

## **Transcript for May 24, 2022 - The Decision.**

**Richard Chalifoux, Vice Chair** - Alright we'll get started. Art Moran is excused. Zach Turner.

**Kathy Warzecha** - Zach is excused.

**Richard Chalifoux** - Alright, Denise Beale.

**Denise Beale** - Here.

**Richard Chalifoux** - Charles Raymond.

**Charles Raymond** - Here.

**Richard Chalifoux** - Doreen Rankin.

**Doreen Rankin** - Here.

**Richard Chalifoux** - Mike Sinko.

**Mike Sinko** - Here.

**Richard Chalifoux** - Nate Konieko. I haven't heard anything.

**Kathy Warzecha** - Nope.

**Richard Chalifoux** - Fred Eddy.

**Fred Eddy** - Here.

**Richard Chalifoux** - Terri Eickel.

**Terri Eickel** - Here.

**Richard Chalifoux** - Okay, I will sit Fred in place of Art.

**Kim Lang** - Are you, is he going to seat Terri for Zach?

**Doreen Rankin** - I don't think he is.

**Kim Lang** - Are you going to see someone for Zach.

**Kathy Warzecha** - Yeah, yeah, yeah.

**Richard Chalifoux** - I'll seat Terri for Zach too, I'm sorry.

**Kim Lang** - That's okay.

**Richard Chalifoux** - Can I get an approval of the Minutes, the Regular Meeting Minutes from April 26, 2022 and the Public Hearing Minutes?

**Mike Sinko** - Motion to approve.

**Richard Chalifoux** - Can I get a second?

**Doreen Rankin** - Second.

**Richard Chalifoux** - Up for discussion or corrections.

**Denise Beale** - I have a question; are we also voting on the Special Workshop?

**Richard Chalifoux** - That will be separate.

**Denise Beale** - Okay.

**Richard Chalifoux** - Alright, hearing none, all those in favor of approval signify by saying I.

**Commission in unison** - I

**Richard Chalifoux** - Now can I get an approval of the Special Workshop Tuesday May 17th at 7 P.M.?

**Charles Raymond** - So moved.

**Richard Chalifoux** - Motion is made and a second. May I ...

**Kim Lang** - Who seconded, I'm sorry.

**Fred Eddy** - I did.

**Kim Lang** - Okay, thank you.

**Denise Beale** - I have a request if it could be changed to reflect that I was excused for Covid.

**Kim Lang** - Yup, I can do that.

**Richard Chalifoux** - Is that it? Alright, hearing no more; everybody who approves say I.

**Denise Beale, Charles Raymon, Doreen Rankin, Fred Eddy, and Terri Eickel** - I

**Mike Sinko** - Abstention.

**Richard Chalifoux** - And actually I'm going to abstain also. Okay, anything under communications.

**Kathy Warzecha** - I just want to tell you that we submitted a grant to do a new streetscape in, ah, Poquetanuck Village.

**Mike Sinko** - Oh, you submitted that?

**Kathy WARzecha** - Yup. I just wanted you to know about it, that's why I put the narrative in.

**Mike Sinko** - It reads good.

**Denise Beale** - How long does it take before you'll know? Okay.

**Kathy Warzecha** - It's a three phase process. First they do, ah, you submit ah, ah a proposal; then you have to do a design; and then it goes on and the State pays 100% of the construction, but the Town has to pay 100% of the design. So, if we get the approval, then we're going to have to go to probably to the taxpayers to see if they approve the, the, ah, the financing of the ah design.

**Denise Beale** - Do you have any idea what that may cost?

**Kathy Warzecha** - It's going to be a lot, maybe probably around 100,000.

**Multiple conservations within the Commission.**

**Kathy Warzecha** - The whole project will be about 20 million; so we're going to do it in stages, we'll do this stage, and then we're going to look for other grants to cover other parts of it. But it really is a nice plan where they are going to add some fishing spots, some kayak launches, and you know at some point when it's done it will be nice, with bike trails, lanes and things like that.

**Richard Chalifoux** - Right, I was looking it over and it's hard to envision bike trails ....

**Kathy Warzecha** - Well, not going to go in this time.

**Richard Chalifoux** - Along 2A and 117 maybe evidently?

**Kathy Warzecha** - Yeah.

**Richard Chalifoux** - Okay, nothing else on the Communication? Public Hearing we have none. That brings us to Old Business. Special Exception Special Exception Application #2021-03, Blue Camp CT, LLC, Applicant and Mashantucket Pequot Tribal Nation, Owner for property located at 451, 455, & 495 Route 2; Comprehensive luxury recreational campground pursuant to Section

10.4.11 "Vacation Resorts" which includes recreational campgrounds in accordance with Section 18.11.

