

PUBLIC HEARING of the Town Council held Wednesday, February 25, 2004 at 7:00 P.M. in the Council Chamber, Town Building, Harrisville for and within the Town of Burrillville.

MEMBERS PRESENT: Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea.

MEMBERS ABSENT: Councilors Louis Bleiweis and Ronald E. Faford were excused due to illness.

Relative to considering and acting upon proposed amendments to the Burrillville Comprehensive Plan and Zoning Ordinance, pursuant to the provisions of Title 45, Chapter 22.2 and Chapter 24 of the General Laws of the State of Rhode Island. The proposed Comprehensive Plan amendments include a complete rewrite of Chapter V - Housing, as well as the addition of an Affordable Housing Plan into Chapter V. Amendments to the Burrillville Zoning Ordinance include the addition of new language and is designated as Section 11-8.9 - Village Planned Development for Land Development Projects.

NOTE: The notice of meeting and full description was advertised in the legal section of the Woonsocket Call on February 10, 2004; and a summary description was advertised in the legal section of the Woonsocket Call on Friday, February 20, 2004 and Tuesday, February 24, 2004.

NOTE: Notice was sent to all abutting property owners by certified mail, as required by law.

Council President Wallace F. Lees called the hearing to order at 7:00 P.M.

Comments/Input/Recommendation from Thomas J. Kravitz, Director of Planning & Economic Development.

Comprehensive Plan - Amendments to Chapter V

Thomas J. Kravitz, Director of Planning & Economic Development, addressed those present. He stated that the proposals before the Town Council address §45-53 of the Statutes of the State of Rhode Island relative to Affordable Housing, which require municipalities to have plans to meet the standard requiring that ten percent (10%) of the units be affordable. Mr. Kravitz indicated that the Town has been actively planning to meet this standard for more than five years. He commented that the Affordable Housing portion of the Comprehensive Plan incorporates the actions that the Town has taken and specifies the steps to be taken to increase affordable housing from the current 7.16 percent to ten percent. Mr. Kravitz reviewed the process he used in his determination. Mr. Kravitz stated that his projections indicate a moderate growth rate, which should have no negative impact on deliverability of services. Thomas J. Kravitz, Director of Planning & Economic Development, described the inclusionary zoning aspect of the plan, which mandates twenty percent be designated for affordable unit construction.

Village Planned Development - Overlay Zone

Thomas J. Kravitz, Director of Planning & Economic Development, explained that the Village Planned Development Overlay Zone is incentive based, enabling developers to base density on the R12 Zoning District, if they meet the intent of the ordinance. The plan focuses development in identified nodes rather than a sprawling, uncontrolled growth. Mr. Kravitz stated that the plan is efficient, minimizes linear feet of infrastructure as it is developed over time and maintains the rural character of the Town. Mr. Kravitz briefly discussed the individual nodes and the advantages of the plan.

Thomas J. Kravitz, Director of Planning & Economic Development, stated that the Town's activity in developing the Stillwater project establishes a track record of building affordable housing. He further stated that the Town's fifteen-year implementation schedule on the affordable housing plan is on-going and realistic.

Councilor William A. Andrews introduced discussion of the exclusion of cul-de-sacs. Mr. Kravitz discussed the requirement to replicate existing architecture and street patterns and provide visual connectivity. He stated that cul de sacs, which would be excluded in these limited areas, would not provide the connectivity that is the Town's goal. There was a brief discussion of the effect cul de sacs have on traffic patterns.

Lisa Analetto, Harrisville Main St., asked whether low to moderate income (LMI) housing referred to rental properties or ownership. Thomas J. Kravitz, Director of Planning & Economic Development, stated that LMI housing might refer to either home ownership or rental, explaining that the term referred to subsidization. A discussion of the median income of Burrillville residents and criteria for eligibility for housing subsidies ensued.

Comments/Input/Recommendation from Joseph Raymond, Zoning Official.

Joseph Raymond, Zoning Official, stated that he had reviewed the proposals, that he believed the numbers to be sound and somewhat conservative.

Comments/Input/Recommendations from the Ordinance Subcommittee.

Councilor William A. Andrews, Chair, Ordinance Subcommittee, indicated that the Subcommittee had reviewed and supported the proposals. Councilor Edward F. Bonczek, a member of the Subcommittee, concurred.

