

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

SALISBURY PLANNING & ZONING COMMISSION

SPECIAL MEETING

MARCH 8, 2021

5:30 P.M.

CHAIRMAN: Michael Klemens

MEMBERS PRESENT: Michael Klemens

Bob Riva

Cathy Shyer

Martin Whalen

Allen Cockerline

ALTERNATES PRESENT: Dr. Danella Schiffer

Deborah Allee

John Higgins

STAFF PRESENT: Abby Conroy

Tai Kern

1 CHAIRMAN KLEMENS: Its now 5:32 p.m.

2 There's -- all the members are here.

3 Good evening. I'm Michael Klemens, I'm
4 Chairman of the Planning and Zoning Commission. With me
5 tonight are Bob Riva, Cathy Shyer, Marty Whalen and Allen
6 Cockerline, full members. And all our alternates,
7 Dr. Schiffer, Deborah Allee and John Higgins.

8 Now, just a couple -- There's going to be a lot
9 of housekeeping, so I ask to please bear with me on this.
10 We are starting at 5:30. The meeting will end at 9:30.
11 There is going to be a continuation of this hearing. I
12 think four hours is a fair amount of time. We received a
13 letter from Attorney Casagrande about the meeting format.
14 We have been using Webinar for the last few meetings.
15 Webinar is also commonly used in many towns that you
16 appear in front of which will be Greenwich, Farmington to
17 name but a few. Okay.

18 So, as the meeting is ending at 9:30 --

19 And our Land Use Administrator, Abby Conroy and
20 Tai Kern, our recording secretary.

21 As the meeting is going to end at 9:30, it's
22 quite possible that not everyone who wishes to be heard
23 tonight will be heard. If that is the case, I'm sure you
24 will be heard at a subsequent hearing.

25 There was a question of timing. I believe the

1 Applicant should have at least an hour and a half to
2 present, if he needs that. And excuse me for referring
3 the Applicant as a "he." It's a mixture of genders. The
4 hearing will be continued until either March 22nd, with a
5 technical submission deadline of noon on March 18th or
6 April 12th, with a technical submission deadline, okay,
7 blank. That decision is up to the Applicant if they have
8 to grant an extension of time if we have an April
9 hearing.

10 For the public, technical submissions are
11 distinct from general public comments which are not
12 restricted to those submission deadlines. But there is
13 no guaranty that submissions made after those cutoff
14 dates will be uploaded prior to the hearing. However,
15 all matters will be uploaded before we close the public
16 hearing. That means we have to have a separate meeting
17 to close the public hearing.

18 A lot of this, and please bear with me, is
19 going to be a lot of procedure. We received a letter
20 from Attorney Grickis questioning the appropriateness of
21 the participation of certain members in these hearings.
22 Therefore, I'm going to ask each member or alternate
23 several questions. I also believe there's many of those
24 in attendance including those in opposition to the
25 proposed application that there is a need for affordable

1 housing in our community overall. Acknowledging need is,
2 in and of itself, is not a conflict. However, we must
3 each address the following questions in a slightly
4 different way.

5 Starting with myself: Have I reached a
6 conclusion to pre-judge this application? It's no.

7 Am I willing to listen without partiality to
8 all presentations, testimony, public comments and
9 questions prior to reaching my conclusion? Yes.

10 Do I have a personal or financial interest in
11 this application? That is no.

12 I'm now going to move to the various
13 commissioners. It's going to be little bit different
14 what I'm going to be asking them.

15 Mr. Riva, who has disclosed has his daughter,
16 Tiffany, has involvement with affordable housing in
17 Salisbury and has submitted a letter in support of this
18 application. On advice of counsel, that interest is
19 deemed personal. But does not, in and of itself,
20 constitute a conflict of interest. So, Mr. Riva, the
21 questions now I'm asking you.

22 Mr. Riva, have you reached a conclusion or
23 prejudged this specific application?

24 MR. RIVA: No, Michael, I have not.

25 CHAIRMAN KLEMENS: Mr. Riva, are you willing to

1 listen, without partiality, to all presentations,
2 testimony, public comments and questions prior to
3 reaching your own conclusion on this matter?

4 MR. RIVA: Yes, I do.

5 CHAIRMAN KLEMENS: Permission to answer these
6 questions, please state for the record whether or not the
7 activities of your daughter will hold any sway over your
8 decision in this matter?

9 MR. RIVA: No, they will not.

10 CHAIRMAN KLEMENS: Thank you, Mr. Riva.

11 Mr. Cockerline. Mr. Cockerline has a
12 well-known active interest in affordable housing in Falls
13 Village. Serving on the board of directors of a group
14 promoting affordable housing in Falls Village. That
15 interest is not deemed by P&Z counsel to represent, in
16 and of itself, a conflict.

17 Mr. Cockerline, have you reached a conclusion
18 that has pre-judged this specific application?

19 MR. COCKERLINE: No, I have not.

20 CHAIRMAN KLEMENS: Mr. Cockerline, are you
21 willing to listen, without partiality, to all
22 presentations, testimony, public comments and questions
23 prior to reaching your conclusions on this matter?

24 MR. COCKERLINE: Yes, I will.

25 CHAIRMAN KLEMENS: Mr. Cockerline, do you have

1 a personal or financial interest in this application?

2 MR. COCKERLINE: No, I do not.

3 CHAIRMAN KLEMENS: Thank you, Mr. Cockerline.

4 MR. COCKERLINE: Thank you.

5 CHAIRMAN KLEMENS: Mr. Higgins has voiced
6 support for affordable housing within our town. This
7 interest is not deemed by PZC counsel to represent a
8 conflict.

9 Mr. Higgins, have you reached a conclusion that
10 that has pre-judged this specific application?

11 MR. HIGGINS: No.

12 CHAIRMAN KLEMENS: Mr. Higgins, are you willing
13 to listen, without partiality, to all presentations,
14 testimony, public comments and questions prior to
15 reaching your conclusion on this matter?

16 MR. HIGGINS: Always do.

17 CHAIRMAN KLEMENS: Do you have a personal or
18 financial interest in this application?

19 MR. HIGGINS: None, whatever.

20 CHAIRMAN KLEMENS: Ms. Shyer is out of the
21 country for several months. She maintains her residence
22 and as elector in the Town of Salisbury. As these are
23 remote meetings and Ms. Shyer can access all materials
24 and can participate in all meetings in a similar manner
25 that we all do, PZC counsel has deemed that to be

1 permissible under the Governor's Executive Order. In
2 addition, Ms. Shyer wishes to disclose that she and Chris
3 Smith had a professional relationship more than five
4 years ago but no longer have a professional relationship.
5 That was Mr. Smith was hired by Ms. Shyer.

6 Ms. Shyer, have you reached a conclusion to
7 pre-judge this specific application?

8 MS. SHYER: No.

9 CHAIRMAN KLEMENS: Ms. Shyer, are you willing
10 to listen, without partiality, to all presentations,
11 testimony, public comments and questions prior to
12 reaching your conclusion on this matter?

13 MS. SHYER: Yes.

14 CHAIRMAN KLEMENS: Ms. Shyer, do you have a
15 personal or financial interest in this application?

16 MS. SHYER: No.

17 CHAIRMAN KLEMENS: Mr. Whalen, have you reached
18 a conclusion that has prejudged this specific
19 application?

20 MR. WHALEN: No.

21 CHAIRMAN KLEMENS: Are you willing to listen,
22 without partiality, to all presentations, testimony,
23 public comments and questions prior to reaching your
24 conclusion on this matter?

25 MR. WHALEN: Yes.

1 CHAIRMAN KLEMENS: Do you have a personal or
2 financial interest in this application?

3 MR. WHALEN: No, I do not.

4 CHAIRMAN KLEMENS: Thank you, Mr. Whalen.

5 Ms. Allee, have you reached a conclusion
6 pre-judged this specific application?

7 Debra, your microphone.

8 MS. ALLEE: No, I have not.

9 CHAIRMAN KLEMENS: Thank you.

10 Are you willing to listen, without partiality,
11 to all presentations, testimony, public comments and
12 questions prior to reaching your conclusion on this
13 matter?

14 MS. ALLEE: Yes, I am.

15 CHAIRMAN KLEMENS: Do you have a personal or
16 financial interest in this application?

17 MS. ALLEE: No, I do not.

18 CHAIRMAN KLEMENS: Thank you.

19 Dr. Schiffer, have you reached a conclusion
20 that has pre-judged this specific application?

21 DR. SCHIFFER: No, I have not.

22 CHAIRMAN KLEMENS: Have you -- I'm sorry, are
23 you willing to listen, without partiality, to all
24 presentations, testimony, public comments and questions
25 prior to reaching your conclusion on this matter?

1 DR. SCHIFFER: Yes.

2 CHAIRMAN KLEMENS: Do you have a personal or
3 financial interest in this application?

4 DR. SCHIFFER: No, I do not.

5 CHAIRMAN KLEMENS: Thank you. Thank you all
6 for your forbearance.

7 That being said, all our four commissioners are
8 here this evening and will be seated.

9 In order to maintain impartiality of this
10 procedure, I remind the public and commissioners that ex
11 parte communication on this matter is prohibited by law.
12 Such communications are, but not limited to, in-person
13 conversations, telephone calls, e-mails and text
14 messages. I remind members of the public to refrain from
15 copying members of this Commission on e-mails. All
16 communications through the Planning and Zoning Commission
17 are to be routed through the Land Use Administrator, Abby
18 Conroy.

19 Now, on to additional procedural matters. We
20 have an intervention under 22-a19, [Verbatim] CEPA
21 intervention. We accept the intervention which alleges a
22 reasonable likelihood of unreasonable harm to historical
23 resources and grant the Intervenor party statutes. For
24 the public, acceptance of this intervention is, on my
25 part and the Commission, a neutral action. We neither

1 agree nor disagree with the allegations but we do give
2 them standing. I, at this point, would ask you to
3 elevate Attorney Casagrande to panelist status.

4 We have, in addition to Attorney Casagrande of
5 Cramer & Anderson who represents Susan Galluzzo, William
6 Muecke, Celeste Shannon, Judith Singells and Joseph
7 Schaefer, we also have the Intervenor, Attorney Grickis,
8 who represents Seth Churchill, and Attorney Capecelatro
9 who represents RJS Holding, Dean Diamond.

10 Now to give my voice a rest, Land Use
11 Administrator Conroy will read a list into the record of
12 documents received.

13 MS. CONROY: Mr. Chairman, if you don't mind, I
14 just want to confirm that Cramer & Anderson, that you're
15 corrected both audio and video; correct?

16 CHAIRMAN KLEMENS: Mr. Casagrande, are you
17 connected both audio and video?

18 MR. CASAGRANDE: Yes, Mr. Chairman, I am.
19 Thank you.

20 CHAIRMAN KLEMENS: We are now going to begin.
21 Abby is going to read and I'm going to drink some water.

22 MS. CONROY: Let me just get to my page.

23 CHAIRMAN KLEMENS: Take your time.

24 MS. CONROY: Okay.

25 MS. CONROY: So, we have received -- just so

1 you all know, basically on Thursday, everything from
2 3:45 -- received by 3:45 on Thursday was uploaded before
3 the weekend. Everything I received before noon today was
4 uploaded. So, if you did send something and it's not up,
5 please follow up with me to make sure that we get that.
6 But for now, we have the application submitted by the
7 Applicant that includes -- actually, I'll pull that up,
8 I'll share the screen right now. That includes their
9 plan set, we've received an owner authorization letter
10 from the town allowing the Applicant to apply. We have
11 the notice of hearing published in the Lakeville Journal;
12 neighbors notices submitted by the Applicant; public
13 hearing signs which are not required by these
14 regulations, but were an additional form of notification
15 of the hearing; a letter from the Applicant clarifying
16 the zoning on this parcel; the resumes and C.V.s from the
17 applicant's team; a traffic evaluation from September
18 2020 submitted by the Applicant; supplemental memo from
19 the Applicant regarding traffic dated October 2020.