**Kathy Warzecha** - Okay, okay yeah, I would like to just read, um, some recommended modifications if you decide to, um, to act on this tonight. And, um, I will go over them and then I will also go over, ah, whether, how I would in the opinion whether or not the application complies with the special exception provisions of the regulations. Okay so the first thing is they will need to add speed bumps in roadway areas and speed limit signs throughout the site. Details of the speed bumps shall be acceptable to the town engineer. The number of plantings listed in the chart should reflect what is noted on the plan. They have to be the same, they were not the same. Ah, the Town Planner may require additional plantings based on field conditions after the project is complete and before the Final Zoning Compliance is approved. Camp sites numbered 271, 272, 273, 274, 275, 277, 278, ah, 279, and 280 are to be eliminated due to the steep slope and lack of detail for the installation of platforms. No details have been provided for safety of the campers and, ah the detail provided for the platform, ah installation is inadequate. The check in paperwork, number 4, the check-in paperwork will need to note that portable fire extinguishers are required in their RV unit. Number 5. Any revision to the opening/closing dates noted on the plan will require approval by the Planning and Zoning Commission. Number 6. Caretakers will be available 24 hours a day and for the entire year. The town staff will be given their contact information in the event there is a problem or concern. No caretakers will live on site. If there is a change to the status of caretakers and you desire a caretaker to live on site, approval will be required by the Planning & Zoning Commission. Um, number 7. Any addition to the campground to add music festivals, excuse me, will require approval by the Planning and Zoning Commission of, and a new special exception for that. Number 8. A storm water maintenance report will be provided annually with the renewal permit to ensure proper maintenance of the storm water system. The maintenance report will be sent to the town engineer for review and approval, all fees, all inspection fees will be covered by the campground owner. If additional work is required as, ah, as directed by the town engineer, said work will be completed by the campground owner prior to the issuance of a renewal permit prior to the opening of the campground. Ah, if the repairs of the system are not completed within 30 days or a time limit approved by the Town Planner/Engineer, the Town, ah, the Town or a contractor hired by the Town, will have the right to enter the property and clean or update the system. The fee for the work will be paid for by the campground owner. The Zoning Enforcement Officer will have the right to close the campground for non-compliance with, ah, the maintenance of the stormwater system and for lack of payment. Um, it was recommended, ah, I do want to tell you that Art had, um, asked me to look into, um, a wildlife plan that would include installing a, ah, osprey pole, but I, as a result of that I contacted the State's Wildlife Biologist, and she gave me several recommendations, that I have included in this as variations of this recommendation. So, her recommendation was that the white pine buffer have the, ah, also contain eastern red

cedar, she actually said she would like to see northern red cedar, but they only grow 30-40 feet high so I would like to see, um the white pine buffer have, to be interspersed eastern red cedar as recommended by ,ah the Wildlife, The Wildlife Biologist. However, both the white pines and red cedar do lose their lower limbs; so as a result we are asking that,um additional shrubs be added to, um to create, ah evergreen shrubs be added along the line of cedars and white pine. Ah, um, and those shrubs should be evergreen, and they should be native. We do not want any native cultivars. They should be a variety of types of shrubs with berries that will feed the wildlife. Um, ah, there is a note on the plan that they will be working on removing the invasive species they're going to take care of. Um, okay number 10. Um, we would like you to, we would, it's recommended that some additional evergreens be installed behind the maintenance building and along the line of RVs located on the west side of the property to screen the property from ah Route 12, ah, from 12 Route 164 and other properties in that vicinity, better know as Lynn Drive. Ah, number 11. Check-in for Campers will not be before 3:30 P.M. during the school year. Ah, number 12. Traffic control during construction will be coordinated with the Resident Trooper; and that's not to say the Resident Trooper will be doing the traffic control. Their traffic control people need to coordinate with the Trooper. Ah, number 13. Monthly E & S reports will be provided to the Town Planner and Planning and Zoning Commission during the construction period. Staff will have access to the site during the construction period at any time during working hours. Staff will have the right to inspect the storm water system with a 24-hour notice after the construction is completed. A joint \$600,000 bond will be posted with the Planning and Zoning Commission and Inland Wetlands Commission. The bond will be submitted on a form that is prepared by our Town Attorney and the final bond will be approved by the Town Attorney. The bond release/reduction ah, will, will require approval by the Planning and Zoning Commission and the Inland Wetlands Commission. Payment, ah number 15. Payment will be required for all planning and engineering overages, ah planning and engineering overages, and additional funds will be added for inspections by the Town Engineer during the construction period of, um, of the project for bond release, ah bond release and reduction requests. Ah, number 16. Um, a, ah Install second emergency access once it is approved by the state OSTA. Ah, any changes to the plan that results from the issuance of permit from the OSTA, may require approval from the Planning and Zoning Commission. Smokeless fire pits will be used and no out of state wood will be permitted. Ah, number 18. No out, outdoor recreational activities will have amplification. Amplification will be permitted for emergency purposes only. Any changes to amplifications shall require approval by the Planning and Zoning Commission. Ah, number 19. Show the location for the storage of the park-owned park models during the off season. Number 20. A preconstruction meeting will be coordinated with the Town Planner prior to the start of construction. Construction schedules and contacts will be provided to the town staff at that time. Number 21. If anything is changed from the Insect and Rodent plan, the Town Planner shall be consulted. If the owners apply the larvicide themselves, they can use Bti or Bs.

