

Posted 8/28/20
SD

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice
Thursday, September 3, 2020, 7:30 PM

RECEIVED
VERNON TOWN CLERK
20 AUG 28 AM 11:28

Join Zoom Meeting

<https://us02web.zoom.us/j/82513112138?pwd=K2hUbGRHNmRjNVlUU2FacnNUTGtIQTO9>

Meeting ID: 825 1311 2138

Passcode: axSSD4

OR, Dial by your location

+1 646 876 9923 US

Meeting ID: 825 1311 2138

Passcode: 052229

AGENDA

1. **Call to Order & Roll Call by Roland Klee, Chairman**
2. **Administrative Actions/Requests**
 - 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote
 - 2.2 Approval of the Minutes from the August 20, 2020 meeting
3. **New Application(s) for receipt, if any:**
4. **Public Hearing(s) and Action on Application**
 - 4.1 Application [PZ-2020-09] of Johanna Serrata (Gi Gi's Fun Bounce dba Kidzone) for a Special Permit pursuant to Section 4.9.4.11 and 17.1.1 for the serving of alcohol at 234 Talcottville Rd. (Assessor's ID: Map 10, Block 15R, Parcel 40G).
5. **Plan of Conservation and Development Update**
6. **Other Business/Discussion**
7. **Adjournment**

Roland Klee, Chairman
Planning & Zoning Commission

DRAFT MINUTES

TOWN OF VERNON
Planning & Zoning Commission (PZC)
Virtual Meeting Notice
Thursday, August 20, 2020, 7:30 PM

Via Zoom Meeting

DRAFT MINUTES

1. **Call to Order & Roll Call by Roland Klee, Chairman at 7:30 PM.**

- Regular members present: Roland Klee, Mike Mitchell, Joseph Miller, Iris Mullan, Jesse Schoolnik and Wes Shorts
- Alternate Member: Robin Lockwood sitting for Susan Reudgen
- Absent Members: Susan Reudgen
- Staff present: George McGregor, Town Planner
- Recording secretary: Jill Rocco

2. **Administrative Actions/Requests**

- 2.1 Amendment/Adoption of Agenda - Additional business to be considered under agenda item #6 "Other Business" requires Commission vote

Wes Shorts motioned to **ADOPT** the agenda. Jesse Schoolnik seconded and the motion carried unanimously.

- 2.2 Approval of the Minutes from the August 6, 2020 meeting

Robin Lockwood made a motion to **APPROVE** the minutes from the August 6, 2020 meeting. Mike Mitchell seconded and the motion carries with Wes Shorts abstaining.

3. **New Application(s) for receipt, if any:**

NONE

4. **Public Hearing(s) and Action on Application**

4.1 CONTINUATION from July 16, 2020 Regular Meeting Application **[PZ 2020-08]** of St. Bernard Church for site plan approval for a 2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access. A Special permit is also requested pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land. The St. Bernard Church campus is located at 25 Saint Bernard Terrace, with the School and Parrish Center located at 20 and 22 School St., respectively (Assessor ID: Map 40, Block 0110, Parcel 00004).

- Town Planner, George McGregor gave details of changes in regards to the Application **[PZ 2020-08]** of St. Bernard Church.
- George Yeakel spoke in regards to the application
- Brian Kenny, Parish Business manager, spoke in regards to the application
- Pegi Shea, 27 Fox Hill Drive, spoke in favor
- Toni Royal, 28 Oxbow Dr, spoke in favor

Mike Mitchell made a motion to close the public hearing at 7:42 PM. Robin Lockwood seconded and motion carried unanimously.