20 Also submitted by the Applicant: Housing
21 affordability plan; a letter from Welsh Sanitation;
22 letters to the Department of Public Health and Aquarion;
23 required notices; referral response from the Salisbury
24 Affordable Housing Commission; letter from the fire
25 marshal having reviewed the preliminary plans.

1 The Applicant was kind enough to submit their
2 power point that they will be presenting this evening in
3 advance. We've posted the petition for Intervenor status
4 from Cramer & Anderson.

5 The following was all submitted from the
6 public: So, one was -- Mrs. Schilling (ph.) for traffic
7 information letter, what submitted by a member of the
8 public; Ms. Oppenheimer presented three documents
9 including photos of surrounding neighborhoods; Attorney
10 Capecelatro provided a letter representing his client and
11 some questions and concerns; Attorney Grickis, the letter
12 that was already alluded to.

13 We received a response this afternoon from the
14 Selectman to some of the questions posed in Attorney
15 Grickis' letter.

16 And then we have summarized other
17 communications from the public, so I put those in
18 batches. There's -- each of those, there's a cover page
19 that identifies the person who wrote it and the date of
20 their letter and then following that, each of the actual
21 letters are attached. So, we have letters batch No. 1,
22 batch No. 2, batch No. 3, batch No. 4 and batch No. 5.

23 Then we received -- members of the public had a
24 petition going around in favor of affordable housing.
25 That was attached. And then a letter from Bruce

1 Palmer.

2 (Background voice)

3 MR. COCKERLINE: Mike, can you --

4 CHAIRMAN KLEMENS: I don't know who it is.

5 MR. COCKERLINE: Well, it's from out there.

6 CHAIRMAN KLEMENS: Who basically has got this
7 noise? Do we have somebody --

8 (Background voice)

9 CHAIRMAN KLEMENS: Marty, is that your house?

10 MS. CONROY: I think it was. I just muted
11 Marty.

12 CHAIRMAN KLEMENS: Sorry Marty.

13 MS. CONROY: Mr. Chairman, that concludes the
14 list of documents that I have.

15 CHAIRMAN KLEMENS: Thank you.

16 In response to a letter -- not a letter, a
17 question, the counsel for the Planning & Zoning
18 Commission is Charles Andres of Barclay Damon in New
19 Haven. And we've had extensive conversations with him
20 which is privileged -- attorney-client privilege about
21 the issues which we just discussed. That was a question
22 that Attorney Grickis had.

23 Now, your presentation and the time. I have
24 assigned, and I would like both Mr. Smith, Attorney
25 Smith, Attorney Casagrande to weigh in, I thought that

1 the Applicant up to one and a half hours for their
2 presentation with half an hour for follow-up.

3 Does that sound reasonable, Mr. Smith?

4 MR. SMITH: Certainly, Mr. Chairman. I think
5 we should be able to do our presentation within that time
6 frame, yes. Yes, sir.

7 CHAIRMAN KLEMENS: That's 1.5 hours and then
8 there's a half hour for questions posed to you by the
9 Commission and questions for the Intervenor.

10 I will ask Mr. Casagrande: How much time do
11 you require for your presentation?

12 Unmute. You are muted. Attorney Casagrande,
13 can you unmute your microphone.

14 MS. CONROY: On the bottom of your screen,
15 there should be --

16 MR. CASAGRANDE: I'm sorry. I was looking at
17 the top of the screen. I apologize.

18 MS. CONROY: That's okay. If you are used to a
19 different device, it might be elsewhere.

20 MR. CASAGRANDE: Right.

21 Mr. Chairman, we don't plan on making a
22 presentation tonight, as I said in my letter. We are
23 working hard to put together our rebuttal case. As I
24 said in my letter requesting a continuance, we
25 respectfully request the opportunity -- and I would like

1 the Commission, in its discretion, to continue the
2 hearing to the 12th. I'm just not going to be ready
3 within a couple weeks to go forward given the number of
4 issues we have to address.

5 So I, myself, do not plan on making any
6 comments tonight.

7 CHAIRMAN KLEMENS: Okay. Thank you. And --
8 yes, Attorney Smith?

9 MR. SMITH: Mr. Chairman, Attorney Casagrande,
10 I have no idea what letter was sent in. I was not
11 provided with a copy to have nor was I provided with a
12 copy of Attorney Grickis's. So, this is all news to
13 myself and my client relative to asking for a continuance
14 to go out, I guess, over a month. So, I don't -- there
15 was a reference to Webinar, so I was hoping that maybe
16 that could be clarified for me, since I'm kind of
17 operating in the dark and chasing ghosts that the point
18 since, again, a courtesy copy wasn't sent to me.

19 CHAIRMAN KLEMENS: Attorney Smith, first, the
20 decision whether to continue until the 22nd or the April
21 12th is really up to the Applicant as I said in my
22 opening remarks. It is within your discretion, you have
23 to grant the extension. So, that is your decision.

24 The letter -- the letter is on the website, but
25 certainly I can ask the Land Use Administrator to send

1 you Attorney Grickis's letter and Attorney Casagrande's
2 letter.

3 MS. CONROY: Actually, two of Attorney
4 Casagrande's -- I got two messages from Attorney
5 Casagrande this afternoon, so I didn't have time to put
6 them up or anything. So, the original Intervenor letter
7 and Attorney Grickis's letter are both on the website.

8 MR. SMITH: Yeah, I see that Attorney Grickis
9 is here. I'm more than happy to send copies of whatever
10 we file to legal counsel and hopefully they would extend
11 the same courtesy, Mr. Chairman, as we go this. As you
12 know, I've been doing this for quite a long time and
13 that's typically, actually, always the way it's done. We
14 just ask folks to do that. I think it would help it run
15 more efficiently for the Commission and the public and
16 certainly my client if we have those courtesies extended
17 to us. But we can deal with that later.

18 CHAIRMAN KLEMENS: Certainly for the seated
19 Intervenor that is pro forma. If you wish to also send
20 copies to Attorney Capecelatro and Attorney Grickis, that
21 is your decision. I can't request that of you.

22 MR. SMITH: Understood.

23 MR. CASAGRANDE: Mr. Chairman, if I may.

24 CHAIRMAN KLEMENS: Sure.

25 MR. CASAGRANDE: I had no intention of

1 excluding Attorney Smith. My understanding was, in
2 filing the letters, he would get copies. But I'm
3 certainly happy to establish a protocol with Chris. He
4 and I have worked together for a long time and I'm sure we
5 can work out a reciprocal approach. But I would ask -- I
6 mean, 30 day extension in a hearing like this is not
7 unreasonable. And so I reiterate my request for that
8 indulgence. I'm not -- I have to say I'm not sure,
9 Mr. Chairman, that it's up to the Applicant at this point
10 because the hearing just got opened. My understanding is
11 if it goes to the point where the hearing has to close,
12 then the Applicant would have to consent to extensions
13 beyond that. So, I'm not sure I agree with Attorney
14 Smith that his client has the veto power of an extension
15 request. And again, I would ask the Commission's
16 indulgence. This is a complex case with major issues and
17 we're just asking for fundamental fairness.

18 CHAIRMAN KLEMENS: Thank you.

19 MR. SMITH: That was the cheer, Dan. And I
20 appreciate that, Attorney Casagrande, and I will work
21 with you to endeavor to keep the procedural niceties
22 continuing as we go through this. Thank you.

23 Thank you, Mr. Chairman.

24 CHAIRMAN KLEMENS: All right. Is Attorney
25 Capecelatro here tonight? Or his client? He was next on

1 the list to get --

2 MS. CONROY: Right. I don't see --

3 CHAIRMAN KLEMENS: I don't see him. But

4 there's 128 now.

5 MS. CONROY: And not everyone is named by their
6 true names.

7 CHAIRMAN KLEMENS: I'm sure an attorney would
8 be.

9 MS. CONROY: Attorney Capecelatro or
10 Mr. Diamond, if you are here, please raise your hand.

11 (No response)

12 CHAIRMAN KLEMENS: Apparently not.

13 MS. CONROY: Doesn't look like it.

14 CHAIRMAN KLEMENS: Then I'm going to flip, and
15 after the Applicant, I will have Attorney Grickis and
16 Mr. Churchill make their presentations. So, I guess at
17 this point, we will start with the presentation of the
18 Applicant. It is now a 5:58. So, by my calculations, --

19 MS. CONROY: Mr. Chairman, there was some
20 question about where the links to the documents are. I
21 would be happy to show everyone when you go to the Town
22 of Salisbury home page, there is a link right on the
23 left-hand side. Let me add my share screen here. So,
24 Town of Salisbury web page, on the left-hand side,
25 shortcut to Planning and Zoning Commission meeting

1 documents. And all of the current and pending
2 applications, all of their materials are here. But the
3 one you're specifically looking for is special permit
4 2021-0123 for the multi-family housing.

5 CHAIRMAN KLEMENS: Thank you, Abby.

6 Is there any other procedural questions?

7 Then we go on to the next two hours which are
8 devoted to the applicant's presentation, questions from
9 the Commission to the Applicant, then questions from the
10 Intervenor to the Applicant.

11 MR. SMITH: All set, Mr. Chairman?

12 CHAIRMAN KLEMENS: Give my voice a rest.

13 MR. SMITH: Have some water.

14 Good evening, Mr. Chairman, members of the
15 Commission, Ms. Conroy, Madam Clerk. For the record, my
16 name is Chris Smith, I'm a land use attorney with the law
17 firm of Alter & Pearson and I appear before you this
18 evening on behalf of the Salisbury Housing Committee,
19 Inc. who is the Applicant for this special permit
20 application that's been submitted pursuant to Section
21 405.5 of the PKSQ Overlay District. As you're aware,
22 there's also a component concerning the Aquifer
23 Protection Overlay District as provided by Section 403.

24 For the record, I just would like to note that
25 we did send notices out e-mail -- by e-mail and letter

1 certified return receipt to both Connecticut DPH as well
2 as Aquarion, and you have been provided with copies of
3 those. Those were some of the documents that Ms. Conroy
4 made reference to as well as the notice letters to the
5 abutters.

6 With permission of the Chair, I would like to
7 turn the presentation Jocelyn Ayer who will -- we do have
8 a Power Point for you this evening as Ms. Conroy
9 indicated. And we can start with that. Thank you.

10 CHAIRMAN KLEMENS: Thank you. Ms. Ayer.

11 MS. AYER: Thank you. Abby, can you let me
12 share my screen? Maybe? All right.

13 All right. Again, thank you. We just
14 definitely want to thank the Commission and its staff for
15 your time on this matter and we really look forward to
16 presenting this revised design to you tonight.

17 Again, my name is Jocelyn Ayer and I am here
18 tonight representing the Salisbury Housing Committee. I
19 am just one of the volunteers on the board. All the
20 board members are listed here for your reference. We are
21 a private, non-profit, all-volunteer organization that's
22 been building and managing affordable rental housing in
23 Salisbury since 1970. I haven't been here since 1970,
24 but the organization has been functioning in town to
25 create those housing opportunities for that long. And

1 currently, we own 33 affordable rental units in town and
2 contract with a professional rental management company
3 for the day-to-day management of those units. Again, we
4 are not a town committee. We are a private, non-profit
5 that's all volunteers.

6 Briefly, I just want to introduce our team that
7 will be presenting tonight. We do have Rocco from QA+M
8 Architecture who will be presenting the architecture of
9 the new revised design. Jon Tunsky is here to present
10 the site design details. You met Chris Smith who will be
11 representing us. David Berto and Cathy Petracone are on
12 our team from Housing Enterprises, they deal with all the
13 housing finance and project management. And our traffic
14 engineer, VHB Joe Balskus, is here with us tonight as
15 well.