If they hire a contractor, they must be a DEEP-certified pesticide applicator, licensed in the State of Connecticut. The applicator can either use Bti, Bs or methoprene but they need to obtain an annual Aquatic Use Permit from the DEEP Pesticide Division. Ah, 22. Impl, implem, implementation, implement recommendation of the wildlife biologist to support the wildlife in the area which includes: adding eastern red cedar to the white pine buffer, ah, use of native shrubs to supplement it, ah, review the plan to ensure that all the, all the, that cultivars are not being used and substitute the cultivars with native specie. And there is a list that, ah that, ah she provided to me that will be included in the final action. Following the construction, any silt fencing or other erosion controls used shall be removed once the soil has stabilized to avoid amphibians and reptiles, to ah, what did I say? Ah, ah, reptile movement to allow amphibian and reptile movement between the wetland and uplands. Ah, number 23. Preston Public Works Manager will have access to the site to investigate the location of a beaver dam on the applicant's property and will have the possibility of removing it. Ah, that, um should be assist with any drainage problems on Lynn Drive. A Flood Impact Statement and Application has been submitted as part of this application. The statement and application are found to be acceptable and would be part of any action the Commission decides to that. So, those are the modifications that I would recommend. And I did outline several reasons, ah, for passing favorably on this application. Um, ah, remember to keep in mind everyone, that the Commission's duty is to make sure the regulations are complied with; and although this can, this has been a very heartfelt application process; they, their duty is to make sure that they're consistent across the board from one application to the next. So.

Ah, okay, our first compliance listed under the Special Exception is regarding site design. And I'm not going to read the whole thing. I'm going to identify each item, I'm going to summarize it; but I will, this will be placed on the Town website tomorrow. Um, with any modifications per the Commission. Okay, with the site design we want to make sure it is consistent with the neighborhood and ah, is compatible with the surrounding area.

Okay, the project fronts on Route 2, it is a commercial route with ah the front portion of the property zoned Resort Commercial, the purpose of ah the Resort/Commercial is to allow tourism-oriented commercial development. The property has one means of ingress and egress to control the flow of traffic. Ah, adjacent to this, uses include the school, gas station, town hall, agricultural, hotel, and of course Dunkin Donuts. Um, the architecture of the surrounding area is eclectic. Ah, so, um, the proposed design that they provided as part of the plan is harmonious to the area, in addition it does support, or it is, um consistent with a New England type character. Okay, two, the rear portion of the property is zoned residentially and the closest property under, ah separate ownership is about 100', ah the closest resident is ah, about ah, 100 feet. Wait a minute, let me read that again. The closest disturbance of the development to a property under separate ownership is, um in the residential district, is 100 feet from Avery Pond. The closest resident is 200'. Um, a natural buff, um a natural and planted buffer will be

provided and that should provide good screening to the adjacent properties, residential properties. Um, in addition they will be providing a berm along Route 2 um, and that will also add some additional screening, or intermittent screening. Okay, um dumpsters and trash receptacles have been provided to control trash, and in addition, um, ah the buffer strips, the white pines, and the cedars should stop any debris from entering into the pond.

