

**CITY OF BRIDGEPORT
ZONING BOARD OF APPEALS
ZOOM MEETING
AUGUST 10, 2021**

ATTENDANCE: Chairman Edward McLaine; Ira Nachem; John Carolan; Robin Shepard

STAFF: Dennis Buckley, Zoning Official; Nicholas Sampieri, Zoning Inspector; Russel Liskov, City Attorney.

OTHER: A Burke; Abu Salah Smith; Dawn Astram; John; La Bodega Del Mofongo; Patricial Sullivan; Atty. Charles Willinger; Jorge B Hernandez; ROWarren; binky; Sonia DeSousa; Medina R; Pat Sullivan; Atty. Raymond Rizio; Jose Aviles; Edwin Rios; Atty Christopher Russo

CALL TO ORDER

Chairman McLaine called the meeting to order at 6:05 P.M. There was a quorum present.

Chairman McLaine read the following statement: This meeting of the Zoning Board of Appeals complies with Governor Lamont's Executive Order 7b as it relates to a web-based meeting. Therefore, the in-person requirement is eliminated as long as a person can participate by phone or video in real time. Also, the sign posting requirement and the return receipt of notification to property owners has also been eliminated as long as the ZBA agenda has been online complying with the statute's normal earliest publication date in the Connecticut Post.

Chairman McLaine informed those present that, since they only had four Commissioners for the meeting, all four would need to vote in favor for an application to be approved. Those who wished to defer to the next meeting or when there were five Commissioners had the option to do so.

Mr. Pat Sullivan representing item D-1: 9, 25, &35 Island Brook Ave opted to defer their application.

Atty. Rizio representing application D 2: 1905 Barnum Avenue opted to defer the application and withdraw as Attorney as he had a conflict of interest. He also opted to defer application (JY3): 215 & 235 Frank St. to the next meeting.

Mr. Paul Berte, the representative for item (J2): 850 Madison Avenue opted to defer their application to the next regularly scheduled meeting.

DEFERRED BUSINESS

D-1

9, 25 & 35 ISLAND BROOK AVE. – PETITION OF ARCHITECTURAL STONE GROUP, LLC – SEEKING TO LEGALIZE THE ESTABLISHMENT OF A STONE WHOLESALE BUSINESS ESTABLISHED WITHOUT A CERTIFICATE OF ZONING COMPLIANCE UNDER SEC. 14-1 AND ALSO SEEKING A VARIANCE OF SEC. 14-3-3 (I) WHICH PROHIBITS OUTDOOR STORAGE IN AN I-L ZONE AND COASTAL AREA.

- ** COMMISSIONER SHEPARD MOTIONED TO DEFER ITEM D-1 TO SEPTEMBER 14, 2021 DUE TO A LACK OF QUORUM TO APPROVE.**
- ** COMMISSIONER NACHEM SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

This item was deferred till next month's meeting.

D-2

1905 BARNUM AVE. – PETITION OF MUHAMMAD ALI ZULEKFAL – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT. GENERAL STATUTES AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP AND THE ISSUANCE OF A USED CAR DEALERSHIP LICENSE IN THE EXISTING GENERAL REPAIRER FACILITY IN AN OR ZONE.

- ** COMMISSIONER NACHEM MOTIONED TO DEFERR ITEM D-2 TO SEPTEMBER 14, 2021 DUE TO A LACK OF QUORUM TO APPROVE.**
- ** COMMISSIONER SHEPARD SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

This item was deferred till next month's meeting.

- ** COMMISSIONER NACHEM MOTIONED TO DEFERR ITEM JY-3 TO SEPTEMBER 14, 2021 DUE TO A LACK OF QUORUM TO APPROVE.**
- ** COMMISSIONER SHEPARD SECONDED THE MOTION.**
- ** THE MOTION PASSED UNANIMOUSLY.**

This item was deferred till next month's meeting.

NEW BUSINESS

(RESCHEDULED FROM JUNE 8TH)

(J1)

1400 MADISON AVE. – PETITION OF JOSE AVILES – SEEKING A VARIANCE OF SEC. 5-1-3 TO PERMIT THE INSTALLATION OF AN ABOVE-GROUND POOL WITHIN THE FRONT YARD SETBACK AN R-B ZONE.