Comments/Input/Recommendations by the Administration (Town Solicitor, Town Manager).

Michael C. Wood, Town Manager, stated that the overall goals and objectives of the Town's economic development program have been to energize the villages. It is necessary, he said, to modify the zoning to accommodate the concept. While the proposal also addresses the affordable housing issue, revitalizing the villages and maintaining the rural character of the Town were the primary, initial goals of the proposal. He asked the Town Council to give the proposals their consideration, stated he belief that they are in the best interest of the Town and recommended support.

Walter J. Kane, Town Solicitor, reviewed the approximately nine-month process of public hearings and consideration by the Planning Board. He reiterated that the proposal supports the revitalization of the village system that is favored in the region. The proposal, he said, also creates areas where low and moderate-income housing can be built. He discussed the high cost of housing, stating that the village planned development, by making lot sizes smaller, reduces the cost of developing the properties. Additionally, he stated that these proposals ensure compatibility of existing housing. He supported the proposal, stating that it is legally sound, may be a model for the State, and will be of long-term benefit to the Town.

Proponents:

Andrew Teitz, Esq., 2 Williams Street, Providence, representing Harrisville Village LLC, addressed the Town Council in support of the proposal, stating that he would like to suggest minor modifications. His suggestions were as follows:

§11-8-9.5(5) General Requirements. Mr. Teitz suggested that the language “lot size” should be changed to “area per dwelling unit”. He explained that density is not equal to lot size and that the change would properly address the intent of the ordinance.

§11-8-9.5(2) General Requirements. Mr. Teitz agreed that cul-de-sacs are bad for the villages and do not provide desired connectivity. However, he suggested that as a result of environmental regulations, flexibility should be provided. His suggestion was to add the following to the end of paragraph 2: *without a waiver, which may be granted if environmental or geographic constraints prevent connection to the existing street grid, or where future street connection or extension is feasible, temporary cul-de-sacs may be allowed.*

§11-8-9.5(8) General Requirements. Mr. Teitz addressed the possibility that, in the future, HUD and RIHMFC might not be authorized to provide letters of eligibility. He suggested that this paragraph be eliminated. He explained his position at some length.

Walter J. Kane, Town Solicitor, agreed that the changes recommended for ¶ 5 represent the intent of the ordinance. He stated, however, that, relative to the recommendations for ¶ 2, the Planning Board is firm on their decision that cul de sacs should not be allowed. Mr. Kane indicated that he disagreed with elimination of ¶ 8, but suggested that the clause could be amended to address the possible change in providing letters of eligibility. Thomas J. Kravitz, Director of Planning & Economic Development, added that ¶ 8 must be included to effectuate the provisions of ¶ 9. Alternative language was discussed at some length.

Mr. Teitz suggested that, if ¶ 8 were maintained, perhaps it would be appropriate to amend the language to indicate that the letter might be submitted “prior to final approval” rather than with the Village Planned Development proposal. This would allow developers to present plans and begin the procedure with the Planning Board.

Robert Jensen, 9 Old Jenks Hill Road, Lincoln, spoke relative to the proposal. He discussed his experience with affordable housing. Mr. Jensen said that they have put covenants in place so that if a subsidy were used by HUD for the initial construction or renovation, those units would be covered for affordable housing according to HUD guidelines. Walter J. Kane, Town Solicitor, stated that §11-8-9.5(7) of the ordinance provides for covenants and restrictions.

Additional Comments/Input/Recommendation from Thomas J. Kravitz, Director of Planning & Economic Development.

Thomas J. Kravitz, Director of Planning & Economic Development, addressed the proposed amendments to the zoning map that would rezone the Stillwater Mill Complex area from General Commercial and Limited Industrial to Village Commercial. Mr. Kravitz stated that the Village Commercial Zoning is consistent with the Comprehensive Plan. The area, he said, would transition from intensely commercial industrial development towards housing, light service and mixed-use. Additionally, Mr. Kravitz recommended amendments to §11-5, Zoning District Use Regulations. This proposal related to the Village Commercial zoned district. In the original proposal, it was proposed that Village Commercial would be allowed for all Residential Uses. Under his substitution, listed in a Memorandum dated February 23, 2004, Mr. Kravitz recommended that the use should be allowed for a mixed-use building, but that for other residential uses he proposed N⁵, which he explained “may be allowed if in conformance with Major Land Development Provision(s) per Section 11-8.1.4 Land Development Review per review by the Burrillville Planning Board.

