

**PLANNING AND ZONING COMMISSION**  
**February 12, 2018 Meeting Minutes**

*These minutes are not official until approved at a subsequent meeting.*

Commission Members Present: Alan Gannuscio, Vincent Zimnoch, Jim Szepanski, Cindy Cooper, and Kayleigh Royston (Alternate)

Commission Members Absent: Alexa Brengi

Town Staff Present: Dana Steele (Town Engineer)

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**I. Call to Order**

Chairman Gannuscio called the meeting to order at 7:11 pm.

**II. Roll Call**

Commission roll call was taken. It was noted that Cindy Cooper is now a regular member of the commission. Chairman Gannuscio seated Kayleigh Royston for Alexa Brengi.

**III. Approval of Minutes from the January 8, 2018 Regular Meeting**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 3-0; Cooper and Royston Abstaining) that the Planning and Zoning Commission approves the minutes of the January 8, 2018 regular meeting as published.

**IV. Public Hearings**

The Recording Secretary read the legal notice that was published in the *Journal Inquirer* on February 1, 2018 and February 8, 2018.

Chairman Gannuscio questioned which address was used in the *Journal Inquirer* legal notice for this public hearing. The recording secretary responded that 6 Industrial Road, East Wing was used because that was the address which Ms. Rodriguez requested we use at the last commission meeting.

Mr. Szepanski brought to the attention of the commission that there were no public hearing signs posted at this property on Sunday or Monday. The applicant, Brian Kleinman, responded that he did place a sign on the property on either February 1 or 2. He took a picture of it on his phone, which he showed to commission members. There was some discussion about how a snow storm could have knocked down the sign. Mr. Szepanski commented that the sign probably was not up for the required ten days, but he was not sure if this would be an issue. The hearing then proceeded.

Mr. Szepanski read the rules for conducting a public hearing.

**A. Special use permit and site plan review for Riverside Reptiles LLC at 2 Industrial Road, Unit 6 (property owner Armata Realty LLC)**

Chairman Gannuscio expressed a concern that Armata and Windsor Marketing Group are in bankruptcy. He asked if this property is part of the bankruptcy estate and if this is separate from Windsor Marketing Group's assets which are under bankruptcy court protection at this time. Mr. Kleinman responded that he was not aware of this and did not have an answer for Chairman Gannuscio. Chairman Gannuscio decided to go ahead with the public hearing.

Brian Kleinman, 11 Sunrise Terrace, East Granby, addressed the commission. He distributed copies of his resume to commission members so they could get a better sense of his background and experience. He assured us there would be no free roaming alligators in the streets of Windsor Locks. He explained that he is applying for a special use permit to adaptively reuse the property located at 2 Industrial Road in a section known as #6 for a facility called the Riverside Reptiles Educational Center. The 15,000 square foot center will be dedicated primarily to reptiles and amphibians but will also house various invertebrates. The center will be open to the public and will become a major tourist destination. He estimates the RREC will attract between 50,000 and 60,000 visitors the first year and average around 100,000 plus visitors in the following years. The center will have approximately 8,000 square feet of naturalistic zoo-like enclosures housing 100 to 120 species of amphibians, reptiles, and invertebrates from around the world. They will offer a comfortable, colorful environment for single explorers and groups. There will be two additional 900 square foot classrooms for school groups, in-house birthday parties, and special programs. A 700 square foot retail store is also planned for the facility, and the remaining square footage will be used for storage and office space. Once established, he hopes to become accredited by the AZA (Association for Zoos and Aquariums).

The hours of operation are subject to change, but in the winter (November through March) they will be Tuesday to Sunday 10 to 5 (closed Monday); and in the summer Monday to Saturday 9 to 6, and Sunday 10 to 6. Admission is still to be determined but there will be membership options available. All special attractions will be seasonal. During the school year, which in museum terms is the slow season, he estimates there will be less than 50 vehicles in the parking lot at any given time and 50 to 100 vehicles at any given time during the weekend. During the summer, the high season, he estimates between 50 and 100 cars in the lot at any given time. There are approximately 118 parking spaces for regular size vehicles. He estimates that the average visitor will spend between 60 to 90 minutes at the center, so 118 spaces will be more than adequate for the estimated number of visitors and employees. At the start there will be about 5 employees.