Mr. Jose Aviles came forward to discuss this item. He is looking to install a 27-foot pool in the side yard of his house. He does not have the room for this in the back. He has submitted measurements and paperwork back in April 2021. He has no neighbors on the side as he is in a corner lot.

Chairman McLaine asked to confirm that he was seeking a variance of Section 5-1-3.

Mr. Aviles confirmed this.

Chairman McLaine suggested that Mr. Aviles continue this item till the next month and show the lot to a Zoning Officer. He suggested that the fencing on the property was in violation due to being too high. By

deferring they can have an officer come out there and overview the lot to inform Mr. Aviles what he needs to do to get into compliance.

Mr. Aviles expressed confusion as to how his fence was not in compliance.

Chairman McLaine explained the details of the fence that were problematic to Mr. Aviles including that it currently obstructs the vision of drivers coming up the side street. He requested that Mr. Buckley send out a zoning officer to the location to determine if the fence was in violation and advise the applicant as to how to fix the situation.

**** COMMISSIONER CAROLAN MOTIONED TO CONTINUE APPLICATION J1 UNTIL SEPTEMBER 14, 2021.
** COMMISSIONER NACHEM SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

(J2)

850 MADISON AVE. – PETITION OF BRIDGEPORT GAS REALTY, LLC – SEEKING TO GRANT UNDER SEC. 14-54 OF THE CT GENERAL STATUTES AN AMENDED CERTIFICATE OF LOCATION FOR A GAS STATION WITH A CONVENIENCE STORE/DELICATESSEN USE IN THE EXISTING COMMERCIAL BUILDING IN AN OR-G ZONE.

This item was deferred.

**** COMMISSIONER CAROLAN MOTIONED TO DEFER ITEM J2 TO SEPTEMBER 14, 2021 DUE TO A LACK OF QUORUM TO APPROVE.
** COMMISSIONER NACHEM SECONDED THE MOTION.
** THE MOTION PASSED UNANIMOUSLY.**

(J3)

1705 FAIRFIELD AVE. – PETITION OF RJYZ BRIDGEPORT, LLC – SEEKING VARIANCES OF SEC. 12-5-1 REGARDING THE BUILDING SITING REQUIREMENT AND THE STACKING OF VEHICLES ALONG THE CITY SIDEWALK FOR THE DRIVE-THRU LANES TO PERMIT THE CONSTRUCTION OF A 1,880-SQ. FT. FAST FOOD RESTAURANT ON A PARCEL OF PROPERTY CURRENTLY UNDER DEVELOPMENT IN AN I-L ZONE.

Atty. Rizio came forward to discuss this item. They are hoping to build a Starbucks at the location with a drive through. There has been a reach-out with neighbors for this project. The property is a retail property but is in an I-L zone. He provided the site plan for the Commission. On one side they have an auto-part shop that got approval from the ZBA. They were required to build closer to the street which required setback variances. The City does not want any driveways entering or exiting on Mountain Grove Street due to bus traffic. The property is unique in that it is surrounded by three streets and has a park in front of it. The facility on the site will be 1,800 square feet and have a drive through. The new drive through standards were designed with an O-R zone in mind and not an I-L zone. Drive throughs need to circulate the building. The new regulations do not allow for the circulating part of the drive through to be between the building and the street. As a result, they do not have the room to do a drive through that complies with the regulations. This is further exacerbated by them agreeing to not have an opening on Mountain Grove Street which would have been the primary street. He reviewed the layout of the drive through in detail for the Commission.

Chairman McLaine said the plan was great. Starbucks can generate business almost anywhere. He felt that the property had been underutilized for years and the building would help revitalize the area.

There were no questions from the Commissioners.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**** COMMISSIONER NACHEM MOTIONED TO APPROVE ITEM J3 WITH THE FOLLOWING CONDITIONS:**

1. THE DEVELOPMENT OF THIS PORTION OF THE PROJECT SHALL BE IN STRICT ACCORD WITH THE PLAN SUBMITTED TO AND APPROVED BY THE BOARD.
2. PETITIONER SHALL FILE PLANS AND APPLICATION FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.