Okay, number 4. The project will maintain 25 feet to the wetland areas in most places – except for the westerly cul-de-sac. Um, in this area, um the campsites will actually be 25' away from the wetland. And, ah the Wetlands has to ah, be, the authority on whether or not work can be done within the buffer; and they have approved this application.

With, um, ah the PCZ with consideration of the relationship between buildings and land and other physical appearance of the property, and how it fits into the landscape is a consideration for the Commission. The glamping sites are in this ah, are in an area of steep slopes. So, therefore um campsites 71, 72, 73, 74, 75, 78, 278, I'm sorry they're all 2's 279, and 280 are to be eliminated. And that will increase the compatibility of the project with the land and the area. Okay.

The applicant has definitely put in a great, a good effort into developing an extensive landscaping plan, um, ah that also helped with consistency with the area.

Lights from the campground should not be visible from the neighborhood especially, when, ah, with the installation of, um the evergreens ah, so that, that will help again. Um, so because of those items, those items I've read, ah it is my opinion that this plan is in compliance with that section of the Special Exception section. Okay.

Item B is the Appropriateness of Location or Use: ah, and this talks about preserving the integrity of and character of the neighborhood and their uses. Um, so, ah, again I'm going to just outline this. I'm not going to read it all. Um, and again this is, the uses in the area are primarily commercial uses, um and the uses on Lynn Drive are primarily residential. Um, ah, the fact they are adding some um, additional, ah the landscaping that will again preserve the character and integrity of the ah, character of the neighborhood, character of the adjacent residential neighborhood. There are several structures, um, a Welcome Center, a pavilion, um and bath houses. The maximum height of any structure is 22.5'; lighting is 12' and is angled down, in a downward fashion. The tennis court, ah, there are a tennis courts, pool, splash pad area, a slide with a playground, bocce court, and volley court, volleyball court. Parking is located within 100' from the front property line and does surround the activity area. There will be only one point of access to the property and it's 28' with a 20' wide emergency access.

Okay, ah number 4 there is like I said before there is an extensive landscape plan that does provide ah, does assist with um preserving the ah, integrity and character of the area.

There are several reasons for this project being consistent with the Plan of Conservation and Development and one of them is that "Appropriate economic development provides a positive balance for the community and can improve or enhance the quality of life." Um, so that

was one. Um, another is, ah the Plan of ... on page 91, of the Plan of Development indicates that the Route 2 corridor, um is designated for commercial activity, and that is a primary route for commercial activity in Preston. Ah, only second to our proposed development that will occur on Preston RiverWalk. The area has been zoned commercially for about 2 decades and that, um goal, um, has been, was recently updated.

Number 6. The Neighborhood Impact Study does identify, has been provided, and the conclusion was that um, that ah, the site is suited for this development. Ah, they did a paired analysis and, um, provided that, um noted that the property won't negatively affect the neighborhood property values.

Um, ah there was quite a bit of public concern about property values, but there was actually no information that was added into the record that identified, ah no expert testimony that was entered into the record that contradicted the Neighborhood Impact Study.

Um, okay, ah. B. is an adjacent and feeder street(s) shall have the ability to handle peak traffic loads and shall not cause traffic hazards. Ah, the traffic plan was provided. Ah, and also, they, ah the State Trooper has been contacted and reviewed the plan. And, ah, and ,um, they have made some modifications, they will be requiring that the State Trooper be contacting during construction and coordinate with their traffic engineers and the ah, um, the, ah, their, traffic coordination. The traffic control, sorry.

Also, by adding, ah second, check-in after 3:30 p.m. that will also peak close and conflicting with the school. They will be providing their transportation to the casino and they do have adequate sight distance. So is how they comply with the traffic issue. Okay.

So, d. is the obstruction of light or air shall not, shall be reviewed as relates to impact on scenic views and solar access. The use(s) shall not create excessive and unreasonable noise that is different from what currently exists within the neighborhood. Um, okay. Based on their plans and based on their project the there will be no objectionable light from the area. The view shed analysis has been provided and that ah, shows that the project will not be visible from the residential properties. A solid buffer is being provided with white pines and additional white cedar and, um some additional low growing evergreen as well.

Ah, no music festivals will be conducted, and no amplification will be used. Each campsite will have a smoke free fire pit. There was concern about the PFAS, but, ah they have addressed that by adding their, um their Report which is Exhibit 75 from, ah BGT Environmental. And, ah, number 6, um the report from George Knoecklin has concerns about the stormwater system, and we did add a provision that is, will ensure that the stormwater system will be maintained. Okay.