Mr. Kleinman distributed a diagram showing three options for his bus parking and drop-off plan. He explained that bus companies prefer to do door-to-door drop off, and since they will be able to accommodate only one school at a time, a total of two or three buses should be adequate for the plan. He stated he is flexible with coming up with another solution if the initial options are not suitable. He has no plans for exterior lighting at this time or for signage but will return to the commission when exterior lighting or signage is proposed. He showed commission members a picture of his logo, which is a lizard's head.

Mr. Kleinman went on to say that he feels RREC fits all the criteria for the Adaptive Reuse regulations of this industrial property. The center will be foremost a place of education, focusing on the conservation and understanding of amphibians, reptiles, and invertebrates. As an educational museum in an industrial setting, it will not be too dissimilar to New England Air Museum. In conclusion, Mr. Kleinman stated that the Riverside Reptiles Educational Center will not only be successful in its mission statement of educating the public in how to co-exist with these fascinating animals, it will also be a financially secure institution that will be a mainstay here in Connecticut for many years to come.

Chairman Gannuscio was concerned about buses making it around the building. Mr. Steele commented that it does seem a little tight around the building and asked Mr. Kleinman if it has been tested yet. He responded that it has not been tested but he believes since it's an industrial building they've probably made it so an 18-wheeler can get around the building since there are a lot of bay doors, so if an 18-wheeler can make it around a 40-foot school bus can as well. He will have a bus company do some test runs. He added that the back parking lot has not been plowed and has snow in it so it's difficult to determine. There was a brief discussion about buses making the right turn around the building. Mr. Steele commented that he believes there is a way to make this work.

Chairman Gannuscio asked about the lighting plan and deferring it for staff review. Mr. Steele said there are no changes proposed to the lighting plan so there is nothing to review. There was some question about the lighting at the back of the site. It was determined that there are four poles in the back.

Mr. Steele noted that this is an Adaptive Reuse application. The idea is that the site is already there and they want to put in a new use that's not allowed in this zone as an industrial use, but because it's been vacant for more than 24 months, if they qualify for the other required criteria, then this use can be approved.

Mr. Steele commented on the bus options that the applicant submitted. Option A is to park the buses in the cul-de-sac. He thinks that is problematic because if the buses are there then other vehicles coming down won't be able to turn around in the cul-de-sac, so he does not think that is a good option. Option B is to park the buses along the side of the road. The intent of the off-street parking regulations is to keep things off the street; however, he believes the road is wide enough there and the buses wouldn't

be blocking any driveways. It would depend on how frequently the buses will be there, but he does think that might be the best option. Ms. Rodriguez mentioned to him that she liked Option C, which is putting them past the cul-de-sac at the end on private property, but it looks like it could be difficult for emergency vehicles to get around the building, which to him would be more of a critical issue than the buses out on the street. The other option is the buses could park in the parking lot in the back and use up some of those parking spaces that are there. They seem to have more spaces than they will need. Mr. Steele said he would prefer Option B if it's not going to be an everyday occurrence. The issue of what do we do with the buses and how do they circulate is a trial and error process of seeing how it works. If the commission is not comfortable with that it can ask the applicant to come back with more data to substantiate that a particular way will work. Mr. Kleinman reiterated that he is very flexible with that idea. Mr. Steele stated that it's common for a school field trip for buses to find a parking lot that is not fully utilized and park there and take up 20 spaces, and as long as the lot is not bursting at the seams, it seems like that would be do-able.

Chairman Gannuscio asked how the site looks with the Board of Education. Mr. Steele responded that the Board of Ed is only using the spaces in the front parking lot. Mr. Kleinman confirmed that RISE is using just the one parking lot right in front.

Mr. Steele suggested another option: having the buses turn right into the driveway, driving down and around through the parking lot and then back out the same driveway. Mr. Kleinman liked that idea, but said as long it's door-to-door. Mr. Steele suggested that they pull in, circle through the parking lot, come back out, unload, and then go back out to Industrial Road to the cul-de-sac, turn around, then pull back into the parking lot to park and wait to pick up. He added, "Looking at the parking lot, it appears to be a standard dimension parking lot, and I would think that that could work for buses to get around in the parking lot. It's another option." Industrial Road is an industrial road but doesn't have a lot of traffic on it, it's at the end of a cul-de-sac, and all the other driveways are previous to this so there's probably not much going on other than the uses that are going to be in this space.