FOR THE FOLLOWING REASONS:

1. THE UNIQUE CONFIGURATION OF THE SITE, COMBINED WITH LIMITED DRIVEWAY ACCESS, PROVIDE A VALID HARDSHIP RELATING TO THIS PETITION.

**** COMMISSIONER CAROLEN SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(J4)

855 HOUSATONIC AVE. – PETITION OF CARMAZING, LLC – SEEKING TO EXPUNGE A CONDITION OF APPROVAL TO A PETITION GRANTED BY THE ZONING BOARD OF APPEALS ON 04/24/20, WHICH PROHIBITS THE DETAILING OF MOTOR VEHICLES IN THE EXISTING WAREHOUSE BUILDING IN AN I-L ZONE.

Atty. Rizio came forward to discuss this item. They are there to amend a condition that was placed on their previous approval which allowed them to come in and renovate at this location. They were previously granted permission to store cars and have vehicle storage inside as long as they were used in connection with the Used Car Dealership. They had agreed to a condition that there would be no repairs, detailing, or service conducted at the facility at any time for any reason. The site is not looking to become a carwash or detail Auto Body facility. This is to prep the used cars for sale. Atty. Rizio said he had never seen a cleaner or better-operated property than the one being operated at this location. They desire to service, wash, and detail the cars before they are either sold or ready to be put on the lot. Hence their request for a modification to the condition.

Chairman McLaine said Atty. Rizio was correct in what he was asking for as the conditions were unenforceable. When a dealer license is granted, by the right of the license, they have the right to sell, display, repair, and detail so long as that activity is going on inside the facility. The DMV will not enforce those conditions.

There were no further questions from the Commission.

No one wished to speak in favor of the application.

No one wished to speak in opposition to the application.

**** COMMISSIONER CAROLEAN MOTIONED TO APPROVE APPLICATION J4 WITH THE FOLLOWING CONDITIONS:**

1. THE PREVIOUS CONDITIONS OF APPROVAL OF APRIL 21, 2020 (ENCLOSED), ARE INCORPORATED INTO THIS CURRENT APPROVAL EXCEPT FOR CONDITION #1.

FOR THE FOLLOWING REASONS:

1. THE USE PROPOSED IS CONSISTENT WITH THE PREPARATION OF VEHICLES BEING OFFERED FOR SALE BY A LICENSED DEPARTMENT OF MOTOR VEHICLE BUSINESS.

**** COMMISSIONER NACHEM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(J5)

**1037 (AKA 1021-1039) SYLVAN AVE. – PETITION OF ALLIANCE FOR COMMUNITY EMPOWERMENT, INC
– WITHDRAWN**

This application was withdrawn.

(J6)

40 SCHOOL ST. – PETITION OF BLACK ROCK SCHOOL – SEEKING A USE VARIANCE OF SEC. 5-1-2 AND ALSO SEEKING VARIANCES OF THE MAXIMUM SITE COVERAGE REQUIREMENT AND MINIMUM LANDSCAPE REQUIREMENT OF SEC. 5-1-3A TO PERMIT THE CONSTRUCTION OF A BASKETBALL COURT IN AN R-C ZONE. (REQUEST TO BE DEFERRED TO 09/14/21)

**** COMMISSIONER CAROLAN MOTIONED TO DEFER ITEM J6 TILL SEPTEMBER 14, 2021.**

**** COMMISSIONER NACHEM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(RESCHEDULED FROM JULY 13TH)

(JY1)

189 ARCTIC ST. – PETITION OF NOVA DEVELOPMENT – SEEKING A VARIANCE OF THE MINIMUM SIDE SETBACK REQUIREMENT OF SEC. 5-1-3A TO PERMIT THE CONSTRUCTION OF A 1-FAMILY DWELLING ON AN EXISTING, NONCONFORMING LOT IN AN R-C ZONE.

