

APPROVED MINUTES
BROOKFIELD INLAND WETLANDS COMMISSION
Monday, July 9, 2012– 7:00 p.m.
TOWN HALL MEETING ROOM # 133

1. Convene Meeting

Chairman Vulcano called the meeting to order at 7:01 PM and established a quorum of members.

2. Roll Call and Designation of Alternates

Present: Chairman J. Vulcano, Vice Chair L. Miller, Secretary S. Fox, G. Hunton

Absent: M. Downey

Also Present: Wetlands Enforcement Officer K. Daniel, Recording Secretary E. Cole

Chairman Vulcano noted that every Commission member was a voting member.

3. Wetlands Enforcement

WEO Daniel stated that there is a new enforcement issue at **1 High Ridge Road** that was brought to her attention today. WEO Daniel showed pictures of the site taken today to the Commission. WEO Daniel noted that there were reportedly five dump trucks of top soil delivered to 1 High Ridge Road which was spread near the driveway to the east toward Beech Tree Road. WEO Daniel stated that there was some silt fence put up at the site, and the soil was spread around and seeded, and the homeowner was watering the property. WEO Daniel noted that this action is regulated activity because the soil was deposited within 100 feet of a watercourse. WEO Daniel stated that she spoke with Attorney P. Olson this morning, and WEO Daniel stated that she will issue a cease and desist so the show cause hearing can be scheduled for the next regularly scheduled meeting.

533 Federal Road -

WEO Daniel stated that the other active item on the enforcement agenda is 533 Federal Road, but there has been no action taken yet.

The Commission moved to agenda item 3.a., Show Cause Hearing for 35 Sunset Hill Road at 7:08 PM.

a. 7:15 Show Cause Hearing -

35 Sunset Hill Road, Notice of Violation and Corrective Order #201200562

Mr. Gerald Cyr, property owner of 35 Sunset Hill Road, was present. WEO Daniel stated that this is a show cause hearing to address an order to complete the corrective action before today; WEO Daniel noted that the work has been done. WEO Daniel stated that A to Z Property Maintenance has dug a trench that is larger than fifteen inches deep and eighteen inches wide. WEO Daniel observed that the trench is lined with gravel, and the sides are a bit unstable, but she believes that the sides can be stabilized with time. WEO Daniel also noted that the drywell at the top of the hill has been dug. WEO Daniel showed a picture of the preliminary stages of the work to the Commission that she had inspected. WEO Daniel noted that she is satisfied with the work that has been completed. **L. Miller made a motion that in view of the report from the Wetlands Enforcement Officer, that the issue has now been corrected, that the Commission remove 35 Sunset Hill Road from the enforcement agenda. S. Fox seconded the motion, and it carried unanimously, 4-0.**

WEO Daniel noted that she has no further enforcement items in regard to 35 Sunset Hill Road. Chairman Vulcano confirmed with Mr. Cyr that the sides of the trench will be stabilized over time, and Mr. Cyr confirmed that they will be stabilized. The Commission and WEO Daniel thanked Mr. Cyr.

4. Old Business:

a. 40, 57 & 64 Laurel Hill Road #201200552: Incentive Housing Development

(dec date 08/29/12)

- 1. Drainage Report for The Residences at Laurel Hill prepared by CCA, LLC dated June 20, 2012**
 - Sheet DA1 – Pre-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet DA2 – Post-Development Drainage Area Map prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet DA3 – Catch Basin Drainage Area Map prepared by CCA, LLC dated 06/22/12; revised 07/02/12
- 2. Laurel Hill Townhomes Proposed Incentive Housing Development Plans received in the Land Use Office on 07/05/12:**
 - Cover Sheet – Laurel Hill Townhomes prepared by CCA, LLC dated 06/20/12; revised 07/02/12
 - Sheet N1 – General Legend, Notes and Abbreviations prepared by CCA, LLC dated 06/12
 - Sheet 1 of 1 – Boundary Survey prepared by CCA, LLC dated 05/10/12; revised 06/06/12
 - Sheet 1 of 1 – Existing Conditions Plan prepared by CCA, LLC dated 06/06/12
 - Sheet C1 – Layout and Materials Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C2 – Grading and Drainage Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C3 – Utilities Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C4 – Erosion Control Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C5 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C6 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C7 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet C8 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
 - Sheet E1 – Sedimentation and Erosion Control Plan prepared by CCA, LLC dated 12/07/05
- 3. The Residences at Laurel Hill Proposed Incentive Housing Development Plans received in the Land Use Office on 07/05/12:**

