, 2019.
- **Ownership:** The question of ownership of Seacrest- A letter was presented to Mr. Dave Killeen on June 28th, 2019 updating ownership of each of the LLC's that make up this application. Mr. Bower is the single owner of the LLC's. The question on the listing of a Texas address was related to the mortgage holder.
- **Issue of Regulations allowing only single family dwellings in the R-2 zone:** Attorney Porto referred to Table 39.1. He noted that in Section One of the Table, Congregate Housing, Assisted Living, and Managed Residential Communities are identified as Residential Uses. Under Section Two, Nursing, rest or convalescent homes are identified as Institutional and Supportive Uses. Both of those uses are identified as Special Permit uses. Other uses, allowed by right, include Library, Museum, or Cultural Center; Municipal Fire or Police Stations, and Elementary/Secondary School, Private or Public. Those uses, which could also result in larger buildings, can be approved by Site Plan approval only, with no requirement for Special Permit approval.
- **Building size;** After meeting with some of the residents from the area, the applicant is proposing to reduce the building size in two ways: reducing the overall height of the proposed building by 4.2 feet and reducing the overall length of the building by 15.5 feet. This would remove three bedrooms from the proposed plan and would reduce the number of residents from 34 to 31 due to this change.
- **Noise Emission-** Concerns were raised about generators or air conditioning compressors- All units will be covered, landscaped and in compliance with the City's noise ordinance.

Chair Hendricks asked what the Seacrest operation is. Response: By license, Seacrest is a residential care home. Maximum beds 75. Licensed by State of CT, Dept. of Public Health.

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Attorney Porto responded that in answer to the question of whether more residents can be added to Seacrest as it exists, the answer is no. Seacrest provides personal care, diet, medication, recreation, laundry and housekeeping services to its residents. The State does not regulate Assisted Living facilities. This concept is a general rule and geared toward active adults 55 and over. It involves some level of support but residents are “generally” engaging in independent living. What the State does regulate are Assisted Living Service Agencies (ALSA). That is how Seacrest can provide nursing services to their residents through a Managed Resident Community (MRC).

MRC will provide meals, laundry, scheduled transportation, housekeeping and maintenance services, social and recreational programs.

Chair Hendricks explained that the Website refers to Seacrest as a Retirement Center, and talks about assisted living. She thanked him for this clarification but her concern was specifically the limited parking spaces and the opportunity for residents to drive if units were classified as assisted living.

Attorney Porto responded that the patient population currently consists of males between 84-88 years of age of which there is one resident who does drive. Females from 92-94.

Chair Hendricks asked if someone wanted to live there and had a car, could they?
Response: Technically yes, but not this agency’s patient model.

The Attorney then provided a written parking analysis and addressed the parking analysis in great detail in order to ensure the Commission that they do fall into compliance with the regulations. The result is that the number of spaces required is 27 and the plan calls for 31. There is a total of 18 day shift employee vehicles. Being conservative, this plan will allow for 2 resident vehicles.

At the last meeting, there was a question about what happens during the rare holiday events that are held at Seacrest (Mother’s Day, Christmas, Easter, etc.). Where would people park? Attorney Porto reported that this Agency has met with the City of West Haven Commissioner of Public Works. The City has agreed to allow the use of the city parking lot across from Seacrest for overflow vehicles during special activities/ events that occur that may cause an influx of visitors. Seacrest would be willing to purchase parking passes for those using the facilities during those times and would also be willing to make improvements to the parking lot and provide for a new crosswalk, at their own expense.

Chair Hendricks addressed a few concerns with this:

- The City requires permits for the use of these parking lots. The permits have specific plate numbers on them and must be affixed to the windshield.

- The liability to the city in the event of accident/ injury by or to Seacrest visitors.
- The plan calls for the installation of a crosswalk on Ocean Avenue which is a State Road. The City couldn't approve this crosswalk itself.

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The Attorney referred to a question regarding Section 85.1 which was addressed by Comm. Biancur at the last hearing. Comm. Biancur said that this was discussed with the City's attorney. Attorney stated that 85.3.4 regarding enlargements or extensions was also discussed with Assistant City Planner David Killeen. This is not a NEW use.

There was a request by the Chair that the applicant meet with neighbors to see if improvements could be made to the application to make the plans more acceptable. A letter dated Sept. 12, 2019 was submitted, in which the Applicant invited the residents to meet with them at Turk's. This meeting was held on Sept. 17, 2019 at 6 p.m.