16 So, before I turn it over to them, I just want
17 to briefly summarize, sort of, the major changes in the
18 design that have occurred. As you all know, we heard
19 lots of public comment in the previous iteration of this
20 project. The Salisbury Housing Committee and it's team
21 listened to what we heard in terms of comment and
22 concerns from neighbors and other residents on this
23 project, and basically completely re-designed the project
24 to respond to those concerns. So obviously, the style of
25 architecture has changed a lot. We also scaled back the

1 size and the bulk of the building, especially the third
2 floor and made it symmetrical on both sides. We reduced
3 the number of units and bedrooms to 12 units and it went
4 from 21 bedrooms to 18 bedrooms; and reduced the
5 footprint of the building which also meant that we lost
6 two parking spaces under the building; but again, we also
7 obviously reduced the number of bedrooms, so -- and
8 units, so we reduced the parking demand from residents in
9 that way.

10 All right, so I'm going to have Jon present the
11 site plan. Jon?

12 MR. TUNSKY: Thank you, Jocelyn. Jonathan
13 Tunsy, landscape architect with todesign, 114 West Main
14 Street, New Britain, Connecticut, 06051, for the record.

15 This is our location map showing the site area
16 in yellow. Currently, the existing site is a plus or
17 minus 24 car parking lot and is adjacent to Bicentennial
18 Park.

19 Next slide, please.

20 This is the rendered site plan of our project.
21 The proposed building is the tan rectangle and that
22 includes, as discussed, 12 units and 100 percent of those
23 will be affordable. Starting in the front at Millerton
24 Road there will be an accessible ramp and stairs at the
25 main entrance. The front yard setback matches the

1 existing front yard setbacks of abutting properties. And
2 then moving clockwise to the corner, there will be a
3 small permeable paver patio and any memorials stones or
4 plaques on site will be incorporated into the new site
5 wall. Currently, the wall is detailed as concrete, but
6 we'll be meeting with ship owner (ph.) review the
7 existing wall later this week and based on their
8 direction, that material of the wall may change.

9 Moving along towards the right side of the
10 drawing along Holley Street, that will be the main
11 vehicular entrance to the -- to ten parking spaces below
12 the building and 12 space along the southern property
13 line. Four of those spaces will be compact. 12 are
14 required by zoning, so, two of the exterior spaces will
15 be signed for tenant only parking. The remaining ten
16 spaces will be on a first-come-first-serve use for
17 public. And moving along toward the west side there's
18 another entrance to the first floor. Access to the
19 adjacent buildings will not be affected by this plan,
20 including the right of way along the west side of the
21 building where that white car is pictured.

22 Remainder of the site will be landscape and
23 trees, shrubs and perennials. The site is located in the
24 Lakeville aquifer. As Chris mentioned Aquarion Water and
25 Connecticut Department of Public Health were notified and

1 this development will have no adverse affects on the
2 aquifer. Storm water will be collected and treated on
3 site by the two existing catch basins. No -- New roof
4 leaders will be connected into those two basins.

5 Trash and recycling pickup will enter and exit
6 on Holley Street. Those will be 95 gallon bins and they
7 will be safely stored in the garage and rolled out for
8 pick up as needed.

9 Also mentioned, plans were reviewed by the fire
10 marshal and the one comment he did bring up was the need
11 for additional fire lanes on the west and south side, so
12 we will add that to our plans later on.

13 Next slide, please.

14 Just to review some of our zoning requirements.
15 Density height, frontage and parking requirements per
16 section 405 the multi-family housing and Pocketknife
17 Square Overlay Districts. The maximum building height is
18 40 feet and we are currently at 33 feet. Minimum street
19 frontage is 25 feet, our proposed frontage is 103 feet.
20 Max building coverage is 75 percent, our coverage is at
21 40.1 percent. And we need one parking space per unit, so
22 we meet that with 12 -- or excuse me, we have 22 but we
23 only need 12. And maximum 20 percent of the parking
24 spaces can be compact and we are at 18 percent. The
25 maximum density is 16 units per acre unless 50 percent of

1 the units are affordable and the minimum size is greater
2 than 350 square feet and we meet that as well. Because
3 we have 12 units with 100 percent affordability and the
4 units are larger than 350 square feet.

5 Next slide, please.

6 Some other zoning requirements, landscaping,
7 lighting, water, sewer per 405.6c. The proposed
8 development shall be served by public sewer system. The
9 Water Pollution Control Authority has provided a letter
10 from -- stating the project meets the requirements. The
11 proposed development will also be served by the public
12 water system per 405.6d. Per 405.6f the landscaping
13 shall be consistent with the requirements of Section 701
14 and we meet those requirements. Per Section 405.6g
15 lighting. Lighting shall be consistent with the
16 requirements of Section 702. All lighting is residential
17 in character and scale. Full cutoff fixtures and the
18 maximum light levels shall not exceed 5 footcandles, and
19 we meet those requirements. 405.6h, other external
20 elements shall be compatible with the character of the
21 neighborhood and the rural and historic character of the
22 town. We meet those requirements. 405.6i units shall be
23 accessible to individuals with disabilities under the
24 Americans with Disabilities Act, and we meet those
25 requirements.

1 Next slide.

2 With that, I'll turn it over to Rocco.

3 MR. PETITTO: Let me back up. Good evening.

4 My name is Rocco Petitto. I'm an architect with QA+M
5 Architecture, LLC, Farmington, Connecticut, the address
6 is 195 Scott Swamp Road, Farmington, Connecticut, 06032.

7 To get into the building tonight, I have a list
8 of square footages. The first floor and second floor
9 essentially are 5300 square feet and the third floor is
10 reduced because it's kind of tucked up under the roof.
11 And that's at 4600 square feet giving us a total of
12 around 15,300 square feet.

13 We have seven, 1-bedroom units; four, 2-bedroom
14 units; one, 3-bedroom unit, and so that's a total of 12
15 units with 18 bedrooms. The 1-bedroom units average
16 about 700 square feet, the 2-bedroom units, 1200 square
17 feet and the 3-bedroom unit is 1300 square feet.

18 Next slide.

19 So, here's kind of a more detailed picture of
20 the parking area showing more of the architecture. The
21 elevator will only be accessed by residents. They can
22 park their cars under and walk to the elevator and walk
23 to the stair to access to the building. As Jon
24 mentioned, the area to the, I guess we would say the
25 right middle is where we can store recyclables and trash.

1 That's where resident can put it. And the then the trash
2 department will -- their company will come and grab the
3 bins and wheel them out to the truck. There's also room
4 down here for storage and mechanical. That remains to be
5 seen as far as what actual utilities and IT and things
6 like that that the building may need. But they should be
7 able to be sufficiently accessed here.

8 Next slide.

9 Is a picture of the first floor. So, as one
10 comes off Millerton Street into the main vestibule, this
11 is a publicly-accessed area. So, the public and the SAC
12 officers or employees have access to the social room, the
13 office and the conference room. If you continue down
14 kind of a central hallway you'll see, like, the bathrooms
15 that will be accessed for the social room for events.
16 There's also a mail room, a janitor's closet. As you get
17 back to the main corridor that splits the building front
18 to back, you'll see access to the elevator and then the
19 two main stairs on either side. Towards the back of the
20 building we have two, 2 bedroom units and there's also a
21 1 bedroom unit on the, I guess we would call it the
22 northwest side of the building, labelled in red. So, the
23 1-bedroom units will be red, the 2-bedroom units are blue
24 and the 3-bedroom units, green.

25 Next slide.

1 On the second floor, 1-bedroom unit stacked
2 above -- we'll go clockwise starting with the 1-bedroom
3 unit in the northwest, then there's a 2 bedroom unit next
4 to it and then down below all along the south side of the
5 building, essentially we have three, 1-bedroom units.

6 And then next slide.

7 And this is the third floor. So, again, going
8 clockwise we have the 1 and 2-bedroom units at the north
9 side of the building and then a 1-bedroom and one,
10 3-bedroom unit at the south.

11 Next slide, please.

12 So, this is the elevation that was, more or
13 less, submitted with the P&Z submission. The building
14 will have asphalt shingle roofing, it will have trim
15 clapboard siding. Also, there will be some face brick
16 around the back and there's also incorporating some of
17 the stones from the stone wall are the existing stone
18 foundation that was there along the front Millerton Road
19 elevation.

20 Next slide please.

21 This is a view of the south. We've
22 incorporated some screening in the parking area. This is
23 to reduce some of the viewing into the parking but also
24 it's designed to reduce kind of light bleed into the
25 neighborhood out of the parking garage. But same type of

1 fenestration. You have asphalt shingle roofing, trim,
2 clapboard siding, the brick -- the windows, I guess I
3 failed to mention they are six over six double hungs.

4 And then we can go to the next slide.

5 So, this is a pictorial representation of what
6 the building will look like in a more realistic form.
7 We've taken, I should say, Ken has taken more of a
8 federal approach than the last building that we saw. We
9 took those recommendations to make the building more
10 symmetrical; and you see -- you can see the ramp and the
11 stairs at the front elevation with a little portico in
12 the center.

13 Then we can go to the next slide which is a 3D
14 at the corner of Holley Street and Millerton Road.
15 Showing those same elements, showing the stone wall,
16 showing the area where the -- we would like to do
17 something special perhaps have a seating area, perhaps
18 incorporating a bench into the wall. This is something
19 that will be discussed with SHPO part of that discussion
20 will happen tomorrow, as Jon previously stated.

21 We can go to the next slide. This is a look
22 down Millerton Road. So, you can see the massing of the
23 building and how it will look in relation to the other
24 buildings.

25 Next slide, please.

1 This is a night view of how we've envisioned
2 the building. We don't intend to light it up, per se.
3 There should be just enough lighting. Inside, most of it
4 will most likely be motion activated, so they will only
5 come on when someone is in the parking area.

6 Next slide, please.

7 Now, here's the neighborhood context. So, as
8 noted in the previous Planning & Zoning -- in the
9 application, the mid height of our building from the mid
10 range for the site or the mid height of the roof -- slope
11 of the roof to the mid of the site is 33 feet 5 inches.
12 So that conforms about zoning to the top of the roof,
13 very highest part from the first floor is 35 feet. And
14 then the building to -- down on the lower image I'm
15 drawing a blank on the name of it now, but that building
16 from its floor is 38 feet. As you can see by the image
17 rendered is that we are intending to be close to the roof
18 height of that.

19 Next slide, please.

20 I think this goes back to Jocelyn. Or is
21 that me? I guess it's still me. But the building
22 facades are massed and scaled to present a varied
23 appearance at the street level. I believe we've
24 accomplished that. I believe we have accomplished
25 considering the spacing and proportion of the window and

1 door openings, aspects of the fenestration as well as
2 colors, textures and the general nature of materials and
3 treatment. We believe we he have accomplished that. We
4 don't have any blank wall exposures and considering the
5 variation -- we considered the variation of the roof
6 heights, the use of pitch roofs and other roof elements
7 such as gables and dormers.

8 Next slide.

9 Traffic study.

10 MS. AYER: This is Joe.

11 MR. BALSUS: For the record. Joe Balskus,
12 record for VHB -- director of transportation systems for
13 VHB. We are located 100 Great Meadow Road in
14 Wethersfield, Connecticut, 06109. I was the traffic
15 engineer that prepared the previous two memos on the
16 application last year which are on file in the record.
17 And I understand this site has now dropped from 13 to 12
18 units so those traffic studies are still in play and
19 still document the conditions of traffic.

20 So, really quick on the traffic study, itself.
21 We prepared traffic studies last year as I mentioned and
22 in those studies we show that there's minimal traffic
23 generated on to the area roadways. We are actually less
24 than 7 total trips in the morning peak hour and less than
25 ten trips during the afternoon peak hour with the 12

1 unit. We also have less than 50 vehicles being generated
2 over the course of a day. So, very low generation of
3 traffic from this development.

4 The sight lines we mentioned previously as
5 well. Exiting traffic Holley Street meet or exceed State
6 requirement for sight lines on to Millerton Road and 44.
7 On the parking we did some extensive parking studies. We
8 observed parking over four days last year and basically
9 we found that there -- the 22 spaces, they do exceed the
10 zoning, but we also have an adequate number of spaces
11 left over for public use of the parking. So, we have
12 ample parking proposed for this even though we have a
13 revised site plan.