Opponents:

Joe Cardente, owner of Champion Realty, which owns the Stillwater “Tower Building”, spoke in opposition to the proposed zoning amendments. Mr. Cardente’s concern was that he would be unable to sell his property for its current specific use. Walter J. Kane, Town Solicitor, indicated that a legal, non-conforming use runs with property. If the amendments pass, the property could be sold and the new owner could continue the current use. The legal, non-conforming use would remain with the property until the use is abandoned.

Grover Layton, 234 Main St.

Mr. Layton asked whether his right-of-way would be eliminated by a change in zoning. Walter J. Kane, Town Solicitor, indicated that zoning would not affect a legal right-of-way.

Town Council Members Comments/Input: None

VOTED to close the public hearing.

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to disregard the recommendation of Attorney Teitz relative to §11-8.9.5 (2), which would allow a waiver to create cul-de-sacs.

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED that in §11-8.9.5 (5), the word “lot” be stricken; and change the words “lot size” to “area per dwelling unit”.

Motion by Councilor William A. Andrews. Seconded by Councilor Jacqueline Zahn. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to add the phrase “prior to final approval of any village plan proposal” to the end of §11-8.9.5(8).

Motion by Councilor William E. Gonyea. Seconded by Councilor Jacqueline Zahn. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

Walter J. Kane, Town Solicitor, suggested that the Town Council consider the substitution of use regulations, as suggested by Thomas J. Kravitz, Director of Planning & Economic Development, in his Memorandum dated February 23, 2004. Mr. Kane reviewed that the suggested substitution was for residential uses, that the substitution had been explained in the memorandum and at the public hearing. Mr. Kane reviewed that the substitution provided that a residential use might be allowed, as long as it were part of a Major Land Development District and approved by the Planning Board.

VOTED to approve the Use Table included in the February 23, 2004 Memorandum submitted by the Town Planner, as a substitute for the table that was included in the original package.

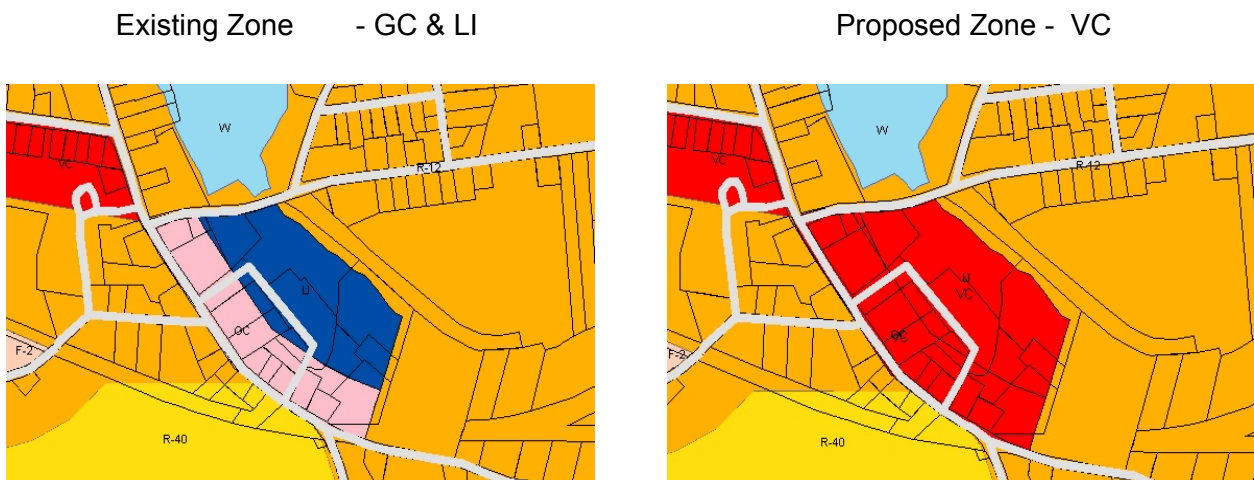
Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to adopt a complete rewrite of Chapter V - "Housing" of the Comprehensive Plan, as well as the addition of an Affordable Housing Plan into Chapter V, as amended.