Atty. Porto reported that some of the comments were that the facility is just too big, some don't like it, others addressed parking concerns, and some asked if the building could be made smaller. In response to that meeting, the architect will present modifications that the application has made to the plans since the last meeting.

The Engineer, Kevin Solli of Solli Engineering, 501 Main Street, Monroe, CT addressed the Commission regarding the changes that had been made to the Site Plan.

The issue of the dumpster, compactor- The dumpster was eliminated and replaced by a trash compactor. The revised Plan reduces the size, scale and mass of the building. A total of 15.5 feet has been removed from the total length and approx. 4'5" feet from the height. The generators have been moved to the west from the original plan. Additionally, the Site Plan has been modified to eliminate the concern of parking.

In order to provide for overflow parking, the Applicant and the City Comm. Of Public Works met to find a resolution that would allow the Agency to use a community parking lot located across the street when there are activities/ events that would create an overflow. By using this facility, it would eliminate cars from parking on the adjacent residential streets.

The applicant agrees to make some community improvements that would include adding a crosswalk, advanced signage, a new staircase to the parking area. These enhancements are in direct line with the City's POCD.

Changes to the parking lot were made to allow for the necessary space for emergency vehicles. Deliveries and vehicles were also discussed and plans were submitted to show the turning movements of each type of vehicle that would be servicing the facility. One change was allowing the largest of vehicles, including Fire trucks an adequate amount of space for such vehicles to use a "K" turn on the plans and back out of the facility. This specific area would be designed as a lawn area, but with a reinforced turf as the necessity of using this area would be

infrequent. This area is designed with significant bearing capacity with no impact of getting stuck. This design has been approved by the Fire Dept.

Comm. Biancur asked if this area would be covered by snow.

Answer: No. Snow would not be put in this area. This facility will have a loader or bobcat on site. Snow will be stored in offsite areas off to the side.

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Mr. Solli then explained that this plan took another component of the POCD and is offering a public improvement at the expense of the applicant. This facility is willing to “adopt” and take over a small portion of the City parking area adjacent to beach. The applicant would add some decorative pavers here, landscaping and also a gazebo. The applicant will include maintenance of this area as well.

All mechanicals will fall into compliance with the City’s noise ordinance.

The Applicant’s Architect, Cormac Byrne, next spoke and he noted that he resides at 7 Holcomb Street in West Haven. He reiterated the changes in the size of the structure and stated that one room from each floor was eliminated in order to eliminate the 15 feet in length along Tyler Street.

Additionally along Colonial they have modified the plan to now include a stone wall with an architectural fence, which is more attractive. Just beyond that wall would be the landscaping that is proposed.

There is no longer access to Seacrest from Colonial. This Plan gives this road back to the residents. Additionally, there will be 4 new parallel parking spaces on Colonial as well for residents of that Street.

The architect feels as though this structure fits in with the designs and 100 year or so of architectural history within this ½ mile stretch of Ocean Avenue. He circulated photos of a number of homes in the immediate area that are similar in height or design to the characteristics of the architecture proposed for the Seacrest expansion.

Chairman Hendricks asked about the parking across the street. She explained that this is a Permitted parking lot and that you must have a parking permit. Atty. Porto stated that this lot would be used for overflow parking only and that the activities/ events are during the off season months. A schedule of these events was provided to the Commissioner of Public Works. He does not believe that the permits would be required during that time but Seacrest would procure the permits. Chair Hendricks explained that the current permit requires a registration and the permit has a designated license plate and must be affixed to the windshield. Chair Hendricks also stated that you must purchase a non-resident sticker but it must still be affixed to the vehicle and cannot be transferred.

Atty. Porto believes this can be resolved and if so, the employee vehicles can have these stickers assigned. The public seemed disgruntled by this idea. Chair Hendricks brought the meeting back to order and stated it was more a logistical question on how it would work.

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Chair Hendricks asked to Commissioner of Public Works, who was present, to approach for questioning.

Tom McCarthy 355 Main Street, Commissioner of Public Works- Crosswalk, parking lot, lining parking lot. We have other activities visa vie parking in the city for special events. Comm. McCarthy stated it is not unusual for the city to make accommodations for such.

Comm. Biancur- does the proposal of Gazebo, crosswalk etc. represent any liability to the city? Comm. McCarthy stated it certainly is an enhancement to the area, for the public good.

Chair Hendricks believes if a structure is on city property then it becomes the city's liability.

Chair Hendricks wants to get a clarification from city's Corporation Counsel on this issue. She asked Attorney Paula Anthony, who is representing the city this evening if she could answer. She is not able to answer, since it is a City matter, and suggests going to Corporation Counsel.