14 And also of note, the DOT has been provided
15 some recent safety improvements. The cross walks, the
16 rectangle rapid flashing beacons that are out there, all
17 provided by the DOT and Town with sidewalks and cross
18 walks at the intersection, itself.

19 And there is also a separate analysis -- we did
20 a crash analysis in our studies, but I'm also aware of a
21 submitted crash data analysis that was submitted by
22 someone else that reported very low crashes. That just
23 validates the traffic study that we had done in terms of
24 crashes at this intersection along the section of the
25 roadway.

1 In terms of parking, next slide.

2 I think that was me.

3 MS. AYER: I can cover this, Joe.

4 MR. BALSUS: That's the end of my
5 presentation. Thanks.

6 MS. AYER: Thanks Joe.

7 Yeah, we just wanted to reiterate, again,
8 because this is a new application and new record, that
9 the 12 outdoor spaces on the site will be open to the
10 public. The 10 parking spaces under the building will be
11 for residents only. Again, we expect our building
12 residents will need four of those outdoor spaces during
13 the peak parking hours which is after 5 p.m. and
14 overnight. This will leave eight outdoor spaces during
15 peak parking time. Based on our observations, there were
16 very rarely more than 8 cars parked in the parking lot at
17 any given time currently, and the highest use of this
18 parking lot currently is during the day, again, when many
19 of the residents of this building would not be there.

20 We did submit an affordability plan. And Abby
21 mentioned that's one of the documents that we submitted
22 which has a lot of details around how we intend to ensure
23 that the project will be affordable and remain
24 affordable. Again, all 12 units and the building will be
25 affordable to folks at 80 percent of the area median

1 income and no tenant will pay more than 30 percent of
2 that her household income on rent, which is the State
3 definition of affordability. This slide does show you
4 the income limits which are based on both household size
5 and area median income. So, for example, a family of
6 four earning \$82,000 would qualify to live in a unit that
7 is intended for someone at 80 percent of their median
8 income.

9 We wanted to show you the -- some example
10 rents. Again, we're not sure exactly what the
11 different -- we'll have a mix of incomes in our units.
12 We're not sure exactly what the income mix will be; but
13 as an example in Sarum Village 2, our current rents by
14 the median income and size. You can see go from a
15 1-bedroom being between \$428 a month to \$991 a month or a
16 3-bedroom unit, for example, between \$1,114 a month or
17 about \$1,300 a month.

18 We do believe that the size that we are
19 proposing here is required to meet the town's goals. And
20 is consistent with what was discussed and requested when
21 residents voted back in 2018 to allow the town to provide
22 the Salisbury Housing Committee the action to lease this
23 property. It was specifically mentioned, this is the
24 newspaper article from back in 2018 which does, again,
25 specifically mention between 12 and 18 units. Obviously,

1 we're on the smaller size of that. We can't get any
2 smaller with this project and have it still meet those
3 standards.

4 We believe that 12 homes for young people,
5 seniors and families plus shared public parking is the
6 highest and best use of this site. The scale and the
7 number of units are key, again, to being competitive for
8 State funding. Obviously, the cost of the elevator and
9 the ground level parking has to be divided by the total
10 number of units. So, making it smaller really makes it
11 not viable.

12 The overlay regulations, again, obviously
13 acknowledge and recognize that the scale -- this kind of
14 scale is necessary for affordable housing which it allows
15 the waiver; and again, the regulations specifically allow
16 that greater density. So again, just showing here the
17 newspaper article from what we talked about -- what was
18 talked about with residents back when they voted for this
19 in June 2018. And also, what is in the town's affordable
20 housing plan that was adopted by the town specifically
21 mentions 12 to 18 units on this site. And again, we're
22 at the lowest end of that range.

23 We also did want to underscore that the access
24 for adjacent buildings will not be affected at all by
25 this proposal. Those arrows on the site plan again show

1 you that the existing accessways at the neighbors
2 properties have to this site will remain -- there will be
3 no change to any of those accessways.

4 So, that's our presentation. Thank you.

5 MR. SMITH: Nicely done --

6 Mr. Chairman, Chris Smith for the record.

7 Nicely done, Jocelyn.

8 Mr. Chairman, members of the Commission, I was
9 going to touch upon some legal issues associated with
10 some of the filings that have been submitted already.
11 But it might be more appropriate to do that in response
12 to those particular presentations. I would like to point
13 out, as Jocelyn -- Ms. Ayer indicated just a moment ago
14 that the right of way to the properties to the -- that
15 were just shown to the left on the site plan, that right
16 of way provides for ingress and egress. That's not going
17 to be obstructed, whatsoever. We certainly believe that
18 there's been reference to other approvals in the
19 immediate area requiring satellite parking on the site.
20 We don't think that that is the case; but even if it is,
21 there -- as Jocelyn just indicated, there's a number of
22 spaces that are available for the public even after
23 accommodating the residents and the visitors. And again,
24 as Jon Tunsky indicated, the proposal does more than
25 satisfy the minimum requirements for parking.

1 And as to the intervention, I'll wait to hear
2 from Attorney Casagrande. I'm not quite sure why it
3 wasn't filed under 22A-19a that deals with historic
4 impacts; but I'll wait for his response.

5 I would like to just point out in closing that
6 not only is the proposal, as Jocelyn indicated,
7 consistent with the Pocket Square Knife Overlay District
8 [Verbatim], but it's also, we respectfully submit,
9 consistent with your POCD -- 2012 POCD and in particular
10 one of your major task housing options to seek additional
11 housing opportunities. And when you say housing
12 opportunities you refer to apartments and something other
13 than single family homes; and your 2012 POCD is chock
14 full with how you don't -- there's a lacking of those
15 housing opportunities in Salisbury as are in most of our
16 suburban towns. And that's one of the main goals of your
17 2012 POCD housing options is to provide for those housing
18 opportunities and I'm quoting, quote, Especially in
19 village centers. End of quote.

20 And I would respectfully submit that this
21 certainly satisfies this -- satisfies that goal and POCD
22 as well as consistent with the regs. I know I'm coming
23 in -- I wasn't -- I didn't participate with the first
24 application; but I would like to just make those points,
25 Mr. Chairman, in closing. And I know that my client

1 appreciates the opportunity to have the pre-application
2 meeting and went -- and did participate in a public
3 outreach relative to the modifications that Jocelyn just
4 walked you through.

5 And dealing with private developers on a
6 regular basis with much greater density, I just have to
7 tip my hat off to this dedicated group trying to promote
8 these housing opportunities for the town of Salisbury.

9 So, as Jocelyn indicated, that closes our
10 presentation. A little over half an hour and we're open
11 to any questions from the Commission members at this
12 point. Thank you.

13 CHAIRMAN KLEMENS: Thank you.

14 Now it's time for Commission questions. I'm
15 going to kick it off with just a few. Mr. Balskus made
16 reference to another document. I assume this is the
17 memorandum from Katriona Pike (ph.)?

18 MR. BALSKUS: Yes, I believe so, correct.

19 CHAIRMAN KLEMENS: It would be very helpful if
20 this could be submitted in some form under your
21 letterhead because you know there's a difference between
22 expert testimony and lay testimony. Is there a way some
23 of these concepts could be integrated in a submission
24 from you?

25 MR. BALSKUS: I can look at that. I actually

1 submitted the actual crash data that was obtained from a
2 similar source that we obtained our crash data. So we
3 can provide a current of that data that was used.

4 CHAIRMAN KLEMENS: Yeah, I would -- yep, that
5 would be good to put it together. I'm sure Attorney
6 Smith can explain to you why.

7 Can I see where these fire lanes -- could you
8 illustrate where these required fire lanes are on the
9 map, please?

10 MR. TUNSKY: I can comment on that.

11 CHAIRMAN KLEMENS: Thank you.

12 MR. TUNSKY: So, it would be on the south side
13 which is where the -- on the south side where that red
14 car is.

15 CHAIRMAN KLEMENS: Yes.

16 MR. TUNSKY: So, the fire lane which the fire
17 marshal suggested would be on the south side of the
18 building where that red car is and also on the west side
19 which is where the white car is pictured. So, within the
20 right of way there.

21 CHAIRMAN KLEMENS: So, that means basically
22 striping is what it is. No parking or --

23 MR. TUNSKY: Correct. So, striping, signage
24 saying fire lane, no parking would be mounted.

25 CHAIRMAN KLEMENS: Thank you.

1 The laundry, I presume, is for the entire
2 building; correct? Residents do not have individual
3 washers and dryers?

4 MR. PETITTO: I can answer that. At this
5 point, yes, there's laundry provided for everybody in two
6 laundry rooms. There's one located on the first floor
7 and there's one unmarked one where we also have plans to
8 put laundry on the second floor. I have done units like
9 this where we could provide laundries in each unit and
10 that would be a decision made by the housing committee if
11 they would prefer to do it that way at some point.

12 CHAIRMAN KLEMENS: Where's the laundry on the
13 second floor? Can you show where that's proposed?

14 MR. PETITTO: If you can pull up the second
15 floor plan.

16 CHAIRMAN KLEMENS: Yes, I do.

17 MR. PETITTO: I have not seen it. Oh, there we
18 go. The next one is --

19 MS. AYER: Rocco, is it this --

20 MR. PETITTO: Yes, it's the room just to the
21 left there.

22 CHAIRMAN KLEMENS: I see it now. Okay. So,
23 that's basically those rooms is sufficiently large for
24 the number of machines, dryers, washing machines to
25 accommodate the residents?

1 MR. PETITTO: Yes, sir it should be large
2 enough for at least two of each machine.

3 CHAIRMAN KLEMENS: Thank you. Two of each.
4 That's four washers and four dryers in your professional
5 judgment is sufficient for 12 units?

6 MR. PETITTO: At this point, yes.

7 CHAIRMAN KLEMENS: There's no ratio or standard
8 or anything?

9 MR. PETITTO: No. Because they are generally
10 not required. It's a convenience.

11 CHAIRMAN KLEMENS: Thank you. How much square
12 footage did you shrink the third floor by?

13 MR. PETITTO: From the original?

14 CHAIRMAN KLEMENS: Yes.

15 MR. PETITTO: I do not have it up right at this
16 moment.

17 CHAIRMAN KLEMENS: But there was a reduction;
18 correct?

19 MR. PETITTO: Well, there's a reduction total
20 in the whole building.

21 CHAIRMAN KLEMENS: Yeah.

22 But you don't have the individual floor
23 reductions?

24 MR. PETITTO: No.

25 CHAIRMAN KLEMENS: But that can be provided?

1 MR. PETITTO: It could be, yes.

2 CHAIRMAN KLEMENS: Thank you.

3 Let's go look at the back of the building with
4 the lighting, please. The nighttime lighting. Okay.
5 Now, you said that the lights internal to the building
6 were going to be motion detected.

7 MR. PETITTO: Some of them will be. So, it
8 depends, like we would probably pull in a light than
9 consultant to talk about how much lighting is needed as
10 ambient light and how much is needed for when the parking
11 area is occupied.

12 CHAIRMAN KLEMENS: I'm noticing four rather
13 large sconces outside. Those would be on all the time at
14 night?

15 MR. PETITTO: That's a determination that we
16 can make later. But just because there's four lights
17 there, the lumen number doesn't necessarily mean it's
18 going to be high. Those also can be dimmed.

19 CHAIRMAN KLEMENS: Well, as you know there's
20 been quite a bit of concern about how this looks. So,
21 I'm going to continue my line of questioning. Is there
22 any way you can do that with a more downward directed
23 design?

24 MR. PETITTO: Yes. Yes, we could.

25 CHAIRMAN KLEMENS: I think the residents would

1 appreciate not seeing those four lights if they could
2 be -- I understand lumens is one thing, but how you spill
3 light if it can be downward directed I think would be an
4 improvement.

5 You are going to meet with SHPO tomorrow?

6 MR. PETITTO: Yes, our historical architect in
7 our office, Ken McCoy, will meet with SHPO tomorrow.
8 They planned to do it earlier but the weather over the
9 last three weeks has impeded that process.