Mr. Steele summarized Ms. Rodriguez's report dated February 7, 2018. Chairman Gannuscio read into the record comments from the Fire Marshal from an email dated January 17, 2018. Mr. Kleinman stated that he received a call from the Police Chief on Friday morning saying, "We're good." (NOTE: Later on in the meeting Mr. Steele read a February 9, 2018 email from the Police Chief that was forwarded on February 12, 2018 from Ms. Rodriguez stating that there were no issues.) Mr. Steele explained that no comments were necessary from the WPCA because there are no plumbing changes. Chairman Gannuscio asked the applicant where the water would go when cleaning the cages. Mr. Kleinman replied that with reptile cages there is no dumping of water or washing down the sewer; you scoop out the stuff and dispose of it in the trash.

Mr. Szepanski had some questions for the applicant. The following are his questions and the applicant's responses. Are there any State or Federal mandates or licenses that you have to have? They have different classes of licenses, and in the State of Connecticut you have to be considered a museum, a zoo, or an exhibitor to have a Class 2 wildlife license for venomous snakes, crocodilians, and various large lizards and snakes. He is presently classified as an exhibitor in the eyes of the state, so he is allowed to keep these animals. The DEEP does not issue permits anymore. Do they do periodic inspections? They can if they choose to, but there are no mandatory inspections. He has worked with the DEEP as a subcontractor and environmental surveyor, and he knows a lot of the wildlife biologists from the DEEP. What type of displays will you have? They will be top grade and zoo-like. His goal in displaying the animals will be to put them in realistic settings—not enclosures, but living spaces for these creatures. Will you have guided tours? Groups will have guided tours. People showing up will be a self-guided tour, but staff members will be throughout the building to help people. There will be a staff member or two that will have a live animal out so people can touch and interact with the animal. Will you have a party room? There will be two classrooms with a partition in the middle to make it a large room which will be used for school groups or other visiting groups and in-house birthday parties. Will you offer food or soft drinks at the birthday parties? They will use local restaurants to see if they can offer some kind of birthday package with pizza. Mr. Szepanski shared his parking calculations (275 people a day, average family of 3.4 people, 88 cars total per day).

Mr. Szepanski pointed out that in Ms. Rodriguez's report she said there were no potholes or curbing problems, but on a recent visit to the site he saw that some of the curbing got pushed back because of the snow and needs to be addressed. Also, the lining of the parking lot was addressed when the RISE program was approved. However, Mr. Steele pointed out that it was just the front lot, not the back. Mr. Szepanski stated that this needs to be added in then as a condition of approval.

Chairman Gannuscio said he has one issue. This is a special use permit application which means it runs with the land. He asked the applicant if he has at this time a commitment from a financial institution to provide him the funding he needs or is it still pending. Mr. Kleinman responded that three-quarters of it is there and one-quarter is still pending, but he doesn't see any issues.

At this time Chairman Gannuscio opened up the public hearing for comments from the public in support of this special use permit application. Sandra Naylor, 25 Frederick Road, Vernon, a teacher at the middle school, spoke in favor of this application. The floor was then opened up for comments in opposition. There were none.

Chairman Gannuscio asked the applicant if he wanted to add anything. Mr. Kleinman commented that he is willing to work with the town and is very flexible with the bus parking and thinks he could get a bus in there to do some dry runs. Chairman Gannuscio said his thinking is if the Fire Marshal does not see any problems with the

fire apparatus getting in there then buses would be okay. Mr. Szepanski noted that when he visited the site and drove around the building, there is a tight spot on the east side, but he believes there is room for a bus to get around there.

Mr. Steele added that it may be a good idea to get comments from DPW about parking on the street. It might be better to just approve it so buses use the spaces within the parking lot, but the commission may want to leave the option open for parking on the street. He feels pretty comfortable that a bus can get in and around the building.

Chairman Gannuscio stated that the primary set of issues that were addressed were site plan issues. The main part of this application that needs to be approved would be the approval of the adaptive reuse through the special use permit process. Some of the work has already been done with the approval of RISE Academy. We have one educational use already approved for at least the adjoining building, and the special use permit has been granted. The testimony he has heard this evening regarding the location of the lot and the access to it are in harmony with the appropriate orderly development of this district. The size is not excessive, the nature and intensity of the operation are not excessive or anything that would lead to any problems. The size of the lot and location with respect to streets giving access to it is already there and there is nothing to give rise to conflict. In terms of parking, it's something that is more than adequate from the numbers presented as part of the business plan. It is in harmony with the development of this district and would bring some life to what has been an empty portion of this.