- Cover Sheet – The Residences at Laurel Hill Proposed Incentive Housing Development prepared by CCA, LLC dated 06/20/12; revised 07/02/12
- Sheet N1 – General Legend, Notes and Abbreviations prepared by CCA, LLC dated 06/12; revised 07/02/12
- Sheet 1 of 1 – Boundary Survey prepared by CCA, LLC dated 05/10/12; revised 06/06/12
- Sheet 1 of 1 – Existing Conditions Plan prepared by CCA, LLC dated 06/06/12
- Sheet C1 – Layout and Materials Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C2 – Grading and Drainage Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C3 – Utilities Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C4 – Landscape Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C5 – Erosion Control Plan prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C6 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C7 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C8 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C9 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C10 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet C11 – Notes and Details prepared by CCA, LLC dated 06/06/12; revised 07/02/12
- Sheet E1 – Sedimentation and Erosion Control Plan prepared by CCA, LLC dated 12/07/05

Chairman Vulcano asked WEO Daniel if D. Virbickas is going to review the documents for the next meeting. Chairman Vulcano noted that the Commission also looked across the street at 57 Laurel Hill Road during the 07/07/12 site walk meeting.

L. Miller made a motion to continue 40, 57, 64 Laurel Hill Road to the next regularly scheduled meeting. G. Hunton seconded the motion, and it carried unanimously, 4-0.

5. New Business:

a. 540 Federal Road #201101026: Request for Permit Transfer

S. Fox made a motion to approve the permit transfer for 540 Federal Road from the Town of Brookfield to Aquarion Water Company. L. Miller seconded the motion, and it carried unanimously, 4-0.

**b. 204 Candlewood Lake Road #201200592: Demolish & Re-Build Existing Building
(dec date 09/12/12)**

1. Adjoining Property Owners List

2. **Erosion & Sedimentation Control Plan and Construction Sequence**
3. **Plans prepared by CCA, LLC received in the Land Use Office on 07/05/12:**
 - **Cover Sheet - Site Development Plans Candlewood East Marina prepared by CCA, LLC dated 07/03/12**
 - **Sheet N1 – General Legend, Notes and Abbreviations prepared by CCA, LLC dated 06/12**
 - **Sheet 1 of 1 – Property & Topographic Survey prepared by CCA, LLC dated 03/09/12**
 - **Sheet C1 – Layout and Materials Plan prepared by CCA, LLC dated 06/14/12**
 - **Sheet C2 – Grading & Drainage Plan prepared by CCA, LLC dated 06/14/12**
 - **Sheet C4 – Septic System Design prepared by CCA, LLC dated 06/14/12**
 - **Sheet C5 – Septic System Details prepared by CCA, LLC dated 06/14/12**
 - **Sheet C6 – Notes & Details prepared by CCA, LLC dated 06/14/12**
 - **Sheet E1 – Sedimentation and Erosion Control Plan prepared by CCA, LLC dated 12/07/05**

S. Sullivan of CCA, LLC was present to discuss the application. Mitch O'Hara, property owner of 204 Candlewood Lake Road, was also present to discuss the application.

S. Sullivan explained that this proposal is to demolish a portion of the building and rebuild a new structure in its place, and re-work the parking in the front and build a new septic system. Mr. O'Hara clarified the location of the buildings on the map for the Commission. S. Sullivan noted the location of the existing pavement and the underground basement that will now be a grass area. S. Sullivan noted that the building will be more conforming to the current Zoning regulations.