Comm. Biancur asks Comm. McCarthy if there were any concerns with what was presented tonight from a Public Works perspective? Commissioner McCarthy answered "No".

Attorney Portp asked the Commission if the letters of support of this project will be read into the minutes. Mr. Killeen explained that each Commission Member is in receipt of a copy of each letter that has been received, pro and con, and they are kept as part of the official record.

Mr. Killeen asked Attorney Porto if signs for tonight's meeting were posted and if there is any evidence of such. He responded that they were new signs posted and he will get Mr. Killeen the documentation.

Comm. Mullins asked if it was possible to have flashing caution lighting at the crosswalk. The plan calls for Signage .. Advanced signage, but not flashing. Comm. Mullins would like the signage to be flashing. Atty. Porto stated they can look into this if it is the Commission's request, but such lighting must be within MTD and DOT requirements.

Chair Hendricks stated that she requested and received information from the State Dept. of Public Health and Mr. Killeen has copies of them and has introduced them into the record. Mr. Killeen also gave a copy of this information to the applicant this evening. Atty. Porto stated for the record that they are in receipt of both the electronic copy and the paper copy of the information requested by Commissioner Hendricks.

Chair Hendricks then asked how many people in the audience went to the meeting on September 17. She then clarified the Public meeting which was hosted by the applicant at

Turks. 6-7 was the count. She then stated that given the fact that the Applicant had a meeting and the applicant had responded to that meeting by making changes to the Plan, she will allow those who have already spoken to speak this evening.

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Attorney Porto responded that it seemed because the applicant followed the Chair's advice from the last meeting, she is going to allow the public to speak again? Chair Hendricks explained that because Atty. Porto stated that the applicant had made changes to the building in response to that meeting, opening the hearing would be the only way to hear their responses to these changes.

Chair then asked if anyone would like to speak in regards to this application and what we heard this evening:

Mary McDaniel, 134 Ivy Street –Not in favor. Website clearly states that residents can bring their cars if they so choose. Against any and all changes since she believes it goes against the Plan of Conservation. She feels it creates a burden on the residents.

Kathy Biagetti, 6 Colonial Boulevard- She asked the Commission to Vote "No" on this application. This Plan is not consistent with the neighborhood.

Paul Chambrelli, 8 Colonial Place- He is not against development in the City but he believes it should not be concentrated in one neighborhood.

Kristen Brill Pellitere – She believes the proposal conflicts with sections of the City Code "Public Parking Lot for Overflow" (City Code 170-4). Tyler Avenue is listed in this code as a restricted area for residents only who obtain a parking sticker (non commercial) vehicles registered on tax roles of the City of West Haven). Also Article 60.5.1 of P & Z Regulations requires that parking "shall be located on the same lot in R-1, R-2". She is not in Favor.

Larry Wilke, 2 Colonial Circle- concern regarding the 100% increase in square footage- This facility currently does not and never will fit into the current architecture of this neighborhood. Currently application was revised to state Managed Residential Care. Increase in traffic, increased parking need and increased vendor traffic. Changes as pointed out by the engineer, are actually big enough for a tractor trailer to get in and out. Additionally, more calls for the Fire Dept. Their Care Model does not include residents who drive. Mr. Wilke believes that their business model is to have all beds occupied. Not in Favor. Applicant has not been a good neighbor.

In 1998 this Commission approved the expansion based on false promises of Mr. Bower. Mr. Bower said he would not look to expand in the future and would build residential housing units. He has since tried, unsuccessfully, to expand and is back at it again.

Mary Clark- 120 Jones Street- Agrees with the proposed addition.

Paige Moran- 99 Laurel Street, formerly 6 Colonial Place- Opposes this expansion as she feels it is imposing on the lifestyles of residents and taking a lot away from the community. She also presented packet with a letter and a series of pictures for the Commission to review.

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Bob Dunne, 58 Tyler Avenue- Not in favor. The size, scope and scale does not fit with neighborhood. His greatest concern is that one built it is there for gratuity. And not farfetched that 10 years from now it could be a Marriott.

Jason Valdivieso, 44 Tyler Street- Not in favor. The residents asked that it be made smaller and the revision is not adequate. Now they want to turn the City's beach parking lot into a Seacrest campus with shuttle services. Not good for the horseshoe players, fisherman, and he feels the parking lot is fine the way it is. Parking spaces do not include bucket loaders and caterpillars that are needed to remove snow. They put all clippings next to the tree and it smells. They will store snow with salt and sand in addition to the lawn clippings. Now his garden will be contaminated. He asked the Commission to let him sell his house before they build. They claim they will be in compliance with noise ordinance yet they were just sited two weeks ago because of the compressor.