Note: A copy of Chapter V - Housing, including the Affordable Housing Plan, is on file with the record of the minutes.

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to adopt amendments to the zoning map, from General Commercial and Limited Industrial to Village Commercial, as follows:



Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to adopt proposed amendments to Chapter XI of the revised General Ordinances of the Town of Burrillville entitled Zoning, §11-5.2 Zoning District Uses, Table 1, Section 2. Residential uses, as amended.

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to adopt amendments to Chapter XI of the revised General Ordinances of the Town of Burrillville entitled Zoning by adding §11-8.9 Village Planned Development - Land Development Project, as amended:

The Town Council of the Town of Burrillville hereby ordains as follows:

Add §11-8.9, Village Planned Development - Land Development Project; as follows:

11-8.9 VILLAGE PLANNED DEVELOPMENT - LAND DEVELOPMENT PROJECT

11-8.9.1 DEFINITION AND PURPOSE

A Village Planned Development (VPD) is a Land Development Project developed by a single owner or a group of owners that is fully planned and developed as a comprehensive site. Village Planned Developments allow the developer greater flexibility in terms of the arrangement of buildings on the land while providing the Town with a method of directing higher density growth towards existing village areas and providing a continuation of pedestrian circulation within those areas. Growth Area number 4 as shown on the accompanying VPD overlay zone map is viewed as an exception to the above, because there is currently no formerly recognized village in this area. However, per the Route 102 Development Management District Overlay Zone, a new village is recommended for this area.

The intent of this ordinance is to encourage development that promotes a harmonious variety of uses within a concentrated area thereby providing developers with development options not ordinarily allowed through conventional zoning. The mix and orientation of the allowed uses in the VPD shall be compatible within the proposed development and compliment adjacent village area neighborhoods. Each VPD shall promote shared services and facilities, the use of public sewer -although Individual Sewerage Disposal Systems or other treatment systems may be allowed- public or private water systems, (except in Growth Area number four (4) which will require ISDS and private wells), and the creation of safe, pedestrian-friendly environments to accommodate residential living, shopping and/or working.

11-8.9.2 OBJECTIVES

The objectives of Village Planned Development are:

- 1. To allow for compatible mixed uses on a site, which are ordinarily not permitted together through conventional zoning.*
- 2. To coordinate architectural styles, building forms, and structural/visual relationships in an innovative, aesthetic, and functionally efficient manner.*
- 3. To provide flexibility of zoning in exchange for creative design and added amenities.*
- 4. To encourage land development and redevelopment (such as mixed-use developments) within or adjacent to the Town Village Centers that preserves their natural and/or historical features.*
- 5. To encourage the redevelopment and rehabilitation of deteriorated and/or underutilized historic or nonconforming structures and areas.*
- 6. To promote pedestrian friendly environments which provide both a safe walking atmosphere and a logical connection of destinations within and adjacent to existing village centers.*

7. *To enhance the quality of life for the inhabitants, users, and/or workers who will be utilizing or otherwise benefiting from the provided amenities.*
8. *To focus growth within or adjacent to the villages of Pascoag and Harrisville, or in the case of growth area number four, establish a new village in Nasonville.*
9. *To provide areas that allow increased density thereby reducing land cost(s) per building site to encourage affordable housing availability.*

11-8.9.3 TYPES OF VILLAGE PLANNED DEVELOPMENTS

The following types of Village Planned Developments may be approved by the Planning Board only when geographically sited according to the Village Planned Development Overlay Zone ("VDP Overlay Zone") Map.

1. *Village Residential Land Development Project: Predominantly Residential VPD that also includes public recreational uses (i.e., playgrounds and town commons) and open space.
Examples of predominantly residential VPD's include:*
 - A. *Age-restricted housing (e.g. retirement communities) with a clubhouse or other recreation facility or other appropriate service, and useable open space.*

The purpose of Section A above is to create housing with limited impacts on Town services. All Village Residential Land Development Projects shall utilize varied, architectural housing styles that reflect those within Burrillville's two National Historic Districts of Harrisville and Oakland, (e.g. Capes, Bungalows (cottages), Colonials, Mill House Duplex(s) etc.) and not exceed two units per building. The Stillwater Mill Complex is exempt from this provision.