S. Sullivan stated that CCA has re-worked some of the parking in the front, and located these proposed changes on the map for the Commission. S. Sullivan showed the location of the existing well and stated that the applicant is proposing to build a code-complying septic system for 1600 gallons per day. S. Sullivan noted the proposed location of the new well on the plan. S. Sullivan noted that the property owner would like to include a pool in this application. S. Sullivan clarified that the existing septic tank and fields will be abandoned. Mr. O'Hara noted that there will not be any oil tanks installed.

S. Sullivan stated that there will be geo-tech style sediment fence for erosion and sedimentation control along the construction entrance and in other locations that S. Sullivan noted on the plan. S. Sullivan stated that there will be a few trees removed from the property, primarily from the back of the property. S. Sullivan stated that there will be some drainage pipe removal, and the roof drains will flow into catch basins and the grass to drain toward the back of the property. S. Sullivan noted that the proposed plans remove point discharges in lieu of overland flow. S. Sullivan showed the location of the parking lot drainage and the boat maintenance on the proposed plan.

Chairman Vulcano stated that the Wetlands Commission should consider the location of the pool when reviewing this application. S. Fox asked if any construction will be planned past the 440 contour line, and S. Sullivan responded that there is no work planned below the 440 line. The Commission agreed to walk the site individually before the next meeting.

- c. **10 Hop Brook Road #201200585: Foot Bridge** (*dec date 09/12/12*)
1. **Construction Plans by Archer Engineering:**
 - **Foot Bridge Plan dated 05/18/12; revised 05/29/12**
 - **Bridge End Detail dated 05/18/12; revised 05/29/12**
 - **Bridge Section dated 05/18/12**
 - **Connection Detail at Joint dated 05/29/12**
 2. **Materials List received in the Land Use Office on 07/03/12**
 3. **Before Pictures received in the Land Use Office on 07/03/12**
 4. **Letter from J. Miller of the Brookfield Open Space Legacy, Inc. Re: Kahlo Property at 7 Hop Brook Rd. received in the Land Use Office on 07/05/12**
 5. **Town of Brookfield, CT GIS Map showing proposed foot bridge on 10 Hop Brook Road received in the Land Use Office on 07/05/12**

Richard Edwards, 10 Lyndenwood Drive, Brookfield, was present to discuss the application.
Ian Edwards, 10 Lyndenwood Drive, Brookfield, was also present to discuss the application.
Chairman Vulcano noted that Kevin Archer had been engaged to help design some of the plans. Chairman Vulcano stated that the application was very thorough. Chairman Vulcano asked if there will be steps for the handicapped access to the bridge. Ian Edwards replied in the affirmative, that there will be steps to the bridge, but that the bridge will be wide enough for handicapped access. Chairman Vulcano asked Ian Edwards how close the footings are in relation to the brook. Ian Edwards stated that the sonotubes will be on the bank, not in the brook. Richard Edwards stated that where Ian Edwards would like to build the bridge will be eighteen feet across. Richard Edwards showed pictures of the brook taken after last year's hurricane. Ian Edwards noted that when the water increases in the brook, the speed of the water increases, and the water does not overflow over the level of the sides of the brook. Chairman Vulcano suggested that the Commission members inspect the site individually. Chairman Vulcano also asked that the applicant stake where the sonotubs are going to be located for the bridge. L. Miller suggested that Ian Edwards ask for haybales or silt fencing when asking for donations for the Eagle Scout project. **S. Fox stated that in the matter of 10 Hop Brook Road #201200585, for an Eagle Scout project it is in the Town's best interest to waive the fee. L. Miller seconded the motion, and it carried unanimously, 4-0.**

Chairman Vulcano made a motion to continue 10 Hop Brook Road. L. Miller seconded the motion, and it carried unanimously, 4-0.