10 CHAIRMAN KLEMENS: So, there's going to be a
11 meeting on site with SHPO?

12 MR. PETITTO: Yes.

13 CHAIRMAN KLEMENS: And a question for Attorney
14 Smith. We now have an Intervenor with an historical
15 impact report. What is the applicant's plan to respond
16 to that?

17 MR. SMITH: With regard to the intervention,
18 Mr. Chairman?

19 CHAIRMAN KLEMENS: Right.

20 MR. SMITH: Well, it's my understanding that --
21 that was one of the comments I was going to make. It's
22 my understanding that the attachments there or the
23 information provided therein from what we can gather
24 appear to apply to the prior application. So, I can't
25 speak for Attorney Casagrande on that. But that's what

1 it appears to be. So, we just thought that might be an
2 evolving petition at this point in time.

3 So -- but when we reviewed it, that's what it
4 appeared to the team.

5 CHAIRMAN KLEMENS: Attorney Smith, you realize
6 when you get an intervention we have the only information
7 being provided by the Intervenor puts the Commission in
8 that difficult position unless there is response by some
9 of the professionals.

10 MR. SMITH: Understood, Mr. Chairman. As you
11 know I'm familiar with the 20-2019 process.

12 CHAIRMAN KLEMENS: I know you are, sir.

13 MR. SMITH: There have been historical issues
14 raised, which I think certainly are more appropriate for
15 22A-19a, which is the section after 22A-19, and that
16 deals with historic impacts. I don't know if -- That
17 appears that it may very well be the appropriate
18 intervention process. If indeed that is, and if the
19 Court finds that the Intervenor does not satisfy their
20 burden of proof with a prima facie case, then arguably
21 they are responsible for the costs -- the applicant's
22 cost in going through the process.

23 I'm just not quite sure what the claims are
24 going to be and we -- if they turn out to be historical,
25 we'll be responding whether it's through intervention,

1 Mr. Chairman, or on the merits of the application. We
2 certainly will wait to see what's provided. Again, it
3 does appear that the historical information or the
4 information provided concerning potential impacts appear
5 to deal with the prior application. So, we really can't
6 speak to that. But we will be responding to claims that
7 are brought up by whomever they -- whoever brings them
8 up, Mr. Chairman. You're right, we don't want to leave
9 them unaddressed.

10 CHAIRMAN KLEMENS: Because, at some point,
11 we're going to have to make a finding on the
12 intervention; and just so the public knows the procedure,
13 we accept the intervention, but at some point we're going
14 to have to deliberate to determine whether or not the
15 Intervenor has met their burden.

16 MR. SMITH: That is their burden, Mr. Chairman.
17 So, we just to have wait and see what's produced and then
18 we will certainly rebut or respond to it so that the
19 Commission certainly hears from us relative to those
20 allegations.

21 CHAIRMAN KLEMENS: Thank you, Attorney Smith.

22 MR. SMITH: Thank you, sir.

23 CHAIRMAN KLEMENS: I'm now going to go to the
24 Commission. I will start my screen, Mr. Riva is up
25 there. At least on my screen.

1 MR. RIVA: Michael, you did a good job in
2 clarifying some stuff for us there with that. But I do
3 have a question for Jon Tunsky, if I could. Jon, I'm
4 sorry, I was trying to eat my dinner when you were doing
5 your presentation. Can we go back and discuss -- can you
6 show me -- you were talking about drains, catch basins,
7 Jon, and I'm not sure if it was leader pipes, drains from
8 the roof. Can you go over that again for me, please.

9 MR. TUNSKY: Sure. Jocelyn, can you pull the
10 plan up, please. Okay.

11 So, it's not demonstrated in this plan, but the
12 existing parking lot has two catch basins within the
13 parking lot area which are relatively in -- which are in
14 the drive aisle here kind of on both sides that have of
15 that red car. So, roof leaders from the building are
16 going to be tied in underground piping and then basically
17 saw cut into that catch basin and connect all that water
18 towards the catch basins for treatment.

19 MR. RIVA: Okay. All right. And those are
20 existing drains now. You're not going to add to anything
21 or -- Okay.

22 MR. TUNSKY: No, yeah, existing catch basins.

23 MR. RIVA: All right. Good. I just missed
24 that whole thing there. I'm sorry. Thanks very much.

25 MR. TUNSKY: Not a problem. Thank you.

1 MR. RIVA: I'm all set right now. That was a
2 point I wanted clarified.

3 CHAIRMAN KLEMENS: Thank you. I will go to Mr.
4 Cockerline. Allen?

5 MR. COCKERLINE: Thank you, Michael. I'm here.

6 So, just one of the clarifications I have just
7 for our own housekeeping. Didn't we eliminate the
8 Lakeville Light Industrial Zone? We had a reference to
9 that. I thought we eliminated that and substituted it
10 for the CG or CG-20 or whatever we did.

11 CHAIRMAN KLEMENS: I believe that's correct.

12 MR. COCKERLINE: So, there was --

13 CHAIRMAN KLEMENS: Jon's nodding. He's our --
14 He's our institutional -- he's got institutional memory.
15 Yes, you're correct.

16 MR. COCKERLINE: So, I think that's -- we just
17 need to get rid of that as part of our -- part of the
18 language in this.

19 And the other question I have is regarding the
20 historic Commission. Does this have to be run by them?
21 Lakeville Salisbury Historic Commission.

22 CHAIRMAN KLEMENS: I don't think -- I think
23 until after SHPO, right? Then maybe -- Abby, why don't
24 you give us some--

25 MS. CONROY: Actually, Attorney Smith was

1 looking to respond. He was raising his hand. Do you
2 want --

3 CHAIRMAN KLEMENS: I'm sorry. It's like the
4 Brady Bunch here.

5 MR. SMITH: I'll certainly defer to Ms. Conroy
6 on that, but I think it's our understanding that we don't
7 have to do that, Mr. Chairman. But I -- and I would like
8 to comment to Commission Member Cockerline's comment with
9 the light industrial. We did send in a supplemental
10 letter, sir, indicating that Ms. Conroy did indicate to
11 us although the prior administrator thought this was an
12 LI-20 district with the oversight going on top of it with
13 the application. It's actually in the CG-20 and we did
14 send in a supplemental letter indicating that for the
15 Commission and for the record. And Jon Tunsy did review
16 the bulk area requirements for both the CG-20 zone
17 district, which we are located in and the LI-20, which is
18 what we thought we applied under; and we still have --
19 they are essentially the same. We do meet the bulk area
20 requirements under the CG-20 zone district as well even
21 though we are applying under the overlay, obviously.

22 Thank you. That was a good pickup.

23 MR. COCKERLINE: Well, it's just a housekeeping
24 thing for us. I wasn't sure whether we had -- sometimes
25 we eliminate things, but they stay. So --

1 MR. SMITH: You were right.

2 MR. COCKERLINE: We need to clean it up.

3 And I have no further questions. I read with
4 great relish the 54-page traffic report. I can't say
5 that I've ever seen one quite that detailed. It's very
6 extensive and leaves no stone unturned. Very good job.
7 Thank you.

8 CHAIRMAN KLEMENS: And thank you.

9 Commissioner Shyer.

10 MS. SHYER: I'm sorry, I got an unavoidable
11 distraction when Jocelyn was talking about the parking.
12 But I did hear it's a first-come-first-serve basis for
13 about eight parks outside. Probably during the
14 commercial day. Is there any -- I mean, there's still
15 correspondence coming in this week and the end of last
16 week about the concern for parking for the current
17 businesses there. And I'm just wondering is there any
18 way to sort this out with these businesses so they are
19 confident that their clients and their employees will be
20 able to use these parks in a fair way? Sorry. That was
21 a question for the Applicant.

22 MS. AYER: My response would be that, again,
23 our studies have shown, including the professional
24 parking study that we had, that the existing use of that
25 parking lot is typically no more than eight folks parking

1 there at any given time, currently. And those eight
2 people would -- you know, those eight cars would be able
3 to be accommodated with that public parking. I guess we
4 would also point out that there is -- again, we know
5 during certain peak times there might be lots of -- there
6 might be folks parking on the street; but right now,
7 there is no shortage of also on street parking for folks
8 who want to, you know, visit those businesses.

9 So, you know, we completely understand concerns
10 around parking. We are very supportive of the local
11 business and obviously wouldn't want to do anything to
12 affect their business. We do believe that the parking
13 lot here can accommodate the parking demand that it is
14 currently seeing in the parking lot. Again, we also do
15 believe there are many, many on-street parking spaces at
16 almost all times as well to accommodate additional cars.

17 MR. BALSUS: Just to add to that -- Joe
18 Balskus -- as reports indicated, our filed report, we did
19 a parking observation over four days, 24 hours, we
20 recorded the parking. So, it's extensive for a project
21 like this. I've done lesser studies for much larger
22 projects. So, we are very confident that the parking
23 demand that's out there can be accommodated with the
24 parking program you have in front of you.

25 MS. SHYER: Thank you.

1 My other question at this point was the size,
2 the width of the alley to the waste [Verbatim] that is
3 now going to need to be designated as a fire lane. Is
4 that being widened from what is currently there now?

5 MR. TUNSKY: I can answer that for you Cathy.
6 Jon Tunsky. No, we would be maintaining the existing
7 width as it is today.

8 MS. SHYER: Thank you.

9 And I want to clarify one of the chairman's
10 questions about the laundry. It looks more to me -- and
11 I think he thought you said there would be four washers
12 and four dryers. But didn't you say it would be two of
13 each machine, so a total of four? Two dryers and two
14 washing machines?

15 MR. PETITTO: Yes, in two rooms.

16 MS. SHYER: In two rooms.

17 MR. PETITTO: There's a room on the first floor
18 and a room on the second floor that we had --

19 MS. SHYER: Okay. Thank you.

20 MR. PETITTO: And maybe another clarification
21 for Dr. Klemens. We have reduced the first and second
22 floor by 3500 square feet each and the third floor is
23 reduced by 750 square feet.

24 CHAIRMAN KLEMENS: Thank you.

25 MR. PETITTO: Yes.

1 MS. SHYER: I'm no architect and I've never
2 built a home, certainly not an apartment building, but it
3 seems that all the bathrooms except one have baths. One
4 shower. Did I miss something?

5 MR. PETITTO: Could be a graphical error.

6 MS. SHYER: It just strikes me if they are all
7 supposed to be accessible apartments, how does the bath
8 work into it?

9 MR. PETITTO: Well those, at this point, are
10 graphical. We'll have bathtubs in some and showers in
11 others.

12 MS. SHYER: Okay.

13 MR. PETITTO: If that's what the question is.

14 MS. SHYER: Yeah, okay. Thank you.

15 CHAIRMAN KLEMENS: What you are saying those
16 are place holders right now?

17 MR. PETITTO: They are place holders. We will
18 determine which units are actually fully accessible units
19 and those will be getting showers. But we do have a
20 space for either at this point.

21 CHAIRMAN KLEMENS: Thank you.

22 Cathy, any additional questions?

23 MS. SHYER: Not at this stage, thank you.

24 You clarified it's definitely 100 percent
25 affordable rental units correct?

1 MS. AYER: Correct.

2 MS. SHYER: Thank you. Thank you, Chairman.

3 CHAIRMAN KLEMENS: Marty, do you have any
4 questions?

5 MR. WHALEN: Can you hear me?

6 CHAIRMAN KLEMENS: Yep.

7 MR. WHALEN: I have -- the only question I have
8 is on the parking for the residents in this building,
9 does it take into account that you get a couple, like,
10 two or three young couples, they each have a car? Did
11 you take that into consideration? That's going to shrink
12 your parking lot, considerably. I mean, it looks to me
13 like you have one parking space per unit. But you are
14 going to get, from younger people that each have a car
15 going in different direction, so I'm not really sure it
16 won't become a problem. But that's my own comment.

17 And another thing -- and one thing, the mock up
18 of the building from coming down -- let's see, east on
19 Millerton Road. Can you go back to that? I noticed
20 that -- Can you go back to that, Abby?