1. Wes Shorts **MOVED** that the Planning and Zoning Commission **APPROVE PZ 2020-08**, An application of St. Bernard Church for site plan of development for a +-2,573 sq. ft. addition to the School, the demolition of the Parish Center, and a reconfiguration with additional spaces of the existing parking areas and parking lot access; and, a Special Permit pursuant to Section 15 of the Town of Vernon Zoning Regulations for the grading and removal of material in excess of 50 cubic yards and for the disturbance of more than one-half (1/2) acre of land, subject to the Conditions of Approval dated August 20, 2020, and based upon the public record and the following findings:
 - a. The Site Plan meets the requirements of Section 4.23, Section 14, and Section 24 of the Vernon Zoning regulations;
 - b. The Special permit meets the requirements of Section 15 and Section 17.3.1 and;
 - c. The Architectural Plans substantially meet the purpose and intent of the Rockville Village District Overlay and is deemed compatible with the architecture of the district.

Subject to the following conditions:

Conditions of Approval, in addition to the Standard Administrative Conditions and Restrictions, August 20, 2020

1. The property shall be developed in substantial conformance with the Site Plan set (Sheets 1-10) dated June 1, 2020, with Sheets C-2.0, C-4.2, and L-1.0 revised July 14, 2020, prepared by Macci Engineers.
2. The property shall be developed in substantial conformance with the Architectural floor Plan set dated June 1, 2020, and the Architectural Elevations dated July 15, 2020 prepared by Friar Architecture.
3. Prior to the commencement of any site work, the applicant or his/her agent shall submit to the Town Planner an instrument of financial guarantee in a form acceptable to the PZC for Erosion and Sedimentation Control in the amount to be determined by the Town Engineer.

Joseph Miller seconded and the motion carried unanimously.

4.2 Application [PZ-2020-03] of Santini Real Estate Trust for a Zone Change from R-22 to Comprehensive Multi-Family Dwelling Zone, for three parcels totaling +-6.27 acres located at 195 South St. (Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified). Approval of a Preliminary Plan of Development and a Special Permit for Excavation and Grading pursuant to Section 15 of the Town of Vernon Zoning Regulations are also requested, in order to develop a 56-unit, multi-family residential development project.

- Town Planner George McGregor read the legal notice into the record.
- Legal notice was published in the Journal Inquirer on August 8, 2020 and August 15, 2020.
- Chairman Roland Klee read the following teleconference rules into the record:
 1. Any member of the public who wishes to provide public comment may participate remotely via computer with a microphone and ZOOM link or via telephone call-in number
 2. We ask that all participants "MUTE" their phones and that the meeting organizer may mute participants if excessive noise or feedback interrupts the meeting.
 3. Speakers are encouraged to use the ZOOM Chat function to alert the host that they would like to speak.

4. At the appropriate time, the Chairman will call for public comment. Speakers should unmute their phones by pressing *6 and then clearly identify their name and address.

5. Speakers should direct their comments through the Chairman

6. Please be patient.

- Town Planner George McGregor read a brief overview of the application.
- Dorian R. Famiglietti, attorney from Kahan, Kerensky, Capossela, LLP spoke representing the applicants, Santini Real Estate Trust.
- Eric Petersen, Professional Engineer from Gardner, Petersen Association of Tolland spoke representing the applicants in regards to the application.
- Kevin Santini, Owner, Santini Real Estate Trust, spoke in regards to the application.
- John Alexopoulos, Landscape Architect, RLA spoke representing the applicants in regards to the application.
- Jim Bubaris, Bubaris Traffic & Assoc. spoke representing the applicants in regards to the application.
- Dorian Famiglietti spoke in regards to the application.
- Eric Santini, Owner, Santini Real Estate Trust, spoke in regards to the application.
- Dorian Famiglietti spoke in regards to regulations.
- Chairman Roland Klee opened the floor to questions/comments from the Commission.
- Discussion ensued.
- Chairman Roland Klee opened the floor to the public.
- Chairman Roland Klee asked if anyone would speak in favor, no one spoke.
- Nancy Steffens, 224 South St. spoke in opposition
- John Henault, 20 Bancroft Rd. spoke in opposition
- Joy Henault, 20 Bancroft Rd. spoke in opposition
- Pegi Shea, 27 Fox Hill Dr. spoke in opposition
- Ann Letendre, 29 Gottier Dr. spoke in opposition
- Jade Brannon, 253 South St. spoke in opposition
- Margaret Maclean, 7 Valerie Dr. spoke in opposition
- Marty Johnson, 5 Knollwood, spoke in opposition
- Mary James, 18 Mark Circle, spoke in opposition
- Jesse Schoolnik made a **MOTION** to extend public hearing past 10:00 PM. Robin Lockwood seconded and the motion carried unanimously
- Michael Winkler, 20 Gottier Dr. spoke in opposition
- Robert Felber, 224 South St. spoke in opposition
- Robert McNeilly, 218 South St. spoke in opposition
- Darlene McNeilly, 218 South St. spoke in opposition
- Robin McNeilly, 218 South St. spoke in opposition
- Larry Rodriguez, 2 Valerie Dr. spoke in opposition
- Leah Stratton, 18 Valerie Dr. spoke in opposition
- Dorian Famiglietti responded to the public comments
- Eric Santini, Sr., applicant spoke in regards to the application
- Kevin Santini, applicant, responded to comments
- Eric Santini, Jr., applicant, responded to comments
- Alan Itzkowitz, 7 Knollwood Dr. spoke in opposition
- Nancy Steffens, 224 South St. spoke in opposition