L. Miller asked for Ian Edwards to contact WEO Daniel or E. Cole when the bridge is staked.

- d. **13 Wood Creek Road #201200587: Septic System Repair** (*dec date 09/12/12*)
1. **Septic System Repair Plan – 13 Wood Creek Road prepared by G. Sam dated June 2012**
 2. **Assessor's Map showing proposed work received in the Land Use Office on 07/06/12**

George Sam, contractor for the homeowner, was present to discuss the application.
G. Sam stated that the septic system is failing and needs to be repaired. G. Sam stated that he will be installing a new tank and fields. G. Hunton asked how long the current septic system has been failing, and G. Sam responded to G. Hunton that the septic system has been failing for the past year. Chairman Vulcano asked G. Sam where the existing septic system is located, and G. Sam pointed out the general location of the current septic system on the property. G. Sam stated that the Sanitarian has reviewed the proposed plan. S. Fox noted that the septic system will be located in

the regulated area. G. Sam stated that he would like to move the septic system as far up the hill as possible to have the system gravity-fed. Chairman Vulcano asked where the reserve is located, and G. Sam replied that this septic system does not need one. G. Sam noted that the slope is approximately eight to ten percent and pointed out the community water line which runs near the location of the repair. G. Sam stated that the soil testing performed a couple of years ago showed some rocks but not ledge. G. Sam showed the location on the plan of where the trucks and construction equipment will be driving onto the property.

G. Sam stated that this proposed type of system is termed a filter system and is very aerobic and is designed to produce as much bacteria as it can within that footprint. G. Sam stated that a filter system will work well for this property. G. Sam stated that he hopes that the project will take a week to complete, unless a pump chamber is necessary. G. Sam stated that he will stake the fields for the Commissioners to walk the property. G. Sam stated that the slope will be slightly extended to create a sense of a backyard. G. Sam noted that whatever area will be filled will be done fifteen to twenty feet below the fields. G. Sam stated that he believes that the watercourse is a natural ravine.

L. Miller made a motion to continue 13 Wood Creek Road to the next regularly scheduled meeting. S. Fox seconded the motion, and it carried unanimously, 4-0.

e. 6 Chickadee Lane #201200591: Proposed New Residential House

(dec date 09/12/12)

1. Drawing No. 12018-R1 – Subsurface Sewage Disposal System Plan prepared by R.J. Gallagher Jr. & Associates dated 03/13/12; revised 06/25/12

Kevin McCaffrey, 52 Tower Road, was present to discuss the application.

Jeff Ross of New Milford, CT was also present to discuss the application.

Chairman Vulcano confirmed with Jeff Ross that the property is currently woodlands. WEO Daniel noted that the regulated activity for this application is a portion of the septic system. When asked by L. Miller who flagged the wetlands for the plan, Mr. McCaffrey stated that New England Survey had done the wetlands marking. S. Fox and L. Miller noted the slope on the property.

Chairman Vulcano asked the applicants if any of the wetlands areas had been staked. L. Miller suggested that the applicant stake the location of the septic system and where the impact to the regulated area is located. S. Fox explained to Mr. Ross that the next step of the process is for the Commissioners to view the property. S. Fox showed Mr. Ross the area closest to the wetlands (the corner of the septic system) that should be staked. Upon Mr. Ross's request, Chairman Vulcano noted other locations on the plan that the applicant could stake that would be helpful for the Commission when viewing the property.

Chairman Vulcano asked that the applicant contact the Land Use Office when the property has been staked.

L. Miller made a motion to continue 6 Chickadee Lane to the next regularly scheduled meeting. S. Fox seconded the motion, and it carried unanimously, 4-0.

CONTINUED PUBLIC HEARING: 8:00 PM

a. **101 Obtuse Hill Road #201101090: 6-lot subdivision – “Whispering Glen Section II”**

(PH Close Date 07/9/12)

1. Letter from P. Young to the Brookfield Wetlands Commission dated 06/27/12

L. Miller recused himself from this matter.

Peter Young of Finmark Custom Homes LLC was present to discuss the application.

Barry Fischmann of Finmark Custom Homes LLC was also present to discuss the application.

P. Young showed the parcel property off of Route 133 which was previously approved through Planning and Wetlands, but the approval was removed due to legal issues. P. Young stated that the bond was pulled by the Town to complete the road and accept it into the Town’s road system. P. Young noted that the engineering data that was completed by Mr. Altermatt was also taken by the Town. P. Young stated that Mr. Altermatt had stated that the drainage was insufficient but by building up the weirs the issues would be corrected. P. Young stated that the Town had also corrected the weirs to Mr. Altermatt’s satisfaction. P. Young stated that since the weirs had been completed, there have been no complaints about water downstream.