Mr. Steele pointed out for the record the history of flooding that this parking lot has. The detention basin is in the back and the water goes from this basin along the back of the property into a ditch and then heads toward Suffield, and over time this ditch becomes so overgrown with vegetation that the water backs up. The property owner has taken it upon himself to keep that clear, but there is still the potential for the parking lot to flood again. He wanted the applicant to beware of that and to know that there is a level of ongoing maintenance needed.

Standard 4B regarding landscaping: Chairman Gannuscio asked Mr. Szepanski to comment. Mr. Szepanski stated that he looked at the landscaping on the site and he feels it is adequate. Standard 4C regarding parking and loading facilities: Chairman Gannuscio asked Mr. Steele to comment. Mr. Steele stated that he has no concerns and the Police Chief is also confident and sees no issues. Chairman Gannuscio stated the Police Chief acts as the agent for the Police Commission. Chairman Gannuscio noted that the primary concern was for the bus access but an option has been offered for that, and the Police Chief and Fire Marshal had favorable comments.

There was a brief discussion about the striping of the parking lot. Chairman Gannuscio asked the applicant if he has had any contact with Armata or the owner, as substantial striping will be required. Mr. Kleinman replied that he had not. Mr. Kleinman's broker, Rob Montesi from Gormon & York, replied that the conclu-

sion of negotiations for the lease will be contingent on this hearing and the approval they are seeking, so the owner would have to be agreeable to this in order for them to proceed with the lease and all the financial commitments. Mr. Szepanski commented that it is possible that the owner might not approve the striping, and the special use that would be granted this evening would still be there. He pointed out that there is substantial striping required. Mr. Montesi replied that it is not a significant cost, and he has had significant conversations with respect to the full scope of work that needs to be done for both parties, and he doubts that this would be something Armata Realty would be able to skirt. It's a package deal, and they can't move forward without that. Commission members all agreed that striping should be a condition of the special use permit approval.

It was **MOVED** (Szepanski) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission closes the public hearing on the special use permit and site plan review for Riverside Reptiles LLC at 6 Industrial Road, Unit 6, (property owner Armata Realty LLC).

Chairman Gannuscio noted that the Town Attorney's recommendation to him was that any corrections or repairs should be made part of the special use approval.

It was **MOVED** (Szepanski) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission approves the special use permit and site plan review for Riverside Reptiles LLC at 6 Industrial Road, Unit 6 (property owner Armata Realty LLC), with the following conditions: that the rear parking lot be restriped; that any disturbed curbing in the parking lot be repaired; that the culvert continues to be cleaned out to avoid any future flooding; and that the parking of buses will be on site. Furthermore, this special use permit is granted for the use of Riverside Reptiles Educational Center as an educational and amusement use, and is limited to that use based upon the application submitted by Riverside Reptiles Educational Center with the above listed conditions.

**V. Reviews**

**VI. Action on Closed Public Hearing Items (none)**

**VII. Old Business**

**A. Discussion with Commission and Staff (none)**

**B. Action Items (none)**

**VIII. New Business**

**A. Public Input (none)**

## B. Receive New Applications

### i. Site plan review for a building at 7 Northgate Drive to store personal vehicles

Mr. Steele stated that this application was submitted on January 9, 2018 just after the last meeting and will be received tonight, but the applicant would like the commission to consider hearing the application as well tonight.

It was **MOVED** (Gannuscio) and **SECONDED** (Royston) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission accepts the site plan application for a building at 7 Northgate Drive to store personal vehicles.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission adds this site plan review for a building at 7 Northgate Drive to store personal vehicles to the agenda tonight for review.

Mark Peterson, professional engineer of Gardner and Peterson Associates, 178 Hartford Turnpike, Tolland, addressed the commission. The owner/applicant, Gerald Macari, was also in attendance. Mr. Peterson stated that the applicant is asking for a site plan approval for a personal vehicle storage building located at 7 Northgate Drive. The parcel is located in the Industrial 2 zone and is approximately four tenths of an acre in size. He had a meeting with Mr. Steele and Ms. Rodriguez last Thursday and submitted a set of plans. They had comments at this meeting which have been addressed. He brought with him tonight reduced copies of an updated plan which he distributed. There are no major changes in concept, just some minor changes in the layout details. Mr. Peterson went on to discuss the layout. There will be an access coming in on the northern end of the property with a garage door into the building and a secondary access on the southern end. One of the comments from staff was to incorporate a handicapped parking space which is included in the set of plans just distributed. There are also two spaces for the owner. There are no employees here, it's not a business, and there is no sign. There is a floor drain inside the building so vehicles that are stored inside can be washed. There is an exterior oil/water separator which has been reviewed by the WPCA. He revised the detail to satisfy the one comment made by the WPCA. Landscaping is proposed: red maples and cherry trees. Some building mounted lights are along the front and one mounted light is at the rear of the building.