Robin Lockwood made a motion to close the public hearing at 10:47 PM. Iris Mullan seconded and the motion carried unanimously.

Robin Lockwood **MOVED**, that the Vernon Planning & Zoning Commission does hereby **DENY** Application **[PZ-2020-03]** of Santini Real Estate Trust for a Zone Change from R-22 to the Comprehensive Multi-Family Dwelling Zone, along with a "Preliminary Plan of Development" and a

special permit at 195 South St. (Assessor ID: Map 39, Block 065B, Parcel 00019), 209 South St. (Assessor ID: Map 39, Block 065B, Parcel 00017), and Assessor ID: Map 39, Block 065B, Parcel 0018A (no address identified) based upon the following findings:

- The Zone Change is NOT consistent with the Town of Vernon's Plan of Conservation and Development as the area is planned for moderate density land uses; Multi-family zoning is inconsistent with this planned future land use.
- The Zone Change is NOT consistent with the Town of Vernon's Plan of Conservation and Development which aims to protect residential neighborhoods, encourage homeownership opportunities, and retain zoning patterns which reserve appropriate areas of the Town for single-family homeownership. The PZC finds that this location should be reserved for single-family residential uses.
- The current R-22 Zoning district is appropriate, reasonable, and preferred in this location, considering the prevalence of a surrounding single-family residential development pattern.

Jesse Schoolnik seconded and the motion carried unanimously.

6. **Other Business/Discussion**

NONE

7. **Adjournment**

Wes Shorts made a motion to **ADJOURN** at 10:54 PM. Joseph Miller seconded and the motion carried unanimously.

Jill Rocco
Recording Secretary

APPLICATION
(PZ-2020-09)

PZ 2020-09

RECEIVED

TOWN OF VERNON PLANNING & ZONING COMMISSION (PZC)

JUL 20 2020

APPLICATION

TOWN PLANNERS OFFICE

This form is to be used to apply to the Vernon Planning & Zoning Commission (PZC) for a change of zoning district, amendment of the Zoning Regulations, Site Plan of Development (POD), Special Permit(s), amendment of the Subdivision Regulations, and/or approval of a (re) subdivision, or DMV location approval. Provide all the information requested.

The applicant must be the property owner, the property owner's agent, the Town of Vernon, or someone with a direct financial interest in the subject property; said interest shall be explained and written permission for this application must be obtained from the property owner and submitted with this application if the applicant is not the property owner (ZR Section 2.3).

The list of approvals and the references to sections of the Regulations are for informational purposes only to assist with preparation of the PZC application and are not a definitive statement of the sole requirements that may apply to a specific project.