P. Young stated that the lots were re-designed to contain all of the water during the construction process. P. Young reviewed the watershed maps for the subdivision with the Commission. P. Young stated that the engineers have been corresponding via email with each other and copying WEO Daniel. P. Young stated that the engineer hired by Finmark Custom Homes LLC had given a number for the drainage calculations, but that number did not match how the engineer that Finmark hired for their review through the Town had calculated his numbers. P. Young stated that the plans were taken to Artel Engineering, and there was such an extensive engineering job that was requested by the engineer who was completing the review for the Town. P. Young stated that the development of the lots does not affect the number calculated by the engineers, and any additional water amount caused by construction would be contained on each of the lots. P. Young stated that Artel Engineering was unable to complete the drainage calculations by this meeting.

P. Young stated that this subdivision is a complete subdivision, and a vacant lot does not constitute an incomplete subdivision. He stated that when the Town completed the work from the bond by fixing the drainage, P. Young thought the Town was satisfied. Chairman Vulcano noted that the Wetlands Commission was told by the Town Attorney that it was not uncommon to view this application and the impact it has globally on the property. P. Young replied that vacant lots do not constitute an incomplete project. Chairman Vulcano noted that there were ongoing issues on the property, and the Commission would like to make sure that everything is done correctly. Barry Fischmann noted that the issues have been resolved that the Town had completed. Barry Fischmann stated that the Town had signed off on the work completed when the bond was called. Chairman Vulcano noted that this is an application before the Wetlands Commission, and based on the regulations, the Commission has the right to review it as they see fit. Chairman Vulcano noted that it became apparent that the data should be reviewed. Chairman Vulcano stated that the Commission all along requested the outlet numbers. Chairman Vulcano stated that he had expected that information was going to be provided based on work done by the engineers during the past three weeks. P. Young replied that Mr. DiVesta and D. Virbickas had been in contact about the project throughout the past three weeks. P. Young noted that the engineers could not come to an agreement for the outlet numbers for the overall project. P. Young stated that the numbers were not far apart.

WEO Daniel noted that whatever communication has been ongoing between the engineers would have been provided in the Wetlands Commission packets and would have been added to the agenda. WEO Daniel stated that the latest piece of correspondence that she has regarding the project is dated June 11th. P. Young stated that there was a number for the drainage but that the engineers did not agree on that number. P. Young stated that he believed that the problem that the engineers had was deciding how to calculate the number. P. Young stated that the only number that is affected is the post development number created by the development of the proposed six lots. Barry Fischmann stated that the run off could not have been controlled for the existing watershed, and the run-off can only be controlled for the six lots. Barry Fischmann stated that he is trying to fix six lots on the subdivision. Chairman Vulcano stated that he would like the data and the engineer to concur.

P. Young stated that the application has the data for the contribution of the six individual lots, and P. Young noted that he feels that the only contribution to the wetlands is for each individual lot. P. Young stated that D. Virbickas needs all of the data for the 350-acre watershed. Chairman Vulcano noted that it would have been helpful if both of the engineers could have attended this meeting. Barry Fischmann asked why this issue just came up now in the application process. Chairman Vulcano noted that the Commission has always been concerned with the calculations for that outlet. Chairman Vulcano noted that some of the data provided by Gallagher did not make sense, and that is where Mr. DiVesta asked for clarification. Chairman Vulcano stated that the Commission would like the data for the capacity at that outlet. G. Hunton stated that he was hoping to have consensus at this meeting. G. Hunton asked P. Young at what point P. Young knew the engineers did not agree, and P. Young replied that he was told today that the engineers did not have an agreement about the calculations. P. Young stated that there is nothing that can be done because he does not have the number. P. Young stated that the Planning Commission has denied the application without prejudice. WEO Daniel clarified that she looked through the reviews and the April 22nd review had many comments relevant to water quality volume and watershed maps and all of the issues in that email were not addressed. Some of the items that were not addressed in the April 22nd email were mentioned again in letter dated June 11, 2012.