Celine Bernardo, 118 Peck Avenue- The population occupying Seacrest need a place to live- There are West Haven residents in this building. She is in favor of this project. She also presented a letter of support from another individual, **Sharon LaRusso, 111 Seaview Avenue** whose father currently resides a Seacrest. She also is in favor of this project.

Louis Wadson, 710 Third Avenue- In favor of this application since it will generate jobs for West Haven.

Mark Milano, 642 Ocean Avenue- He wants on the record, that the letters to the public from Atty. Porto were received on the Saturday before the Tuesday Meeting. Atty. Milano does not agree that the changes in square footage are enough. He disagrees with the proposed change in the use. He believes that they are trying to make necessary changes in order to comply with codes. For example, the amended application has a change in the proposed use. Assisted living requires 1 space per room for parking, but they are now claiming it is not assisted living.

Michael Limosani, 325 Benham Hill Road- He explained that he is possibly moving to 57 Tyler. He cannot imagine a 66 thousand pound firetruck driving onto sod about 65 feet with no issues. Also no nurse will put their license at risk by not calling 911 in the event of injury or illness. Additional beds means additional Fire/ rescue calls. Not in favor.

Linda Matthews, 512 Ocean Avenue- Property owner, 3 Colonial Circle. This is not just about West Shore. This is about the residents and their quality of life as well. There is plenty of Senior Housing and this neighborhood has been burdened with this Retirement home since it was built. She pleaded with the Commission to "Save our shoreline, vote no on this application".

Mary Glynn, 75 Tyler- New neighbor. Beautiful neighborhood. She is in the medical field. She asks, with all the nursing homes closing in the area, why are we expanding this current facility? The goal should be to have elderly individuals stay in their home. She stated that she understands why the other residents are not in favor of this application.

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Lori Moran, 6 Colonial Place- She stated that West Haven residents would not be able to afford to stay there, trending toward residential. Then, she stated that a Special Permit is much less "Special" when it is granted twice and wrecks everything else around it. Not in favor.

Mindy Chambrelli, 8 Colonial Place- not in favor. The modifications proposed are so insignificant to the original proposal it is almost laughable.

Susan Ziada, 31 Tyler St.- Moved here from Third Avenue because they wanted to live near the beach. If this happens, Tyler St. will look like a big parking lot. Mr. Riccio will be in an Island of asphalt. With the huge sign and wall, you should just call it Seacrest (Street) not Tyler (Street).

Louise Martone, 4 Big Spruce Lane- Councilwoman Martone stated that the owner has paid approx. \$450,000 for empty land over a period of years. The city needs development in order to survive. She has watched this process and believes the applicant has come into compliance. She supports this project. She asks the Commission to do what is right for the City.

Chair Hendricks, After asking three times if anyone else would like to speak, closed the public portion of the hearing.

Chair Hendricks asked the applicant if those who reside at the facility can bring their furniture with them. Answer: Yes they can. What kind of trucks would be used to transport furniture? Answer: Box trucks, pick-up trucks.

Chair Hendricks that stated that, in the City of West Haven, with mutual aid, there is always a possibility that a truck can come from another fire district. Her concern is getting the largest apparatus in that turn around. Most importantly, we continue to talk about Emergency response for illness. She believes that if there were ever a fire, you could not get the necessary fire apparatus into that area.

Atty. Porto responded that the applicant takes all of that into consideration. When they met with the Fire Chief, they asked him to identify the largest vehicle in the fleet, not just this district. Also, additional hydrants have been added on Tyler Street and have been shown on the plans. All appropriate measure are in place.

Comm. Sullivan stated that when Mr. Bower spoke at the last meeting, he stated that there are currently 75 beds. The plan did call for 34 additional rooms, but three have been eliminated so there will be 31 additional rooms. How many will be double occupancy?

Answer: There will be 15 Beds for MRC. State Regulations require 1 person per room. We will go on record as one person per room, if Commission so desires. All will be single occupancy.

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Comm. Biancur wanted to address 85.4.3 in regulations- Many of the concerns raised by the neighbors sound as though they are concerns that the architecture and landscaping treatment will not blend harmoniously with the rest of the area. Also, there are concerns that the use is a for profit business (commercial use).

Architect Byrne responded that architecturally, the applicant has designed a structure with residential architecture. We have used dormers, sweeping overhangs. Architecture elements are consistent with those around the neighborhood. Comm. Biancur concurred that the building is absolutely beautiful. But again he asked, how based on mass and scale, does it blend harmoniously?