The applicant understands that the application is complete only when all information and documents required by the PZC have been submitted and, further, that any approval by the PZC relies upon complete and accurate information being provided by the applicant. Incorrect information provided by the applicant may make the approval invalid. The PZC may require additional information to be provided by the applicant in the course of reviewing the application and during the monitoring of the project.

Provide all the information requested:

I. APPLICANT:

Name: Johanna Serrata
Title: Owner
Company: Gi-Gi's Fun Bounce (DBA) Kidzone
Address: 234 Talcottville Rd, Vernon, CT 06066
Telephone: 347-968-6719 Fax: N/A
E-mail: johanna.kidzone@gmail.com

II. PROPERTY OWNER (S):

Name: _____
Title: _____
Company: _____
Address: _____
Telephone: _____ Fax: _____
E-mail: _____

05/05/2015

V. PZC APPLICATION PROJECT SUMMARY

Describe the project briefly in regard to the purpose of the project and the activities that will occur. Attach to this application a complete and detailed description with maps and documentation as required by the "Town of Vernon Zoning Regulations" and "Town of Vernon Subdivision Regulations".

Purpose: _____

General Activities: Serving alcohol in premises
and patio. There will not be any traffic
impact.

VI. APPROVAL (S) REQUESTED

___ Subdivision or Resubdivision

- ___ Subdivision (Sub. Sec. 4, 5, 6)
- ___ Resubdivision (Sub. Sec. 4, 5, 6)
- ___ Minor modification of subdivision or resubdivision (Sub. Sec. 4.6)
- ___ Town acceptance of a road (Sub. Sec. 6.5-6.8 & 9)
- ___ Amendment of Subdivision Regulations (Sub. Sec. II)

See Subdivision Regulations Sec. 4 for application fee schedules.

___ Soil Erosion and Sediment Control Plan (ESCP) (ZR Sec. 2.117; 18) (Sub. 6.14)

___ Site Plan of Development (POD) (ZR Sec. 14)

- ___ POD approval (ZR Sec. 14.1.1.1; 14.1.2)
- ___ Modification of an approved POD (ZR Sec. 14.1.1.1)
- ___ Minor modification of a site POD (ZR Sec. 14.1.1.2)

___ Special Permit(s) (ZR Section 17.3)

- ___ Special Permit in an aquifer area (ZR Sec. 2.4; 2.5; 2.119; 20)
- ___ Special Permit for excavation (ZR Sec. 2.52; 2.79; 15)
- ___ Special Permit for use in a district (ZR Sec. 1.2 & 4)
- ___ Special Permit for lot coverage (ZR Sec. 1.2; 2.61; 2.68; 4)
- ___ Special Permit for signs (ZR Sec. 1.2; 2.106-115; 4; 16; 21.7)
- ___ Special Permit for parking (ZR Sec. 4; 12; 21.4)
- ___ Special Permit for elderly housing (ZR Sec. 2.60; 17.4)
- ___ Special Permit for Bed & Breakfast (B & B) (ZR Sec. 2.9; 17.3.4)
- ☒ Special Permit for serving alcohol (ZR Sec. 2.103, 17.1)
- ___ Special Permit for massage (ZR Sec. 2.76-78; 4)
- ___ Special Permit for telecommunications (ZR Sec. 2.21; 3.23 & 23)
- ___ Special Permit for dumps and/or incinerators (ZR Section 8)

____ Other Special Permit(s). Cite ZR Section and describe activity:

____ Special Permit modifications (ZR Sec. 17.3.2.2). Cite ZR Section and describe activity.

____ **Zoning:**

____ Site specific change of zoning district and map (ZR Sec. 1.2; 1.3; 4)

____ Amendment of Zoning Regulations (Sec. 1.2; 1.3; 4)

____ Site specific change to the Aquifer Protection Overlay Zone Map (ZR Sec. 20.3.2)

See Zoning Regulations Section 22 for application fee schedules.