2. *Village Mixed-Use Land Development Project: A mixed-use VPD that includes residential, commercial, retail, recreational, open space preservation, and/or municipal uses, the purpose of which is to promote redevelopment in Growth Areas 1, 2 and 3.*
 - A. *Like section one above, these projects shall utilize varied, architectural housing styles that reflect those within Burrillville's two National Historic Districts of Harrisville and Oakland, (e.g. Capes, Bungalows (cottages), Colonials, Mill House Duplex(s) etc.).*
 - B. *Commercial and retail gross floor areas within mixed-use buildings must not exceed 4,000 square feet. The Stillwater Mill Complex is exempt from this provision as well as Section 11-8.4 in its entirety.*
3. *Village Industrial Land Development Project: Predominantly Light-Industrial VPD that also includes commercial, recreational, governmental, and/or open space preservation uses, the purpose of which is to take advantage of highway access. Industrial VPD's are to be encouraged within Growth Area number 4. Examples Industrial VPD's include:*
 - A. *A corporate park that mixes offices with recreation, restaurants, daycare facilities, and other uses that may be considered accessory to the main employment use.*
 - B. *A corporate and light industrial park that mixes offices with light manufacturing and/or research and development, and other uses that may be considered accessory to the main employment use.*
 - C. *In any Industrial VPD, the retail (including restaurant) use shall be*

accessory to the main employment use, and thus no single retail or restaurant use shall exceed 6,000 square feet of G.F.A., nor shall the total of all retail and restaurant use exceed 30% of the G.F.A. of the entire industrial VPD.

11-8.9.4 REVIEW REQUIREMENTS

1. *VPD(s) shall be considered Major Land Development Projects and subject to review and approval by the Planning Board according to the standards of the Town of Burrillville Subdivision & Land Development Regulations as adopted June 13, 2001, and as subsequently amended.*
2. *In addition to the review requirements set forth in the Subdivision & Land Development Regulations, the applicant shall be required to include a statement of appropriateness demonstrating that the proposed development is in conformance with the VPD Ordinance objectives and purposes and consistent with the Burrillville Comprehensive Plan.*
3. *The Planning Board may apply such special conditions, restrictions or stipulations to any VPD and make findings of fact, as it may deem necessary to maintain consistency with the Comprehensive Plan, Zoning Ordinance, and Subdivision & Land Development Regulations to maintain harmony with neighboring uses.*
4. *Standards for building coverage, building height, access to State and Town highways and roads, lots containing wetlands, impervious surfaces, loading, signage, site planning design, streets, sidewalks and bicycle paths, blocks, utilities, erosion and sediment control, landscaping, drainage systems, etc., for VPD(s) shall generally be those as stated in the Subdivision & Land Development Regulations.*
5. *All parking standards shall be determined by use, and in accordance with ITE Trip Generation Guidelines, as amended, and as approved by the Town Planner and Town Engineer, and exempt from Section 11-7.6 in its entirety.*
6. *Final Plan approvals granted by the Planning Board and recorded in the Land Evidence Records of the Town of Burrillville shall contain the following statement: "These premises are subject to restrictions and conditions that are contained in instruments recorded contemporaneously with this plan and are incorporated herein by reference."*

11-8.9.5 GENERAL REQUIREMENTS

1. *Village Planned Developments shall have a minimum of 50 feet frontage on a Town-accepted street.*
2. *Village Residential and Village Mixed-Use Land Development Projects are strongly encouraged within Growth Areas 1, 2, and 3 and shall be linked to existing village areas through the installation of curbing and sidewalks, walking paths, and useable, public open space. The purpose of this requirement is to promote pedestrian friendly environments and a logical connection of destinations within and adjacent to existing village centers. In order to effectuate this requirement and promote a continuation of traditional block and grid street patterns common to the older villages of Pascoag or Harrisville, cul-de-sacs are not allowed.*
3. *Visual connections must be established between the proposed housing units and existing structures found within Burrillville's two National Historic Districts.*

Such is accomplished through architectural design and the use of historic building materials that are compatible within the National Historic Districts such as: wood or brick, building style and features such as: period lighting and other outdoor fixtures, and native landscaping.