Mr. Gabriel Nova came forward to discuss this item along with Ms. Lucy Nova. They reside at the same address. The property is a three-story, single-family, house. It has a length of 21 feet by 33 feet by 119 feet. The property is 42 feet by 52 feet. They desire to add two parking spots to it. He reviewed the

dimensions of the proposed parking spots for the Commission. They had applied prior and were not approved. They have adjusted the proportions of the house but need to request a variance due to the small size of the lot. They could not rearrange the rooms of the house to permit the additional lots.

Chairman McLaine asked what had been on the lot prior.

Mr. Nova responded that it was a vacant lot. A house had been there prior. However, it had been destroyed by a fire.

Chairman McLaine said that it didn't appear that the lot had been developed previously and there was nothing in its history to show it was a developed piece of land.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**** COMMISSIONER CAROLAN MOTIONED TO DENY APPLICATION JY1 FOR THE FOLLOWING REASONS:**

- 1. THE PROJECT AS PRESENTED WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.**
- 2. THE PETITIONER FAILED TO PRESENT AN UNUSUAL CONDITION OR HARDSHIP RELATING TO THIS PARCEL OF LAND.**

**** COMMISSIONER NACHEM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(JY2)

134 ALBION ST AND 2093-2097 FAIRFIELD AVE. – PETITION OF BARROS MOTORS AUTO SALES, LLC – SEEKING TO GRANT UNDER, SEC. 14-4 OF THE CT GENERAL STATUTES, AN AMENDED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN I-L ZONE.

Atty. Rizio came forward to discuss this item. This application has been before the Commission previously. The prior time they had indicated that the client needed to clean the property before applying again. They are looking for a General Repairs License and are not seeking a license for the sale of used or new motor vehicles. He provided images of the property to show it had been cleaned. There is no impact on any residential properties. There are three bays that have been used for the past 33 years. This is a renewal and they've come before the ZBA for an oversight body in granting the license. They are willing to give up the sale of used cars to ensure the property is not overcrowded.

Chairman McLaine asked if Atty. Rizio was aware that the client had been operating without a license in the location for several years.

Atty. Rizio said that he was but it wasn't at his recommendation. When the client had approached him, they had implied that the Commission only desired the lot to be cleaned up. He had told them that they needed to clean the lot up before the Commission would consider renewing the license.

Chairman McLaine said that the client had been denied over a year and a half prior. With the license not being renewed they were not permitted to operate but have continued to do so since then without a license. They had requested to gain permission to operate as a stereo shop in addition to operating without a license. The applicant has only rarely shown a desire to get the license renewed.

Atty. Rizio requested that they continue the application and come back next month so he could revise the site plan. He said he was willing to issue a cease and desist for their operations. He reiterated that they were willing to give up the sale of used cars and operate only as a repair shop. He suggested a condition that no repairs are to be done outside. He stressed that they could bring the property into conformity, licensed, and following a set of rules the Commission was comfortable with. He suggested that they continue the item and impose those conditions next time after some additional landscaping was done to clean up the site.

Chairman McLaine said that what he thought was needed was for them to immediately cease and desist from that operation, close it down, then reapply. He did not want to reward their behavior. Normally he would check with the state tax department to see if there was an existing sales tax. He suggested a cease and desist for illegal activities, remove the cars from the lot, lock down the store, then reapply.

Mr. Rizio said he would like to talk to the client and have him follow his direction the following day. He suggested either continuance or denial without prejudice so he could refile after the client had followed the instructions given.

Chairman McLaine said that continually operating the business was a major issue.

Mr. Rizio requested that the item be denied without prejudice and said he would try to get his client to follow their instructions.

**** COMMISSIONER CAROLAN MOTIONED TO DENY APPLICATION JY2 WITHOUT PREJUDICE FOR THE FOLLOWING REASONS:**

- 1. THE CHAIRMAN TOOK ISSUE WITH THE HISTORIC CONDITION OF THE PROPERTY, AS WELL AS THE OPERATION OF THE REPAIR BUSINESS WITHOUT A VALID MOTOR VEHICLE LICENSE.**

**** COMMISSIONER NACHEM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(JY3)

215 & 235 FRANK ST. – PETITION OF PANTANAL FAMILY RESTAURANT, LLC – SEEKING TO EXPUNGE TWO (2) CONDITIONS OF APPROVAL FROM A PETITION TO THE ZONING BOARD OF APPEALS ON MARCH 11, 2003 WHICH PERMITTED A SERVICE BAR USE WITHOUT SEATING IN THE EXISTING RESTAURANT IN AN R-C ZONE.