21 MS. AYER: Sorry. What do you want me to show?

22 MR. WHALEN: There's a view of the building if
23 you are going east on Millerton Road and it shows the
24 three small buildings next to this apartment building.
25 Can you show that to me one more time.

1 MS. AYER: See if I can find the right slide
2 for you.

3 MR. WHALEN: It's actually photos, it looks
4 like. Right there. Go back one, please. I notice was
5 coming down that road today that the picture you show me
6 now, the telephone pole was gone. There's a telephone
7 pole right next to that little building that's going
8 right next to that building. That's the only thing
9 you're going to see is that ugly telephone pole right in
10 front, right on the corner of that building. Because
11 it's out on the sidewalk. And some of those mock ups you
12 show, you got the telephone pole beyond the building.
13 But it's not. It's on the sidewalk. That's my only
14 other comment. The wire just ends right there. It's not
15 on a pole.

16 CHAIRMAN KLEMENS: Can someone show what
17 Marty's talking about.

18 MR. COCKERLINE: Marty, this is Allen and I
19 think that representation there is really just about
20 scaling. Yeah, I know what you mean. There's some
21 unrealism that comes into it with the absence of
22 telephone poles; but I was, myself, surprised that the
23 scaling seems to fit the site rather nicely.

24 MR. PETITTO: You can actually see the
25 telephone pole in the top of the picture.

1 MR. WHALEN: That's on the other side of the
2 building, though. I'm talking about the one that's on
3 the left -- the left side of that building.

4 MR. PETITTO: It's graphically shown on the top
5 of the picture. But our image is over the top of it.
6 But our image is over the top of it. We deal with
7 having to move utility poles and, you know, other
8 utilities at times.

9 MR. WHALEN: No, no, no. No. I know where
10 that telephone pole is. You can't kid me. Okay, that's
11 my only comments.

12 CHAIRMAN KLEMENS: Danella, do you have
13 questions?

14 DR. SCHIFFER: Yes, I do.

15 And without judging content, I would like to
16 congratulate the Housing Committee for what I thought was
17 a really excellent verbal and visual presentation.

18 Having said that, I do have a question and that
19 is I'd like some clarification on the traffic flow of the
20 indoor parking. It appears that there is one lane for
21 cars going in, cars going out; and cars leaving have to
22 back out and then there's parking right opposite the
23 entrance, which makes it kind of tricky and tight. So,
24 could somebody please talk to me --

25 MR. BALSUS: This is Joe. Jon, if you can

1 show the plan I can help you or I can try to address
2 that. Someone show the site plan.

3 MR. TUNSKY: I would like to take a stab at it.

4 MR. BALSUS: Go ahead.

5 MR. TUNSKY: So correct, so the -- between the
6 two parking aisles of parking there's a 24 foot aisle
7 which meets the zoning requirements for a park aisle. So
8 yes, this would be two way back and forth. And then cars
9 would be exiting between those two middle columns into
10 the aisle that is also 24 feet wide for -- at the outdoor
11 parking spaces. So, there's sufficient movement --
12 zoning regulation.

13 DR. SCHIFFER: Excuse me, Jon. Are there two
14 lanes inside? Is that what you're saying?

15 MR. TUNSKY: Correct, yes, it's two lanes.

16 MR. SMITH: Because of the width, Jon; correct?
17 24 feet.

18 MR. TUNSKY: 24 feet, yes, that allows for
19 2-way movement.

20 DR. SCHIFFER: You are going to have, like, a
21 solid line down the center to designate two lanes?

22 MR. TUNSKY: Typically, we don't stripe parking
23 lots. You're not really supposed to stripe where cars
24 could cross one another. So, we typically don't do that.
25 I mean, if that's something that we could look into.

1 MR. BALSUS: This is Joe Balskus. For the
2 record, it's not required. It's a standard parking lot.
3 You don't see center lines in parking lots as well. As a
4 traffic engineer standpoint, it's not required.

5 DR. SCHIFFER: Okay. It just that I'm in so
6 many buildings with indoor parking and they seem to be a
7 lot of instructions as to which lane one should be
8 exiting and entering and so on and so forth.

9 MR. BALSUS: But we have done arrows in the
10 pavement. So, you could do an arrow in the pavement.
11 Jon -- you can certainly put an arrow -- an exit arrow or
12 entrance arrow. You can certainly do that to make it
13 easier for people to understand.

14 MR. TUNSKY: Definitely, yeah. That's a good
15 suggestion. We can add arrows.

16 DR. SCHIFFER: I just didn't realize the width,
17 that 24 feet would be ample.

18 MR. TUNSKY: Correct.

19 CHAIRMAN KLEMENS: Am I correct in -- that
20 there are three parking spots to the south of the -- of
21 this building? Those are parking spots, too?

22 MR. TUNSKY: Yes, Mr. Chairman, there's two
23 parking spaces there. The third one is just a striped
24 area.

25 CHAIRMAN KLEMENS: So, they are separated

1 from -- there's a wall there or just striping?
2 Between -- it's hard to explain. Are those isolated the
3 main building or do you have -- they all parked
4 accessible or is there a wall there?

5 MR. TUNSKY: There's not a wall there. That's
6 open to the outside. So, those cars would pull in the
7 parking lot and make an immediate right turn to use those
8 two spaces and then they would back out into the same
9 parking aisle that the exterior parking spaces use.

10 CHAIRMAN KLEMENS: Or if there was no one
11 parked inside, they could just go right around, I guess.
12 There's no impairment other than the poles.

13 MR. TUNSKY: And there's a building wall in
14 front of them.

15 CHAIRMAN KLEMENS: Yes, that I understand.

16 Do you have any other questions Danella?

17 DR. SCHIFFER: No. Thank you for the response.

18 CHAIRMAN KLEMENS: Okay. Jon.

19 MR. HIGGINS: Thank you Mr. Chairman. I would
20 echo Danella's comments that I think this presentation
21 was very nicely done and a nice improvement over the last
22 one and very clear. I have just a couple questions:
23 Jon, when you were talking about the fire lanes, you may
24 have answered this with Chairman Klemens' question, but
25 when you're talking about the fire marshal comments,

1 there was something about the fire lanes and you said in
2 your presentation that you would address it later on.
3 And I just wrote that down because I didn't know what --
4 or needed clarification of what you were going to address
5 later on or maybe it was the painting of the fire lane or
6 something. I'm not sure. But if you could just clarify
7 what was missing that you needed to do later on because
8 it's an important piece of the application in my view.

9 MR. TUNSKY: Certainly. So yeah, the fire
10 marshal reviewed the documents I believe either last week
11 or early this week. One of his comments was to add the
12 fire lane. So, those are not in our submitted documents
13 or shown. So, we would agree to show the signs and
14 striping, whatever he would ask for or require, we would
15 do.

16 MR. HIGGINS: Thank you.

17 And related to that, during construction,
18 assuming this gets approved at some point, how would
19 those accessways and fire lanes and right of ways be
20 accessed or allowed to continue use during construction;
21 because I would imagine they would have to be blocked.

22 MR. TUNSKY: I can take a chance at that one if
23 you would like.

24 Yeah, we haven't quite looked into how the
25 construction staging would work out here at the moment.

1 So, I don't know -- don't have a definitive answer what
2 we could do.

3 MR. HIGGINS: Okay. It just strikes me with
4 the limited space that that somehow needs to be addressed
5 at some point.

6 And then the other question I had, and I think
7 I saw at one point, it might have been the last
8 presentation, but you also discussed about the WPCA
9 letter from the sewer and water with capacity issues and
10 supply issues and so forth. But I don't recall seeing
11 that in the documents that are on the Town site; but
12 somehow I remember seeing one. Like I said, I don't
13 remember if it was from last time or this time. But I'm
14 not seeing the document that you're referring to with
15 the --

16 MR. TUNSKY: So, Jon, that was submitted with
17 our application. It's actually part of our application
18 because we obtained that ahead of time before
19 submitting.

20 MR. HIGGINS: Oh, it's under that.

21 CHAIRMAN KLEMENS: It's a letter from --

22 (People spoke at the same time.)

23 MR. HIGGINS: Thank you for that clarification.
24 That's all I have, Mr. Chairman.

25 CHAIRMAN KLEMENS: Debra Allee. Is she here?

1 Yes. Right next to me. It's crazy this screen.

2 MS. ALLEE: Hi.

3 Again, I think it was a good presentation and
4 much clearer than the last one we had. I had a couple of
5 thoughts. Talking about transportation, we're just
6 talking about cars and parking. I'm assuming that there
7 are other methods of transportation, like, school buses
8 or bicycles or maybe motorcycles. I mean, I would like
9 to know that you have some -- maybe would have a bike
10 room or something or just assume that the bikes are in
11 the apartment.

12 I don't -- I still don't see clearly where kids
13 would line up to get on to a school bus. It's just not
14 clear to me.

15 And the third question I had, that wall, that
16 stone wall is actually very large. It looks from -- you
17 know when you're driving by, it looks like it's a little
18 wall. But when you get on to the site, it's I don't know
19 12 feet tall? It's tall. Are you planning to include
20 some of that in the foundation that's in the parking
21 garage along with perhaps an explanation of what that
22 wall is. I don't know. But had you thought about it?

23 MS. AYER: I can respond to that last question.
24 As I think a few of the presenters, Jon and Rocco,
25 mentioned, we are going to be working to try to

1 incorporate that existing stone wall into the site and as
2 much as we can. The main area that we were thinking of
3 is that paved kind of up in the front on the front corner
4 of that paver area, having the stone wall there and also
5 maybe having some seating there as well. That would be
6 available to the public. So, that's the main area where
7 we hope to incorporate that stone wall.

8 There is quite a few stones and there's a
9 possibility that we could incorporate it into the site
10 plan in other areas as well, but we'll be working with
11 the State historic preservation office on how we can best
12 incorporate that stone wall into the site. And --

13 In terms of the bikes, I'm sure we can make
14 space somewhere on the site for a bike rack so we can
15 incorporate that in as well.

16 And the bus issue, I believe that was addressed
17 in Ms. Shillingford's (ph.) submittal. She had called
18 the bus company directly to find out about where children
19 are picked up currently who live in that neighborhood;
20 and the bus company said they would be picking them up,
21 you know, in front of the building as they do now.

22 MS. ALLEE: Okay. Thank you.

23 CHAIRMAN KLEMENS: Okay. It is now -- I think
24 I would like to take a five minute break. We've been at
25 it for -- so everyone turn off their cameras and take a

1 very short break.

2 (Whereby, a recess was taken.)

3 CHAIRMAN KLEMENS: I have one comment to make.
4 There are a lot of questions in the Q and A; and they're
5 not -- I don't know if we can even answer them tonight,
6 whether they're going to -- I would ask people to reserve
7 their questions to a comment session and not to be
8 carrying on these conversations in the Q and A. It's
9 like there's a second meeting going on in the question.
10 There's one particular group that's got five or six
11 posts. There's an anonymous post. I would ask people to
12 respect the process. You're all going to have a chance
13 to ask all your questions. But not in the Q and A in the
14 manner that you're doing. Please.

15 MR. CASAGRANDE: Mr. Chairman?

16 CHAIRMAN KLEMENS: Who's addressing?

17 MR. CASAGRANDE: Me, Attorney Casagrande,
18 Mr. Chairman, I'm sorry. I just real quick. I said
19 before that we intend to reserve our rebuttal to the next
20 meeting. We appreciate that. I just -- I wanted to
21 respond to a couple of Attorney Smith's comments, though,
22 because I think they should not be left unsaid tonight.

23 He cites to --

24 CHAIRMAN KLEMENS: Excuse me. You're going to
25 have a chance. Your next on the -- you have a spot next

1 to ask the -- as an Intervenor, you can ask any of the
2 presenters, including Attorney Smith, questions. I just
3 want to make sure that we have no more Commission
4 questions before the rebuttal. You have as an Intervenor
5 you are able to ask questions of both any of the experts
6 and including Attorney Smith.

7 MR. CASAGRANDE: Thank you.

8 CHAIRMAN KLEMENS: Is there any other member of
9 the Commission that has anything more they would like to
10 ask at this time.