Um, okay, ah, E. In our regulations Consideration shall be given to protecting unusual topography, walls, habitat areas, and trees, or other unique vegetation on the site. A landscaping plan shall be provided showing mature trees, shrubs, and noninvasive species. Um, they have given an extensive landscape plan that will be modified. The archaeological remains,

um, the wetlands, the pond, the habitat are, um, all special features at the site. Um, the archeological remains will be ah, overseen by, ah if they encounter any archeological remains they will be overseen by, ah, the Mashantucket-Pequot Archaeologist and the State Archaeologist.

Okay. They are protecting the pond and the wetlands by providing some buffers, 100 feet to the pond and 25 feet from the wetlands. And again that was approved by the Wetlands Commission.

Ah, okay, that is just an overview of what is in this report. And I would ask the Commission if you have any other questions or comments.

**Denise Beale** - I do have a question, there seems to be a conflict unless, um I'm mistaken on the first page.

**Kathy Warzecha** - Okay.

**Denise Beale** - Number three; where it lists the campsites that are being eliminated.

**Kathy Warzecha** - Okay I'll coordinate that because it changed at the last minute, it should be 271, 272, 273, 274, 275, 277, 278, 279, 280 that's the correct ones.

**Denise Beale** - Okay, so what happened to 276?

**Kathy Warzecha** - 276 is on a level area.

**Denise Beale** - Okay, now, okay so 277 was omitted on, in number 4 of the site....

**Kathy Warzecha** - In that packet.

**Denise Beale** - Okay

**Richard Chalifourx** - Any more questions? Comments?

**Mike Sinko** - I'd like to make a motion Mr. Chairman.

**Kathy Warzecha** - Okay before we do that, we need to ah, Doreen do you want to make your comments about the tape.

**Doreen Rankin** - Oh, yes, I listened to the tape of the last meeting.

**Kathy Warzecha** - Sorry, Mike.

**Mike Sinko** - Nope

**Kathy Warzecha** - She listened to the tape.

**Woman** - Can use the microphone, we can't hear you back here.

**Richard Chalifourx** - Absolutely.

**Kathy Warzecha** - I think it just goes on.

**Doreen Rankin** - I listen to the tape from the last Public Meeting in its entirety. I wasn't here the last meeting.

**Richard Chalifourx** - Any more comments? I have a motion on the floor.

**Attorney Breen McCoy** - Mr. Chairman, before you proceed I have a point of order that Attorney Breen McCoy is representing the applicant at this time. Um, at an earlier meeting Ms. Beale

**Woman** - Can he use the microphone I can't...

**Kathy Warzecha** - I don't know if this is appropriate.



**Attorney Breen** - I'm not speaking to a matter of substance within, within the application, I'm simply speaking to the matter where you're seating people to vote on a matter and there's an issue that I think needs to be addressed.

**Kathy Warzecha** - Okay, oh, go ahead.

**Attorney McCoy** - Ya know, in a meeting, um in March, Ms. Beale indicated that she had reviewed the records, ah, of the meeting that she had missed. But she also indicated that she had not reviewed the Exhibits to that meeting. So the question becomes, if she has or has not reviewed those Exhibits. Because I think that's an important issue relative to her ability to vote on the matter.

**Kathy Warzecha** - So he means did you reviewed the ah... yeah

**Denise Beale** - Yes.

**Kathy Warzecha** - Yes, yes she did.

**Attorney McCoy** - She did. Thank you.

**Richard Chalifourx** - Okay, so we have a motion... sorry pass that down.

**Kathy Warzecha** - Ah, yes, sorry Rich.

**Mike Sinko** - I could get up, but it's been a long day.

**Richard Chalifourx** - As you see I'm used to using a microphone.

**Mike Sinko** - Mr. Chairman, I make a motion to approve, ah this application based on the applicant's demonstration, ah that they meet all, all the Special Exception criteria of Section 10.4.1, ah 10.4.11 and Section 18 and 11 of the Preston Zoning Regulations and I'd like to include in my motion all the modifications 1-24 as noted earlier by the Town Planner.