Mr. Steele noted that Ms. Rodriguez did speak to the Police Chief who verbally confirmed he has no issues with the application. Chairman Gannuscio also noted that in a memo dated January 17, 2018 Mike Sinsigalli, Fire Marshal, wrote that there were no issues with regard to fire apparatus at this site.

Mr. Steele summarized Ms. Rodriguez's report dated February 8, 2018 (revised).

Next Mr. Steele discussed his report dated January 9, 2018, which should be dated February 9, 2018.

Chairman Gannuscio asked if the applicant had any issues with any of the conditions of the Town Engineer's report. Mr. Peterson replied that he did not.

Mr. Szepanski had some questions for the applicant. He clarified that there will be no sales or internet sales at this facility. Mr. Peterson replied that was correct. Mr. Szepanski asked how many vehicles were registered and unregistered. Gerry Macari, 324 Bridge Street, Suffield, replied that out of 15 or 18 vehicles, 6 or 7 are registered at this time, and the rest are not. The vehicles are primarily muscle cars from the 60's or 70's era. He has a stacking lift, so the capacity at this facility should be 18 to 20 vehicles. There will be no renting of spaces here. (He clarified that he currently rents in other locations to house his vehicles.) Mr. Szepanski asked how condition #13 in Mr. Steele's report (no repairs of motor vehicles) was going to be enforced since a building inspector can't just walk into the building. Mr. Steele said it's up to the Building Department to enforce it. Mr. Szepanski pointed out that the Building Department just can't walk up and knock on the door, even if there's a complaint. The Building Inspector can't go in there because it's private property. Mr. Steele said that surprises him since they should be able to enforce a non-conforming use inside a building. Chairman Gannuscio confirmed with Mr. Macari that his intention was not to perform mechanical repairs. He confirmed this. Mr. Steele pointed out that Mr. Macari would be able to work on his own vehicles. He also said that Ms. Rodriguez felt that this could be enforced. Mr. Szepanski replied that he will lean that way then.

Chairman Gannuscio commented that this has been something that has been filed and resolved without any controversy at this point. Mr. Steele added that he and Ms. Rodriguez are both comfortable with the commission approving this application tonight. Chairman Gannuscio asked the applicant if he wanted to say anything else to the commission. Mr. Macari commented that this is just an opportunity to buy a piece of land and house his vehicles under one roof. Chairman Gannuscio asked if the stacking capability was anything for the Fire Marshal to address. Mr. Steele replied that a building permit is needed, so the Fire Marshal still has the opportunity to address anything internal in the building.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission approves the site plan application for a building at 7 Northgate Drive to store personal vehicles with conditions one through 12 listed in the Town Engineer's letter dated January 9, 2018 (should be dated February 9, 2018), and including condition 13, modified to read no repairs of non-personally owned vehicles authorized on site. Furthermore, additional landscaping in the parking lot shall be waived; sidewalks shall be waived; and one handicapped parking space shall be provided.

**ii. Site plan modification for Popeye's of existing building at 70 Ella Grasso Turnpike**

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission accepts the site plan modification application for Popeye's of existing building at 70 Ella Grasso Turnpike.

It was **MOVED** (Gannuscio) and **SECONDED** (Cooper) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission adds this site plan modification application for Popeye's of existing building at 70 Ella Grasso Turnpike to the agenda tonight for review.

Mark Lovley, member of Westcorp LLC, 710 Main Street, Suite 11, Plantsville, addressed the commission. They are seeking a site plan modification to 70 Ella Grasso Turnpike, taking the former Kentucky Fried Chicken and making it into a Popeye's and beautifying the building. Their plans are to totally mill the parking lot and put all new paving in, restripe it, and reduce the parking spots from 62 to 49. They are adding a rain garden on the western end of the property for extra storage for the runoff on the property. They are building a new dumpster enclosure, adding new landscaping, adding new full cutoff lighting to the site, and adding a vestibule in the front. The drive-through will be a little bit bigger. The building will be a total of 3,070 square feet. They do meet all the required setbacks. They have already received approval from WPCA for the grease trap. They received an email on Friday from the Fire Chief saying they are all set.

Chairman Gannuscio added that they have also received comments in a February 9, 2018 email from the Police Chief saying he has no issues. The Fire Marshal has no issues with fire apparatus as well.