4. *Village Residential Land Development Projects shall be allowed in the VPD Overlay Zone as set forth on the Burrillville Zoning Map as amended in conjunction with this ordinance, even if also located in the Aquifer Overlay District.*
5. *Provided proposals comply with the Objectives, Review Requirements and General Requirements sections contained herein, the total lot density of any Village Planned Development shall be calculated according to the existing R-12 zone district (i.e., using a minimum area size per dwelling unit of 12,000 square feet).*
6. *The Planning Board shall determine all other flexible dimensional requirements for Village Planned Developments including lot dimensions, internal frontage requirements (if applicable), building setbacks, and buffer zone requirements where different units exist in an effort to maintain historic village design. The basic minimum standards for such flexible dimensional requirements shall be that of the R-12 Zone. Pursuant to R.I.G.L. Section 45-24-47(b), as amended, the Planning Board may authorize zoning incentives of up to fifty percent (50%) of the R-12 Zone dimensional requirements, (excluding minimum lot size) provided that all Objectives Review Requirements and General Requirements are met.*
7. *Twenty percent (20%) of all proposed units must be affordable to those residents within the income range of thirty to eighty percent (30 to 80 %) of area median income as determined by HUD. All units shall be maintained and operated according to either the HUD or Rhode Island Housing & Mortgage Finance Corporation federal subsidy program requirements for as long as the proposed use is residential (i.e., all units must be subsidized housing units according to R.I.G.L. 45-53, Section 2 Definition – 2.23 Subsidized housing or affordable as subsequently amended). Additional covenants and restrictions may be prescribed as necessary by the Planning Board to ensure affordability.*
8. *A letter of eligibility in support of the affordable units from either HUD or RIHMFC must be submitted along with any VPD proposal prior to final approval of any village plan proposal.*
9. *Affordability restricted units shall be built and occupied prior to, or simultaneously with the construction of any other units in the approved application.*
10. *Provisions shall be made for the guaranteed maintenance and ownership of private infrastructure, through such legal documentation, as required by the Planning Board and approved by the Town Solicitor.*

11-8.9.6 DESIGN AND IMPROVEMENT STANDARDS

1. *Streets and drainage improvements in VPD's may be either: privately or publicly owned. At the time of Final Approval, the Planning Board shall approve the form and content of a document or documents, establishing the method of ownership and providing for the maintenance of the streets and drainage improvements, to be recorded contemporaneously with the Final Plat.*
2. *Streets and appropriate drainage facilities within a VPD shall be designed, constructed and inspected in compliance with the Town of Burrillville Land Development and Subdivisions Regulations. The Planning Board shall have the*

authority to require additional improvements in order to protect the public health, safety, and welfare, if warranted by the characteristics of the land, or if public improvements are to be used by the general public. Any such improvements required shall be shown on a plan certified by a professional engineer, and such plan shall be included in the submission requirements for Final Plan approval and recorded with the endorsed final plat. No Final approved plat shall be endorsed for any property in a Village Planned Development until such required improvements are either completed or bonded.

3. *Streets, drainage, and other improvements within a VPD shall be bonded pursuant to the Town of Burrillville Land Development and Subdivision Regulations.*

11-8.9.7 *AQUIFER ZONES AND USES:*

Village Planned Developments, as described in herein, shall be permitted in Aquifer Overlay District, however, only within the Village Planned Development Overlay Zone, if the requirements of Section 11-8.9 are met, and that all uses which are prohibited under Section 11-8.2.6 (other than individual wastewater treatment plants for onsite wastewater disposal), shall remain prohibited.

Adopted this 25th day of February 2004

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

VOTED to adjourn at 8:10 P.M.

Motion by Councilor Jacqueline Zahn. Seconded by Councilor William E. Gonyea. The vote was unanimous by the five members present. Voting in favor of the motion were Council President Wallace F. Lees, Councilors Jacqueline Zahn, William A. Andrews, Edward F. Bonczek and William E. Gonyea. Councilor Louis Bleiweis and Ronald E. Faford were excused.

The meeting was taped. The tape is on file with the minutes.

Louise R. Phaneuf, Town Clerk