Chairman Vulcano stated that the Commission had D. DiVesta's numbers from June 11th, and almost all of the post-development numbers were increased at that time. P. Young stated that the Commission had asked that the entire watershed be mapped, which was a large project that could not be completed before this meeting. P. Young stated that the public hearing time is over. Barry Fischmann stated that he has been taxed on the lots as building lots, and there is a house on one of the lots not yet completed which will start to deteriorate. Chairman Vulcano mentioned that the financial aspect of the lots does not have anything to do with this Commission. Barry Fischmann stated that he would like clear, open communication about what the Commission would like to see. Chairman Vulcano replied that the June 11th letter from D. DiVesta captures what the Commission is looking for.

Chairman Vulcano stated that he believes that the applicant and the Commission should use the letter dated June 11th and answer the questions.

P. Young asked if the letter could be read for the record. WEO Daniel stated that she believes that the entire letter should stand as part of the record to show what needs to be completed. Chairman Vulcano clarified that it is the letter in its entirety that should be used when moving forward with this project.

P. Young stated that the 2008 engineering calculations also take the improved weirs into consideration. P. Young also explained the two different calculation methods that the engineers are using. P. Young stated that he is concerned with what drainage the individual lots are adding to the system. P. Young stated that he would have liked the opportunity to ask questions of the attorney. WEO Daniel stated a letter from the Attorney was dated in April and if P. Young would have liked to speak with the attorney, there would have been no problem to ask the attorney to come to the public hearing.

Chairman Vulcano asked if there were any comments from the audience.

L. Miller of 115 Obtuse Hill Road was present to speak about the application.

L. Miller stated that this project has been a problem from the beginning, and since March of last year there has been continuous water flooding on their property from the volume of water that is flowing from this development. This waterflow was never an issue before the development was constructed. L. Miller noted that there were some questions regarding the types of models that were used for the drainage calculations and the size of the catch basins, which L. Miller stated he believes were not large enough for the area. L. Miller also noted that Mr. Altermatt's review dates back ten years. L. Miller stated that he and his wife are not against this project, but when the development causes an issue on their property, they believe that the work should be fixed. L. Miller stated that he believes that if the engineer's communications were not part of a record, they should not be considered by the Commission. L. Miller stated that he and his wife would like to see the issues fixed.

Jane Miller of 115 Obtuse Hill Road was also present. J. Miller noted that she believes that what was requested by the Commission was very clear. She stated that she has pictures documenting all of the issues done to her property and her home. She also agreed with L. Miller that the problems should be fixed, and she stated that the drainage calculations also need to be reviewed. J. Miller stated that she believes the Commission has done a good job reviewing the application, and it was unfortunate that the engineers could not be present at this meeting.

P. Young stated that Mr. Altermatt did complete the original review, but he was also called back to complete the construction of the weirs to correct the problem. L. Miller stated that the weirs were not functioning properly and had to be repaired. L. Miller questioned the quality of the work that was performed on the weirs because D. DiVesta had noted that some of the weirs were in need of repair. Chairman Vulcano stated that the Commission needs to move forward. S. Fox stated that it is time to close the public hearing. G. Hunton stated that he agreed with J. Vulcano and S. Fox. **S. Fox made a motion to close the public hearing for 101 Obtuse Hill Road #201101090 6-lot subdivision Whispering Glen Section II. G. Hunton seconded the motion, and it carried unanimously, 4-0.**

6. Tabled Items:

7. Correspondence:

a. Minutes of Other Boards & Commissions: 06/21/12 Planning; 06/28/12 Zoning

8. Review Minutes of Previous Meetings: 06/11/12; 06/25/12

S. Fox made a motion to approve the minutes for June 11, 2012 as they exist. G. Hunton seconded the motion, and it carried unanimously, 4-0.

L. Miller made a motion to approve the minutes of June 25, 2012. G. Hunton seconded the motion, and it carried unanimously, 3-0-1, with S. Fox abstaining.

9. Informal Discussion:

10. Adjourn

G. Hunton made a motion to adjourn at 8:52 PM. L. Miller seconded the motion, and it carried unanimously, 4-0.

*****Next regular meeting scheduled for July 23, 2012*****