Mr. Steele summarized Ms. Rodriguez's report dated February 1, 2018 (revised February 7, 2018). WPCA did issue a report saying plumbing plans should be submitted, but this is really a building permit phase comment, and Mr. Steele does not feel the commission needs to have it as a condition.

Next Mr. Steele discussed his report dated January 1, 2018, which should be dated February 1, 2018.

Chairman Gannuscio asked about the northwest portion of the lot where there is an access to an adjacent parking lot of Roncari's. Mr. Steele responded that they are eliminating this connection so that the parking lots will be separate. This will increase the amount of green space, which is good. This area cannot be used for Popeye parking, but Mr. Lovley noted that they have almost 49 spaces, and only 28 are what Popeye's needs, so he would like to put more green space in the front.

Chairman Gannuscio commented that we have had a very agreeable, cooperative applicant. Mr. Szepanski had some questions for the applicant. The hours of operation are 10:30 am to 11:00 pm, seven days a week. They do not offer breakfast. There will not be a reader board/electronic sign. There will be a display of flags just for the grand opening for the first 30 days. The seven designated employee parking spots will have signs on the fence and paint on the ground. There is a little bit more than 18 total feet of space for a car to back out while a car is waiting in line at the takeout.

It was **MOVED** (Cooper) and **SECONDED** (Royston) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission approves the site plan modification for Popeye's of existing building at 70 Ella Grasso Turnpike with conditions one through nine listed in the Town Engineer's letter dated January 1, 2018 (should be dated February 1, 2018).

**iii. Special use permit for Federal Firearms License for marketing purposes at 30 Acorn Drive**

Mr. Szepanski pointed out that this application is dated June 30, 2017, but he said that Ms. Rodriguez did officially stamp it in on January 31, 2018.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission schedules a public hearing for March 12, 2018 for a special use permit submitted on January 31, 2018 for a Federal Firearms License for marketing purposes at 30 Acorn Drive.

**C. Informal Discussions**

**i. Federal Express addition of spaces—request for staff review**

Mr. Steele stated that they are asking for 11 additional parking spaces, which is insignificant on a big site like this. The drainage all goes to a large retention basin in the corner of Old County Road and Old County Circle, but he is asking them to provide calculations showing that this extra runoff is not a problem. The aesthetics at the site aren't going to change much. Mr. Steele explained where the extra spaces will be. They'll be putting in a new sidewalk also so they can walk into a different door. This is not a major change. Commission members agreed that staff should review this.

It was **MOVED** (Gannuscio) and **SECONDED** (Zimnoch) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission leaves the Old County Circle Federal Express parking expansion for staff review.

\* **Pool Table Magic**

Chairman Gannuscio informed commission members that he received an email from the Town Attorney saying that Pool Table Magic lost in Federal Court. However, part of the opinion written in Federal Court said it only dealt with the First Amendment aspects of the case and left for state review anything regarding the site plans or whatever other permits were involved with that. It is now on the land use docket in Harford for a review. Mr. Szepanski asked how long this is going to take. Chairman Gannuscio replied that it's a special docket just for this type of case, so probably by the end of the summer. There's no real trial or testimony, it's all based on a written return of record that will be transmitted to the court when the time comes.

**D. Action Items**

**i. Election of Officers**

There was some discussion about postponing the Election of Officers again until Ms. Brengi could be present. It was decided to go ahead with this item.

It was **MOVED** (Szepanski) and **SECONDED** (Cooper) and **PASSED** (4-0, Gannuscio Abstaining) that the Planning and Zoning Commission elects Alan Gannuscio as Chairman of the Planning and Zoning Commission.

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (4-0, Zimnoch Abstaining) that the Planning and Zoning Commission elects Vincent Zimnoch as Vice Chairman of the Planning and Zoning Commission.

It was **MOVED** (Zimnoch) and **SECONDED** (Royston) and **PASSED** (4-0, Szepanski Abstaining) that the Planning and Zoning Commission elects Jim Szepanski as Secretary of the Planning and Zoning Commission.

**IX. Communications and Bills (none)**

**X. Adjournment**

It was **MOVED** (Gannuscio) and **SECONDED** (Szepanski) and **PASSED** (Unanimous, 5-0) that the Planning and Zoning Commission adjourns the February 12, 2018 meeting at 9:52 pm.

*Respectfully submitted,*

*Debbie Seymour  
Recording Secretary*