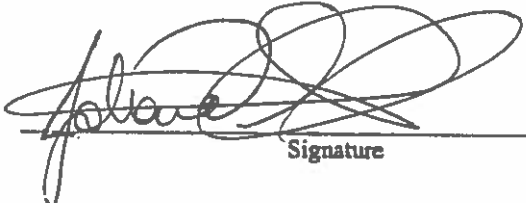
____ Dealer or Repairer License (location approval for DMV)

Per Connecticut General Statutes (CGS) Section 8-26: If an application submitted to the Planning & Zoning Commission (PZC) involves any activity or area regulated under the wetlands statutes, an application for this activity must be filed with the Inland Wetlands Commission (IWC) on or before the day the Planning & Zoning Commission (PZC) application is filed by the applicant. (TWR Sec. 3.11)

Per CGS Sec. 8-31: If the proposed activity is to take place within a watershed of a Water company, the applicant is required to file a copy of the application with the Water Company via certified mail within seven (7) days of the date of the application. (TWR Sec. 4.3.6).


The applicant, undersigned, has reviewed the "Town of Vernon Planning and Zoning Regulations and Inland Wetlands and Watercourses Regulations" and has prepared this application with complete and accurate information:

Property Owner, Applicant, or Applicant's Agent:



Signature

Signature



Date

Date

TO BE FILLED IN BY THE PLANNING DEPARTMENT

Date Application Submitted _____

Date Application Received by Commission _____

PZC File: _____

III. PROPERTY

Address: 234 Talcottville Rd, Vernon, CT, 06066

Assessor's ID Code: Map # ___ Block # ___ Lot/Parcel # ___

Land Record Reference to Deed Description: Volume: ___ Page ___

Does this site contain a watercourse and/or wetlands? (See the Inland Wetlands Map and IWR Section 2.14, 2.15, 2.23, 2.24, 3.11; 4)

☒ No ☐ Yes

☒ No work will be done in regulated area
☐ Work will be done in the regulated area

☐ IWC application has been submitted
☐ IWC application has not been submitted

Zoning District: _____

Is this property located within five hundred (500) feet of a municipal boundary?

☒ No
☐ Yes:

☐ Bolton
☐ Coventry
☐ Ellington
☐ Manchester
☐ South Windsor
☐ Tolland

Check if Historic Status Applies:

☐ Located in historic district:

☐ Rockville
☐ Talcottville

☐ Individual historic property

IV. PROJECT

Project Name: Gi-Gi's Fun Bounce (DBA) Kidzone

Project Contact Person:

Name: Johanna Serrata

Title: Owner

Company: Gi-Gi's Fun Bounce (DBA) Kidzone

Address: 234 Talcoffville Rd, Vernon CT 06060

Telephone: 347-968-6719 Fax: N/A

E-mail: Johanna.kidzone@gmail.com

Google Maps 243 CT-83



Image capture: Nov 2019 © 2020 Google

Vernon, Connecticut



Street View





GI-GI'S BOUNCE FUN

INDOOR FUN PARK

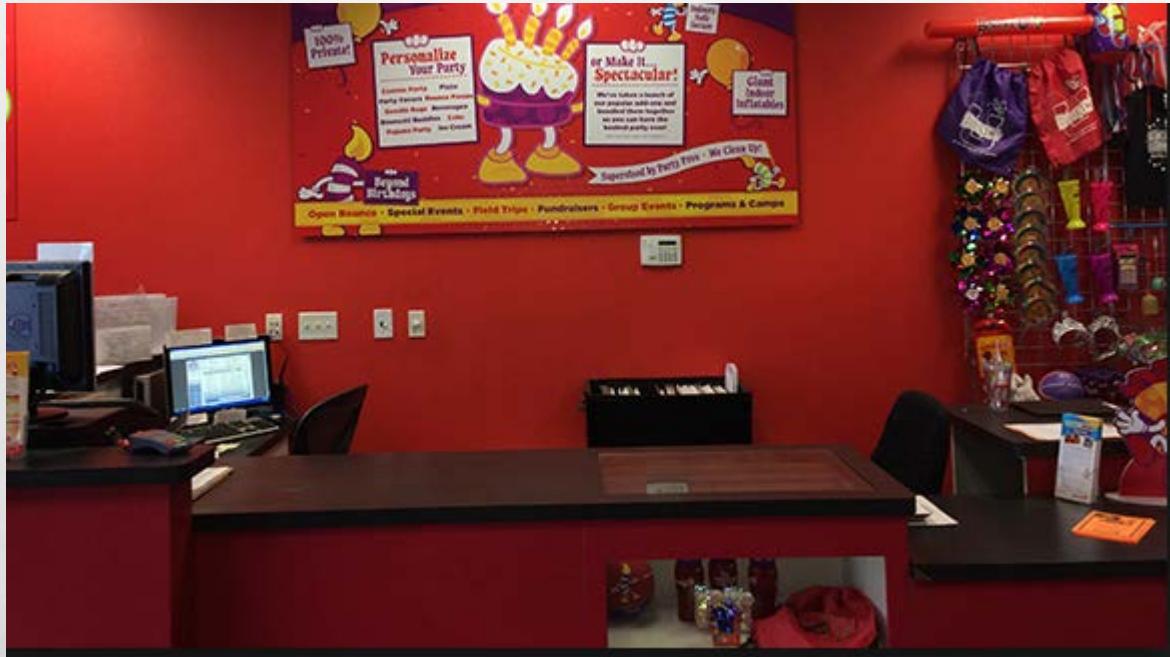
**234 TALCOTVILLE RD
VERNON, CT, 06066**



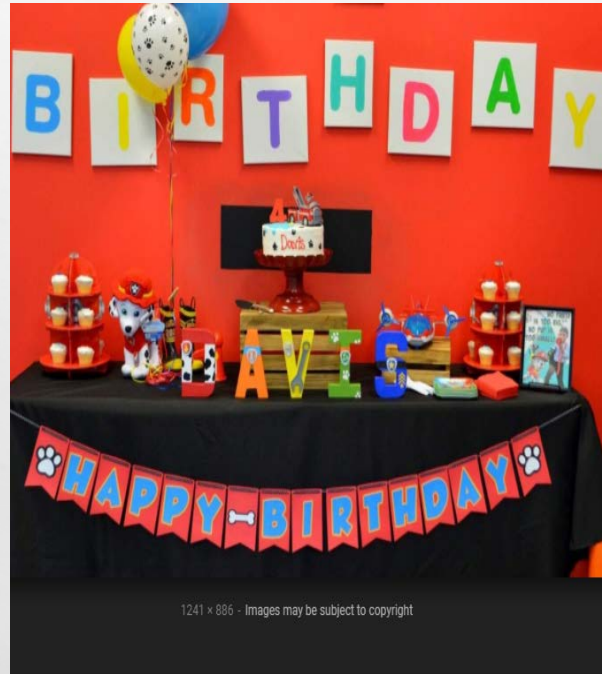
“Providing superior quality entertainment options in a safe, fun and exciting atmosphere for the whole family with excellent food and popular beverages”

Today's parents and families are always searching for places and activities to engage and entertain their children. They expect a safe, clean, and interactive environment that will keep their kids occupied while allowing them to play independently, but not unsupervised. In today's market, there is a great business opportunity in the Vernon area to create this much needed, but sorely lacking destination - that destination is Gi-gi's Fun Bounce! Gi-gi's Fun Bounce will provide the ultimate fun experience for children between the ages of 2 – 15.

- As the parents walk in to our facility they will be greet and asked to sign in their children, this is mandatory. At the bottom of the sign-in, form is our waiver of liability statement.
- Next, once the admission fee is paid, everyone can go in and play. This includes the parents who will be encouraged to play and interact with their children on the equipment. Socks are required for playing in the jump arenas and must be worn always.