11 Seeing none.

12 Next, on the -- is the Applicant, the
13 Commission has questioned. Now we have the questions by
14 the Intervenor represented by Cramer and Anderson. So
15 sir, it's your chance.

16 MR. CASAGRANDE: Thank you, Mr. Chairman. I
17 have no questions.

18 I just have a couple comments at this point.
19 Attorney Smith questioned why I did not file my petition
20 under Section 22A-19a. He correctly points out that that
21 deals specifically with historic structures and
22 landmarks; but the problem is the statute is not
23 applicable to this administrative proceeding. If you
24 look at the text of the statute, it talks about a
25 plaintiff alleging unreasonable violation or impairment

1 of historic resources in a court action. Okay. That's
2 not what we have. Our petition was filed under 22A-19
3 appropriately because it is in an administrative
4 proceeding, which this is. It alleges unreasonable
5 impairment of historic resources. The law is clear and I
6 cite the Stonington case as the best example that this
7 is the appropriate statute under which to file in this
8 proceeding. So, I just want to correct that for the
9 record. There has been no misfiling of this petition.

10 Second, if you look at Rachel Carley's report
11 attached to my -- to the petition, it's clear, just from
12 a cursory reading of that report, that it's not a rehash
13 of her objections to the first application. She does
14 focus to the extent she could based on the application
15 and materials she had available as of last week on the
16 current application; but having said that, we intend to
17 have her present at the next meeting and she'll have had
18 a chance to review the Power Point as of this --
19 presented tonight and can be even more specific in her
20 comments which are addressed to the current application.
21 Thank you.

22 CHAIRMAN KLEMENS: Is that the extent of your
23 comments?

24 MR. CASAGRANDE: Yes, sir.

25 CHAIRMAN KLEMENS: Mr. Attorney Smith, do you

1 wish to respond?

2 MR. SMITH: I would like to thank Attorney
3 Casagrande for clarifying those two points for us. Thank
4 you.

5 CHAIRMAN KLEMENS: Okay.

6 So, in my -- I was hoping we would have Mark
7 Capecelatro or Dean Diamond, but I guess they're not
8 here; correct? If Attorney Capecelatro or Dean Diamond
9 are present, could you signify by raising your hand or
10 unmuting. Well, you can't unmute. We have
11 [Unintelligible].

12 MS. CONROY: I don't see them.

13 CHAIRMAN KLEMENS: Okay.

14 MS. CONROY: Again, they could be on as
15 something else, but --

16 CHAIRMAN KLEMENS: I don't think Attorney
17 Capecelatro would --

18 MS. CONROY: Yeah, he would be --

19 CHAIRMAN KLEMENS: Be anonymous.

20 MS. CONROY: Right.

21 CHAIRMAN KLEMENS: Again, if Attorney
22 Capecelatro or Mr. Diamond are present, please raise your
23 hand. There's a raise hand function on the bottom of
24 your screen.

25 (No response)

1 CHAIRMAN KLEMENS: All right. Let's move to
2 the next portion of the hearing where Attorney Grickis is
3 going to make a presentation concerning his client. Is
4 Attorney Grickis there? I see you. His hand is raised.
5 Can you --

6 MS. CONROY: He just moved on me when I went to
7 promote him, he moved. Because he raised his hand after
8 I was trying to promote him.

9 CHAIRMAN KLEMENS: And Seth Churchill should be
10 promoted, too. His client. I don't see --

11 MR. GRICKIS: Seth Churchill is not on the
12 call.

13 CHAIRMAN KLEMENS: He was earlier.

14 MR. GRICKIS: Well, he's asked me to speak on
15 his behalf.

16 CHAIRMAN KLEMENS: Okay. Can we see your face,
17 please, Attorney Grickis.

18 MR. GRICKIS: I'm looking right at my computer,
19 I don't know -- I'm here. Can I click on that or --
20 start my video.

21 CHAIRMAN KLEMENS: Start your video. Very
22 good.

23 MR. GRICKIS: Thank you. I'm still learning
24 technology and Abby is a great instructor.

25 So am I clear to speak, Mr. Chairman?

1 CHAIRMAN KLEMENS: Absolutely, sir.

2 MR. GRICKIS: Thank you very much.

3 First of all, I want to thank the Applicant for
4 a very, I think, clear and straightforward presentation,
5 answered a lot of questions and I -- my client and I
6 certainly appreciate the diligence that they have applied
7 to this process from its inception to present; and
8 certainly my client is enthusiastically supportive, as
9 will be seen, of affordable housing and affordable
10 housing initiatives.

11 I believe my letter, dated March 2nd, to the
12 Commission speaks for itself and I don't want to task the
13 Commission with walking through all of those points. I
14 would only observe with surprise that your counsel would
15 advise that Mr. Cockerline will be considered, according
16 to advice of counsel, to be independent in this process
17 given his role as an active director on the Falls Village
18 affordable housing or equivalent. So, I note that with
19 surprise.

20 Based on the presentation tonight, one thing
21 that I find troubling is that there are several illusions
22 to the alleyway that runs west of Holley Block and then
23 enters -- the right-hand turn you can back on to Route
24 44. If you've driven that recently, that is a cow path
25 at best. So, the addition of 12 apartment units with

1 probably two cars, you know, per unit and anybody trying
2 to use that alleyway, that's a disaster. It's one way
3 only. There's going to be obstructions. It's not paved.
4 It's a total state of disrepair. So, I can not imagine
5 how this project can work successfully with that sort of
6 an easement that -- the rights to which are not entirely
7 clear as to who has them. So, that presents an issue.

8 Fundamentally, my client has made a substantial
9 investment in the Lakeville downtown area. He bought the
10 firehouse. He did a magnificent job in turning that from
11 a sow's ear to a silk purse. And I challenge anyone to
12 dispute that. And part of his application process, as I
13 demonstrated in an attachment to my submission to the
14 Commission, indicated that satellite parking was in the
15 parking lot where Holley Block is. Attorney
16 Capecelatro's letter does the same thing with respect to
17 clients and others on that -- the stretch of road just to
18 the west of Holley Block. All of those people are --
19 believe their zoning permits dependent on access to
20 satellite parking. I don't think it can be said with any
21 predictability what amount of parking will remain after
22 the project goes forward on that site. And with respect,
23 the traffic consultant has done nothing more than he did
24 in the prior submission, which was to be extremely
25 dogmatic in his approach that there were no traffic

1 issues to be concerned with on Route 44; and in a
2 pandemic and he -- he's done nothing to update that
3 study, so we're forced with the same data that was
4 inconclusive as the Commission members duly noted,
5 including the chairman, the last time around.

6 So, here we are again, sort of a warmed-over
7 hash presented back again that traffic is not a problem.
8 In my letter, I indicated one of my clients' car was
9 almost demolished by a crash occurring on Route 44 just
10 recently that involved two other cars. It's a dangerous
11 strip of road.

12 I've asked the First Selectman repeatedly to
13 send a policeman down in front of the crosswalk next to
14 the post office to stop speeding traffic because I've
15 nearly been picked off countless times in that crosswalk
16 and the First Selectman response is the town can't afford
17 to send a cop to sit in place in that intersection to
18 issue a few tickets. Well, in the face of that kind of
19 response, how much confidence can I have that the traffic
20 study is accurate and that both the residents of that
21 proposed project or the current occupants and the
22 business owners are not going to be in peril if this
23 project goes forward.

24 At the end of the day, as I said in my letter,
25 the Applicant -- the applicant's intentions are

1 well-intentioned. No one would disputes that for a
2 second. No one disputes for a second that affordable
3 housing is needed. But what the Commission is tasked
4 with doing is making sure the site that is chosen is the
5 right site for that project. And clearly, putting 12
6 units with the amount of potential parking and cars and
7 the location of that site on a 2. -- 1.2 eighth of an
8 acre is just illogical. I can quote Dr. Spock from Star
9 Trek. It's illogical. It makes no sense. The property
10 is far better suited.

11 I recognize that Commission's job is not to
12 tell the Applicant where to go for its project. But this
13 is a question of sunken costs that the Applicant is
14 unwilling to lose face because it made a bad choice in
15 persuing a horse that won't run in the race.

16 So, I urge the Commission to pay close
17 attention and look to the questions that you all raised
18 the last time around and apply objective judgment as to
19 whether this site meets the criteria that are required
20 under your regulations as well as historic district
21 regulations and the parking context that -- as the
22 parking permissions and zoning permits that have been
23 granted in the past and whether or not an intelligent
24 decision is not to encourage the Applicant to find a
25 better site for the project; because this one has too

1 many warts. That's all I have to say. Thank you.

2 CHAIRMAN KLEMENS: Mr. Grickis, I do have
3 something to ask you: You say that the firehouse
4 building requires satellite parking. Where did you find
5 that?

6 MR. GRICKIS: In the zoning permit that was
7 approved back in 20 -- I believe it was 2017, in the
8 minutes there was a submission that was presented to the
9 Zoning Commission when his application set for his zoning
10 permit was approved, in that submission which -- and that
11 particular slide is attached to my letter, it shows an
12 aerial to satellite parking and in the minutes. As
13 stated in my letter, the minutes recognize that the
14 satellite parking was implicit in that application
15 approval.

16 CHAIRMAN KLEMENS: Abby, can you get that
17 submission of Attorney Grickis's letter up on the screen?
18 Thank you, Abby.

19 MR. GRICKIS: You can see 22 spaces.

20 CHAIRMAN KLEMENS: 22 spaces --

21 MR. GRICKIS: That's the Holley block right
22 there.

23 CHAIRMAN KLEMENS: Where is -- I'm getting a
24 little bit turned. Where is -- what's the project
25 site.

1 MR. GRICKIS: That's it. That's the firehouse,
2 right.

3 CHAIRMAN KLEMENS: Right. And there's
4 parking -- that's an old -- that was never approved to
5 cut down the hill.

6 MR. GRICKIS: I can't -- I can't comment on
7 ultimately what happened to that particular --

8 CHAIRMAN KLEMENS: We'd love to see a site
9 plan, because of what was approved. Because I remember,
10 as do I believe some of the other Commissioners, that
11 there was a discussion about tearing down that hill.

12 MR. GRICKIS: But Mr. Chairman, look at your
13 minutes from that meeting.

14 CHAIRMAN KLEMENS: Can we look at the minutes,
15 please.

16 MR. GRICKIS: I quoted them in my letter.

17 CHAIRMAN KLEMENS: We're getting there,
18 Attorney Grickis.

19 MS. CONROY: Which page? Up? Here?

20 MR. GRICKIS: It on page 3 at the top. Under
21 number 2. Do you want me to read it?

22 MS. CONROY: June 25th, 2018?

23 MR. GRICKIS: An extract from the regular
24 minutes of the Commission from June 17 -- I'm sorry,
25 that's the wrong one, excuse me.

1 CHAIRMAN KLEMENS: You're in 2021. 2018. You
2 need to go up I think if we are going to -- 26 -- no.
3 That's the -- let's go on to Seth's stuff.

4 MR. GRICKIS: These are the minutes that were
5 not posted that I asked to you find and post. I'm not
6 sure if I extracted them in my letter. I thought I did.
7 This is the -- the 2014 is from the prior application.
8 That's not Churchill.

9 CHAIRMAN KLEMENS: Correct.

10 MR. GRICKIS: But that reports the satellite
11 parking that was the special permit that was approved
12 with reference to that satellite parking that included
13 Holley Block.

14 MS. CONROY: So --

15 MR. GRICKIS: The minutes from that --

16 CHAIRMAN KLEMENS: Hold on.

17 MR. GRICKIS: July 27 meeting?

18 CHAIRMAN KLEMENS: Can we just take a look at
19 this. Stop, please.

20 MR. HIGGINS: Mr. Chairman, I can make a
21 comment, if you want.

22 CHAIRMAN KLEMENS: I would delighted, Jon. You
23 have such a good institutional memory.

24 MR. HIGGINS: When we were talking about that
25 application and others when we referred to satellite

1 parking, we're talking about in the area. We never
2 approved an application with designated satellite parking
3 in a specific area. The only comment was that there's
4 plenty of parking within the area that's public; and
5 satellite parking in addition to the site plan was
6 considered part of the approval and that satellite
7 parking was understood and known to be shared. So, I
8 don't think there's any history of any designated parking
9 spots specifically to that site. I would disagree with
10 that.