Answer: This building meets all requirements and the current structure does not meet those same requirements. This project meets all zoning regulations and is consistent with the POCD.

Chair Hendricks then stated that if meeting zoning regulations, guidelines etc.. was all that was necessary, then you would not need a Zoning Commission. This Commission has to take all aspects into account. We have to determine does this fit, does it impede the flow of the community?

Comm. Biancur raised some discussion on subjectivity. There are certain standards that are subjective that are part of the regulation.

Atty. Porto stated that is what the Commission has to deliberate. There is no substantive evidence entered into this record so far that shows from a technical standpoint that they do not comply.

Comm. Biancur then stated another concern was that this is a Commercial use which could be minimizing the area and could have the effect of lowering the value of homes. One common theme also is that the POCD talks about the importance of limiting commercial/industrial uses encroaching on residential areas.

Atty. Porto stated that this application is a residential use that is permitted in a residential zone by special permit. This is not a commercial use. The people who reside here are of elderly population.

Comm. Biancur believes that one could argue that although people do reside there it is still commercial since it is a "for profit" business.

Atty. Porto stated that this would be the same as a residential home being rented, for profit, for a season.

Comm. Mullins asked about deliveries other than food. He wants to ensure that other deliveries will not be by tractor trailers.

Chair Hendricks asked about moving the crosswalk to the area of the stairs instead of in front of Seacrest.

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Attorney Porto also addressed the statement about the letters being sent with very little notice. The applicant was being sincere in their invitation, but they were also mindful of the Commission's policy to have any changes to plans submitted no later than the Friday before the meeting at which the Commission was considering the application.

On the matter of reducing 911 calls, Commissioners Sullivan and Mullins raised questions about whether the number of calls would be reduced with full time nursing. They asked if the applicant would be agreeable to a condition requiring a registered nurse being at the facility 24/7. The applicant stated they would accept such a condition and restated that they have provided testimony confirming that a registered nurse would reduce the number of emergency calls.

Motion was made by Comm. Biancur, seconded by Comm. Mullins to close the public hearing. Motion carried.

Chair Hendricks closed the public hearing.

She addressed the Commission as well as the applicant regarding deliberation. She believes that there are some matters, including but not limited to, the City's liability with the use of the city owned parking lot, that need to be addressed. This matter will require clarification from the City's Corporation Counsel.

Based on the need for clarification, as well as the time this hearing is concluding, she would table the deliberation of this application to the Commission's next regular meeting on October 8th, 2019, 7:00 p.m. in the Harriett North Room.

- 2. Proposed Amendments to Zoning Regulations.** Proposed amendments to the City's Zoning Regulations to establish a new use "Active Adult Community" as a Special Permit use in the R-1 (Single Family) Residential District and to establish standards for approval of this use, pursuant to Section 86 of the West Haven Zoning Regulations. Applicant: BLLT LLC. File # ZR-19-031. *(Continued from August 13, 2019 Meeting.)*

Request was made by Attorney Amendola to continue the above matter that was submitted to the Commission and scheduled for this evening's hearing.

Based on the applicant's request, this matter was tabled to the October 8, 2019 Planning and Zoning Commission hearing, 7 p.m. in the Harriett North Room.

Regular Meeting

2. **2 & 8 Ashburton Place** Application for Site Plan Review approval to construct a 4-story inn with associated site improvements in the Central Business District, pursuant to Sections 20.8 and 75 of the West Haven Zoning Regulations. Applicant/Owner: Bert Qubes, LLC. File # SR 19-030. *(Continued from August 13, 2019 meeting.)*

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There was a design change for this plan, which staff recommended be referred out to City departments to see if they have any additional comments on this revised plan. Mr. Killeen will send letters back out to the departments for their comments.

Attorney Shansky, representing this application, had submitted a letter granting an extension of time to allow the Commission to consider the revised plans at the October 22 meeting.

Based on this request, Chair Hendricks announced that this item would be considered at the October 22, 2019 regular meeting of the Planning and Zoning Commission, 7 p.m. in the Harriett North Room.

3. **Discussion of Priorities for Implementation of the Updated Plan of Conservation and Development (POCD)**

Chair Hendricks announced that she would expect to have the next meeting of the POCD Implementation Subcommittee before the regular Planning and Zoning Commission meeting on October 22, 2019.

There being no further business, motion was made by Comm. , seconded by Comm. to adjourn at 10:00 p .m. Motion carried unanimously.