- Birthday parties and scheduled private events will take place in the cake rooms. Gi-gi's Fun Bounce has two cake rooms and two jump arenas. We offer three party packages, which will extend services such as one personal party attendants, private or public access to the jump room(s) and a private cake room for a maximum of 2 hours per party. Other party options can be added a la carte to have a completely unique party experience for the customer.



- The concession options consist of simple, already pre cooked foods and microwavable . while pizzas are ordered from Bianna's pizza shop. Wine and beers are store in a refrigerator approved by the distributor company.



Should Gi-Gi's Fun Bounce be approved for this special permit, No changes will done to the exterior or interior of the building. We will keep the bottle wine and beers in a small refrigerator in the concession area.

We will keep our same schedule:

Monday and Tuesday Closed

Wednesday and Thursday 10:00 am-6:00 pm

Friday-Saturday 10:00am-8:00 pm

Sunday 10:00-6:00 pm

We don't see traffic increasing.

- The lobby also includes token operated arcades and ticket dispensing redemption games. Kids will be able to redeem the tickets for prizes at the front counter.



- Gi-gi's Bounce Fun strives to meet the demands of families in the surrounding communities by offering an immaculate clean space , kid-friendly play facility that offers food and indoor entertainment in one general location to create an environment of relaxation and/or social interaction for the parents and the children



STAFF COMMENTS



PLANNING
DEPARTMENT

TOWN OF VERNON

14 PARK PLACE, VERNON, CT 06066
(860) 870-3640
gmcgregor@vernon-ct.gov

MEMORANDUM

TO: Planning and Zoning Commission

FROM: George K. McGregor, Town Planner

SUBJECT: PZ-2020-09, 234 Talcottville Rd. Special Permit the serving of alcoholic beverages on premises.

DATE: September 3, 2020

Request and Background



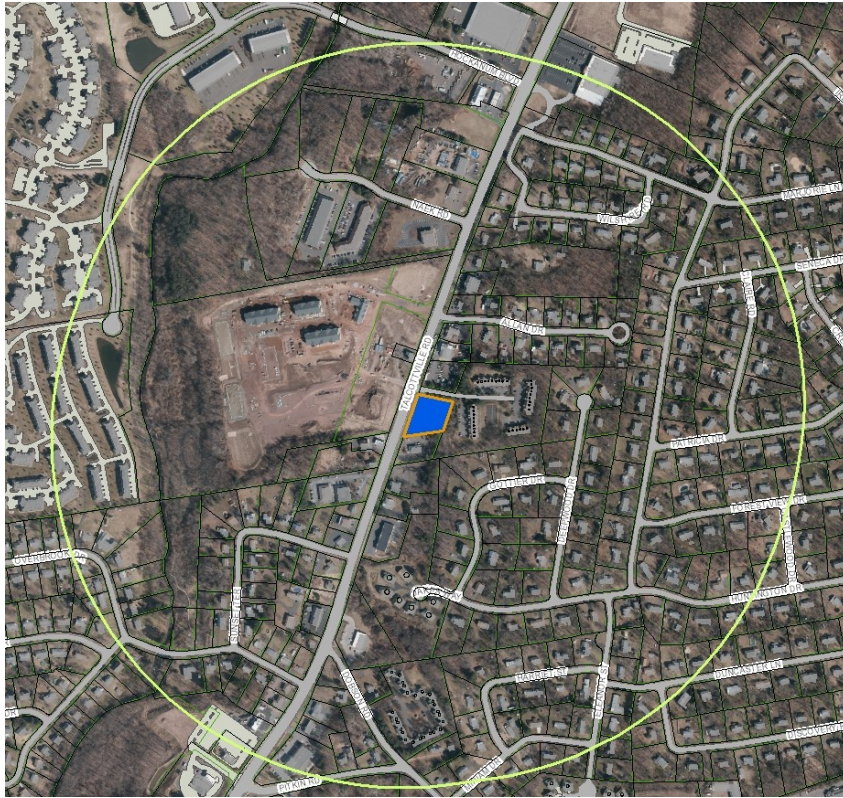
Johanna Serrata (“Applicant”) requests a Special Permit in order to allow the serving of alcoholic beverages at 234 Talcottville Rd. (Assessor ID: Map 10, Block 15 R, Parcel 0040G). The property is .99 acres and zoned Commercial. Pursuant to Section 4.8.4.11, selling or serving alcohol is permitted upon Special Permit review and approval and upon a finding that the applicable standards of Section 17 are met.