This item was deferred.

(JY4)

1370 PARK AVE. – PETITION OF BELIEVERS AUTO REPAIRS & SALES – SEEKING A REHEARING ON A PETITION THAT WAS DENIED BY THE ZONING BOARD OF APPEALS ON APRIL 13, 2021, WHICH SOUGHT A REVISED CERTIFICATE OF APPROVAL OF LOCATION FOR A USED CAR DEALERSHIP UNDER NEW OWNERSHIP IN AN R-B ZONE.

Atty. Charles Willinger came forward to discuss this item. This is a request for a rehearing on the application for a certificate of approval. The client was not represented by any council when he appeared prior.

Chairman McLaine said that the request was limited to new information and that he had no attorney had no bearing.

Atty. Willinger said the client didn't know the standards and requirements. He did not articulate the history of the site and didn't explain his proposed used of the property fully.

Chairman McLaine said he would put it to a vote, but he didn't think it was a reasonable request. He would put it to a vote though.

**** COMMISSIONER CAROLAN MOTIONED TO DENY ITEM JY4 FOR THE FOLLOWING REASONS:**

- 1. THE PETITIONER SHALL FILE A NEW APPLICATION TO THE BOARD FOR RECONSIDERATION.**

**** COMMISSIONER NACHEM SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(AUGUST 10TH ITEMS)

(A2)

525 CLINTON AVE. – PETITION OF ABU HASAN AHMED – SEEKING A VARIANCE OF SEC. 4-12-3C, WHICH PROHIBITS THE CHANGE OF USE FROM A NONCONFORMING COMMUNITY CENTER INTO A 2-FAMILY DWELLING IN AN R-A ZONE.

Mr. Abu Salah Smith came forward to discuss this item. He was looking to buy a house around March of 2020. That was when he, as a first-time buyer, discovered the property. He consulted people before buying the property on May 16, 2020. The property sale was closed virtually. It was after this that he realized that the house did not have a gas main. When he contacted the gas company he learned about terms regarding single and double occupancy and realized he'd need to contact the Zoning department to find out the occupancy status of the house. The house is appx. 2,000 square feet and has him residing on the first floor and an apartment on the second floor. He is concerned about the pipes potentially bursting and doesn't want to do things the wrong way. Insurance is charging him more due to how the house is being classified. The site has been used as a house for years and not as a community center. He also clarified that there was no third floor. There was a finished attic instead. There are also no tenants on the second floor currently.

Chairman McLaine asked Mr. Buckley if it was possible that the site was used as a house before it was a community center. He noted that there were two electric meters on the site.

Mr. Buckley said it had been a house then got approved to include an accountant's office. Then it was joined with the neighboring property to make a large law firm. Following that a petitioner turned it into an Islamic community center.

Chairman McLaine asked if, at any point, there was anything illegal done with the property.

Mr. Buckley responded that he did not have any records of such a thing happening.

Chairman McLaine said he had seen several two-family houses and the fact that there are two electric meters present can be very misleading to anyone who is buying the house. He asked Mr. Smith if he had proposed it on his own.

Mr. Smith denied this. Further discussion followed regarding the details of the signing.

Chairman McLain said that, as a condition of approval, the home is going to need to be inspected by the building department, Fire department, and any other relevant organizations. He said that there would be conditions that would need to be met to make the house legal that could be very expensive. If they weren't completed, then they wouldn't get the Certificate of Zoning Compliance.

Commissioner Shepard asked why the attorney had not sent out a title search and didn't have all the information.

Mr. Smith said this was the first time he was buying and that what he said was accurate. He didn't know why they didn't do a title search on the property.