**Kathy Warzecha** - And for the reason of the Special Exception.

**Mike Sinko** - Yes.

**Richard Chalifourx** - Okay, so a motion has been made. Do I have a second?

**Doreen Rankin** - I'll second.

**Richard Chalifourx** - Okay a motion has been made and seconded. Is there any discussion? Comments?

**Denise Beale** - I can make a comment, right?

**Kathy Warzecha** - Yeah.

**Denise Beale** - So I serve on, this is my second Planning and Zoning Commission, the first one was in the city...

**Kathy Warzecha** - use the mic, so sorry.

**Denise Beale** - Sorry, Denise Beale, this is my second Planning and Zoning Commission, the first one was in the City of Groton. I've been on this for at least 10 years and have gone through various things, ah that have come before us. Um while I feel the applicant has taken a lot of effort in, in addressing all the concerns that have been voiced to them by the townspeople, ah especially the ones that live in proximity. Um, ah, I, I still have my concerns, um I do understand that it might follow with the Town's Plan of Conservation and Development ah, um, and that it

complies with the regulations, but it is a Special Exception and with that comes the Commission's responsibility to review and if it is within the best interest of the Town. And from what I have heard, there are a lot of people who are against the project. Um, I am very concerned about the proximity to the school. I am very concerned about the access to their property that comes in off of Route 2; where it does being so close to the traffic intersection, um that's pretty much what's going on with me. Um, ah, and I understand all, all about those things. But, in the end it's our job to, to, ah, to represent the people's wishes. And that's what a Special Exception is, we have a chance to decide one way or the other. Anybody else?

**Richard Chalifourx** - Is there any more comments from the Commission? No, so there's a motion on the floor to approve the application, all those in favor signify by saying I.

**A few voices** - I, I

**Kathy Warzecha** - Why don't we do a roll call?

**Richard Chalifourx** - We're going to do a Roll Call.

**Kathy Warzecha** - Sorry

**Richard Chalifourx** - That's okay. Rich Chalifourx is I. Denise Beale.

**Denise Beale** - Nay.

**Richard Chalifourx** - Charles Raymond

**Charles Raymond** - Nay.

**Richard Chalifourx** - Doreen Rankin

**Doreen Rankin** - Nay.

**Richard Chalifourx** - Mike Sinko

**Mike Sinko** - I

**Richard Chalifourx** - Fred Eddy

**Fred Eddy** - I

**Richard Chalifourx** - Terri Eickel

**Terri Eickel** - Nay.

**Richard Chalifourx** - So it's 4 to 3. Four Nays and three I's.

**Kathy Warzecha** - Okay, so my recommendation is that if you are not in favor of this motion that we put together that we ah, we table this application and I will search the record and prepare a new motion that we're...

**Doreen Rankin** - Wait what???

**Kathy Warzecha** - Motion, because, because that did not pass; that does not mean the plan is ah, the application is denied. You have to make, ah have a new motion that will deny that application then.

**Denise Beale** - So, do we know the vote was close?

**Kathy Warzecha** - Yes, it's 4 to 3.

**Richard Chalifourx** - So we....

**Man's voice/ Attorney McCoy** - Do you have time left?

**Kathy Warzecha** - Do I have what?

**Man's voice/ Attorney McCoy** - time 65, 35, 65 do you have time left?

**Kathy Warzecha** - This is the first, we have plenty of time for the 65 days, yeah. Absolutely.

**Richard Chalifourx** - So are we going to table the Site Plan?

**Kathy Warzecha** - We will table the Special Exception and the Site Plan both, and I will search the records for reasons for rejection.

**Richard Chalifourx** - Okay, so we are going to table both the Special Exception and the Site Plan votes until next meeting June...

**Charles Raymond** - Was Mike's motion for both?

**Mike Sinko** - No, no my motion was only for the, just for the Special Exception.

**Kathy Warzecha** - Right.

**Charles Raymond** - Not for the Site Plan?

**Mike Sinko** - No.

**Charles Raymond** - So do we vote on that separate?

**Kathy Warzecha** - Yeah, you would need to, but you can't ....

**Richard Chalifourx** - Special Exception goes first.

**Charles Raymond** - Alright.

**Richard Chalifourx** - So, so for June 28th, June 28th is our schedule.

**Mike Sinko** - Do you need a motion to table, Mr. Chairman.

**Richard Chalifourx** - Yeah, ah, sorry..

**Mike Sinko** - Motion to table the, ah Special Exception and Site Plan for the June 28th meeting.

**Doreen Rankin** - Second.

**Richard Chalifourx** - Any discussion? All those in favor say I.

**Commission** - I

**Richard Chalifourx** - Opposed? Abstentions? So moved.

**40:33 It's Tabled! Need June meeting!!!!**