The Applicant operates Gi Gi’s Fun Bounce, a children’s indoor amusement venue, which includes inflatable bounce equipment, token operated arcades, and a snack bar, catering to kid friendly activities and birthday parties. As part of the concessions package, the Applicant wishes to offer wine and beer.

Special Permit Review

Section 17 sets forth specific separating distance requirements for sellers and servers of alcohol. Alcohol beverage *servers* must be separated from each other by a distance of 2,000 feet, measured in a front “door to door” manner. In addition, servers must be separated from public institutions and public schools by 1,000 and 2,000 feet, respectively.

The Vernon GIS data (map left) and site visits to the corridor indicate that no other server in this category falls within 2,000 feet.



PZ 2020-09 234 Talcottville Rd, Location and Zoning



Furthermore, in order to approve a special permit, the Commission must find that the applicant meets the relevant general special permit criteria of Section 17.3.1, specifically:

- 17.3.1.1 It shall not create a hazardous condition relative to public health and safety;
- 17.3.1.2 It shall be compatible with neighboring uses;
- 17.3.1.3 It shall not create a nuisance;
- 17.3.1.4 It shall not hinder the future sound development of the community;
- 17.3.1.5 It shall conform to all applicable sections of this ordinance;

Analysis and Recommendation

This application was circulated to all relevant Staff referral agents for comment. The Police Chief did raise a concern about the consumption of alcoholic beverages at a child-oriented business near Rt. 83. Planning and Zoning Town Staff have reviewed the site and finds that the request generally meets the special permit criteria established in 17.3.1. We find it also meets the separation criteria found in 17.1.2.

The proposed location, in the Commercial Zoning District, is appropriate for this type of use.

Draft Motions

- A. I move that the Planning and Zoning Commission Approve PZ-2020-09, a special permit for the serving of alcoholic beverages at 234 Talcottville Rd., based upon a finding that the special permit meets the relevant general special permit criteria of 17.3.1 and exceeds the distance separation requirement of Section 17.1.2.**

OR

- B. I move an alternate motion**

APPLICATION REVIEW COMMENTS

FROM: jkenny@vernon-ct.gov

TO: _____

DATE: 07/22/2020

APPLICANT: 234 TALCOTTVILLE ROAD LLC

PROJECT: Gi Gi's Fun Bounce

LOCATION: 234 TALCOTTVILLE RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

Business would have to obtain a caterer liquor permit from the State Department of Consumer Protection and prove they will be regularly engaged in the business of providing food and beverages to others for service at private gatherings or at special events to sell and serve alcoholic liquor for on-premises consumption at any activity, event or function for which such person has been hired. (i.e.- food/beverage menu and/or food service contract)".

In addition the police department has concerns with the consumption of alcoholic beverages at a child orientated business with amusements in close proximity to traffic on RT 83.

SIGNATURE: _____

DATE: _____

APPLICATION REVIEW COMMENTS

FROM: amarchese@vernon-ct.gov

TO: _____

DATE: 08/27/2020

APPLICANT: 234 TALCOTTVILLE ROAD LLC

PROJECT: Gi Gi's Fun Bounce

LOCATION: 234 TALCOTTVILLE RD

My comments in regard to the application submitted to the Inland Wetland Commission (IWC) and/or Planning & Zoning Commission (PZC) are:

_____ NO COMMENT

_____ COMMENTS ATTACHED

_____ PLEASE NOTE THE FOLLOWING COMMENTS:

The application appears to conform with the zoning regulations.

SIGNATURE: _____

DATE: _____