No one wished to speak in favor of the application.

No one wished to speak in opposition to the application.

**** COMMISSIONER NACHEM MOTIONED TO GRANT APPLICATION A2 WITH THE FOLLOWING CONDITIONS:**

- 1. THE PETITIONER SHALL FILE PLANS AND APPLICATIONS FOR THE ISSUANCE OF A CERTIFICATE OF ZONING COMPLIANCE AND A BUILDING PERMIT.**
- 2. ALL RENOVATIONS AND IMPROVEMENTS SHALL COMPLY WITH THE BASIC BUILDING CODE OF THE STATE OF CT.**

FOR THE FOLLOWING REASONS:

- 1. THE CHANGE FROM A SOCIAL SOCIETY USE TO RESIDENTIAL USE IS LESS INTENSIVE.**
- 2. THE NEIGHBORHOOD CONSISTS OF BOTH 1-FAMILY AND 2-FAMILY HOMES.**

**** COMMISSIONER CAROLAN SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(A3)

4 CRESCENT AVE. – PETITION OF LA BODEGA DEL MOFONGO, LLC – SEEKING TO EXPUNGE TWO (2) CONDITIONS OF APPROVAL TO A PETITION GRANTED BY THE ZONING BOARD OF APPEALS ON 11/15/11, WHICH PERMITTED THE ISSUANCE OF A RESTAURANT BEER/WINE LICENSE IN THE EXISTING RESTAURANT TO NOW PERMIT THE ISSUANCE OF A FULL-SERVICE LIQUOR PERMIT AND THE ESTABLISHMENT OF A CONSUMER BAR IN AN OR-G ZONE.

Mr. Edwin Rios came forward to discuss this item. He had a translator to assist him. He requested that the conditions be expunged so that he could apply for a full liquor permit. He desires to use this to sell traditional tropical drinks that require alcohol as well as add a bar with 10-12 seats. They desire to remain a family restaurant.

Chairman McLaine noted that there was already limited space and a location across the street that already had a full liquor license. They would be cutting down the size of the dining room to fit the additional seats.

Mr. Rios reiterated that they were not looking to go into a party-style establishment but, instead, serve drinks like pina coladas. Their goal is to take care of clients, not become a bar or ruin the family atmosphere they have developed.

Commissioner Nachem asked to verify that there was no bar there currently.

Mr. Rios confirmed this.

No one wished to speak in favor of this application.

No one wished to speak in opposition to this application.

**** COMMISSIONER CAROLAN MOTIONED TO DENY APPLICATION A3 FOR THE FOLLOWING REASONS:**

1. THE APPROVAL OF THIS PETITION WOULD RESULT IN AN OVERUSE OF THE SUBJECT PREMISES.

Commissioner Nachem asked if this constituted an approval of both a Full Liquor License and Bar making it a dual request.

Chairman McLaine confirmed this.

Commissioner Nachem asked if it was possible for a partial approval and grant one item without approving the other.

Chairman McLaine confirmed this.

Commissioner Nachem suggested that they motion to approve the Full Liquor License and then deny the bar to allow them to serve the drinks.

**** CHAIRMAN MCLAINE SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

(END OF PUBLIC HEARING)

OTHER BUSINESS

There was no Other Business at this time.

CONSENT AGENDA

There were no items on the Consent Agenda at this time.

OTHER MATTERS THAT MAY PROPERLY COME BEFORE THE BOARD

Chairman McLaine expressed a desire to resume the review and approval of the minutes again next month. He then listed requirements for the submission of minutes including that they be submitted and posted within 7 days of the meeting.

Mr. Buckley said he couldn't post the minutes if they had not arrived by that time. He then left the call.

Atty. Liskov said they would discuss this with Mr. Gill.

ADJOURNMENT

**** COMMISSIONER MOTIONED TO ADJOURN.**

**** COMMISSIONER SECONDED THE MOTION.**

**** THE MOTION PASSED UNANIMOUSLY.**

The meeting adjourned at 7:51 P.M.

Respectfully Submitted,

Ian A. Soltes

Telesco Secretarial Services