11 MR. GRICKIS: Mr. Higgins, I agree with that.
12 I don't think there was any specific designation. It was
13 implicitly recognized that as a town-owned property,
14 which was a parking lot, was what people were talking
15 about as available satellite parking versus parking on
16 the street. Because, other than that, there is no
17 satellite parking. Other than parking on the street.
18 Which I wouldn't regard as satellite parking.

19 MR. HIGGINS: Well, there's several other
20 parking options. We were talking about all of them as a
21 general --

22 MR. GRICKIS: What are those other options
23 besides the Holley Block?

24 MR. HIGGINS: You just showed them on your
25 map.

1 MR. COCKERLINE: Can I jump in for a moment?

2 CHAIRMAN KLEMENS: No, Allen. Hold on one
3 second.

4 MR. HIGGINS: Do you see the spots, 24 --
5 They all fall under the same category as
6 satellite areas.

7 MR. COCKERLINE: Other than Holley Place, there
8 are 59 parking spaces. If you count the ten that will
9 remain at Holley Place there will be 69 remaining public
10 spaces.

11 MR. GRICKIS: If the Knife building is sold and
12 used for whatever purposes its owner -- its new owner may
13 desire, how it does that affect the mix?

14 CHAIRMAN KLEMENS: Excuse me.

15 MR. GRICKIS: If the Knife building is sold.
16 It's under contract.

17 CHAIRMAN KLEMENS: Which building are you
18 saying?

19 MR. GRICKIS: The Knife building.

20 MR. HIGGINS: That's not even counted.

21 MR. GRICKIS: Well, it's under contract now.
22 It's a large building. How much parking is available on
23 site for that?

24 CHAIRMAN KLEMENS: There's quite a bit if you
25 look from down -- but, I mean --

1 MR. HIGGINS: The only point I'm making is that
2 we were talking about additional public parking spots
3 that could be used and shared for businesses in that
4 whole area. That was the whole purpose of that
5 discussion. To benefit all the businesses in that area.
6 Not just the fitness center.

7 CHAIRMAN KLEMENS: Yeah.

8 MR. GRICKIS: My client is heavily invested in
9 the revitalization of the Lakeville central business
10 district; and he is concerned that this project may
11 impair the success of investments that he's prospered in
12 the hope of revitalization downtown Lakeville and turning
13 it into something that will attract additional businesses
14 and make the area more viable and more attractive over
15 the long term; and parking is critical for him. So,
16 his -- all along he has viewed that Holley Block space as
17 available parking off street. So, if it's compromised,
18 his concern is that he has an impaired investment. And
19 this is a guy who is prepared to put his wallet where his
20 mouth is in terms of supporting affordable housing on a
21 different level.

22 CHAIRMAN KLEMENS: Attorney Grickis, it's no
23 secret that we, for some reason, don't have the approved
24 site plan for the fire house that Seth has. It would
25 help us greatly if that could be introduced into the

1 record so we can actually see -- because we did not
2 approve what's in front of us.

3 MR. GRICKIS: Well, I would only ask Abby, the
4 minutes from the meeting that I had that were not posted
5 that I asked were missing, I believe it was July 2017.
6 But you found and posted. They approved Seth Churchill's
7 application.

8 Do you recall that, Abby?

9 MS. CONROY: I was not part of that discussion
10 because Emily was helping you find them through the town
11 clerk's office. So, I didn't actually get to review
12 them. But --

13 MR. GRICKIS: You have --

14 MS. CONROY: Also, minutes without the plans
15 don't really help us.

16 MR. COCKERLINE: That representation, that
17 survey was not what was approved.

18 CHAIRMAN KLEMENS: In front of us, no.

19 MR. COCKERLINE: In front of us. That was not
20 approved.

21 MR. GRICKIS: My client doesn't keep the
22 records of the town commissions. I mean there was a
23 submission that he made.

24 MR. COCKERLINE: True. But this representation
25 that you're using for this example is not an accurate

1 representation. This is not what was presented to us and
2 approved.

3 MR. GRICKIS: Okay. Then what was presented,
4 Commissioner Cockerline?

5 MR. COCKERLINE: I don't have it in front of me
6 right now. I'm not going to answer that.

7 MR. GRICKIS: Well, does your land use
8 enforcement officer -- she runs the zoning enforcement
9 office --

10 CHAIRMAN KLEMENS: Attorney Grickis, excuse me.
11 The Land Use Administrator inherited a lot of
12 dysfunction. If your client has a site plan that was
13 approved, it would help all of us.

14 MR. GRICKIS: Okay. But your engineer --

15 CHAIRMAN KLEMENS: Would you request that he
16 please -- -

17 MR. GRICKIS: His engineer who presented that
18 site plan, Allied Engineering George Johanson, I'm sure
19 has that site plan. And I will definitely ask Seth
20 Churchill as well as George Johanson to submit to produce
21 that site plan for your benefit. But I must say I think
22 it's terrible to place the burden of record keeping on
23 residents of the town when the town's elected officials
24 and so forth can't maintain a coherent record system and
25 depend upon applicants who think they have an approved

1 permit in hand and go out and ferret out what was
2 submitted to the Commission several years ago.

3 MR. COCKERLINE: I don't think that's fair. I
4 don't think that's fair.

5 CHAIRMAN KLEMENS: Tom, Tom, please.

6 MR. GRICKIS: What is fair, Mr. Cockerline?

7 CHAIRMAN KLEMENS: Excuse me. I'm not going to
8 tolerate any more of this. Bottom line here is -- one
9 second, Marty. The bottom line here is there were
10 problems in the land use before it was the land use
11 office. It's well known that there are issues in record
12 keeping. It is not Ms. Conroy's fault. It's not fair.
13 She has been trying to piece together -- you go complain
14 to the First Selectman, if you want. We are trying to
15 recreate the best we can for the benefit of everyone.

16 Excuse me....

17 MR. GRICKIS: Mr. Chairman, first of all, let
18 me just say. I'm not blaming Abby Conroy at all. I know
19 she's new. This is not an intention to make her the fall
20 person for this. Please, that's not correct.

21 And I recognize that there were problems
22 previously. But I don't think those problems should be
23 the burden of my client to reconcile.

24 CHAIRMAN KLEMENS: If your client has the
25 missing information, it would behoove all of us to get

1 it.

2 MR. GRICKIS: Count on it.

3 CHAIRMAN KLEMENS: Thank you, Attorney Grickis.
4 Marty, do you have something to say?

5 MR. WHALEN: I remember this firehouse deal and
6 I don't ever remember seeing a drawing or a submission
7 like this. I remember seeing something in black and
8 white from AIE, Allied Engineering, but I never remember
9 seeing this particular drawing. Ever.

10 CHAIRMAN KLEMENS: This was the conceptual -- I
11 don't think this is what -- I don't either. And I know
12 we had a very big discussion about tearing away the
13 hillside.

14 MR. WHALEN: You're correct. You're correct.

15 CHAIRMAN KLEMENS: I remember we had a
16 discussion, which I believe is shown there which we
17 didn't do.

18 MR. WHALEN: Right.

19 CHAIRMAN KLEMENS: Of basically piping the
20 brook.

21 So, you mean this has no reality. If we can
22 get a reality. That will help. And Attorney Grickis has
23 just told us we can. We will. And I appreciate that,
24 Attorney Grickis. Very much.

25 Would you like to continue?

1 MR. GRICKIS: I think I've pretty much stated
2 the concerns of my client and I certainly hope that the
3 Commission will take all of these factors into
4 consideration and reach a very considered and deliberate
5 conclusion as we proceed. I'm sure that it will. Thank
6 you very much for the opportunity to address the
7 Commission.

8 CHAIRMAN KLEMENS: Thank you. We look forward
9 to receiving that. That will help us tremendously.

10 Okay, now the questions as it goes, Commission
11 questions to the previous presentation.

12 MS. CONROY: Mr. Chairman just a question. Was
13 the Applicant going to respond to that?

14 CHAIRMAN KLEMENS: I think the Commission --
15 oh, you are absolutely correct.

16 MS. CONROY: I wasn't sure. I mean, I see --

17 CHAIRMAN KLEMENS: No, you're right.

18 MS. CONROY: Bill has his hand up. I wasn't
19 sure if he was on that or not.

20 CHAIRMAN KLEMENS: No, actually. According to
21 my -- You're right, Abby. The next person who has the
22 floor is the Applicant, questions and comments.

23 Attorney Smith?

24 MR. SMITH: Mr. Chairman, I know that Mr. --
25 for the record Chris Smith. I know that Mr. Balskus

1 would like to comment on some comments that have come in
2 along the way here. Thank you.

3 CHAIRMAN KLEMENS: Comments related to
4 Mr. Grickis's presentation?

5 MR. BALSUS: Correct. For the record, Joe
6 Balskus, traffic engineer. I want to start by saying
7 that Mr. Grickis started with subjective terms:
8 Dogmatic, dangerous and peril. Nothing objective in
9 those statements with regards to any type of expert
10 testimony with regard to the traffic study. I behoove
11 him to hire his own traffic engineer to disprove those
12 subjective statements regarding what I prepared. As an
13 engineer of 13 years of experience, I've never been
14 called dogmatic. My integrity is at stake here, so I
15 intensely disagree with the statements he made recording
16 the traffic study. Number 1.

17 Number 2, the study was not updated because
18 there's no need to update it. It was done last year.
19 It was done in conformance to with State requirements,
20 state procedures. There's no need to update. Nothing's
21 changed since last year when we did the study. So,
22 that's the why it has not been updated.

23 Number 3, the dangerous. The road is not
24 dangerous. That's your subjective term. DOT, the town
25 has not determined the road to be dangerous. They've

1 have done improvements to the road. The roadway is not
2 dangerous. So, that is not a correct statement he's
3 making. It's an incorrect statement. The fact of the
4 matter the road is not dangerous. So, if he can find a
5 traffic engineer that can disprove that, let him try to
6 find another traffic -- he will not be able to find a
7 traffic engineer.

8 The bottom line here this project generates
9 very little traffic. The sight line's available.
10 There's no issue with this project on the transportation
11 impacts and safety of the adjacent roadways. Thank you.

12 CHAIRMAN KLEMENS: Okay. Any other additions,
13 comments or questions from the Applicant to Attorney
14 Grickis?

15 MS. AYER: I would like to add there was a
16 statement that -- of concern around the residents of
17 Holley Place potentially using the alley behind the
18 neighboring buildings and that is not at all the
19 intention. The residents of Holley Place would enter and
20 exit on to Holley Street, not use the alleyway.

21 Also, we're certainly sorry that your client
22 does not believe that 12 units of affordable housing
23 would add to the value of Lakeville center, but we
24 certainly do believe that these 12 units will add
25 significant value. And again, 12 young people and/or

1 seniors will add to the vitality and beauty of Lakeville
2 center.

3 CHAIRMAN KLEMENS: Any other comments from the
4 Applicant to Attorney Grickis? Questions?

5 Yes, Attorney Smith?

6 MR. SMITH: Questions. I was going to follow
7 up with what Jocelyn said and refer to your 2012 POCD.
8 And this is kind of like 101 land use. It's not
9 surprising, but, quote: If land parcel is suitable for
10 development for some of these housing options where
11 within walking distance of the village centers, both
12 merchants and seniors will benefit. End of quote.
13 That's from your POCD at page 26. And that's something I
14 said all along and I think again it's basic zoning 101 to
15 have infill in a village center. And if you have boots
16 on the ground, so-to-speak, that benefits the
17 revitalization of the center. According to your POCD,
18 that's something that your center -- again, it's at the
19 same page at the top, you know, has been suffering since
20 the '08 down turn. I just wanted to point that out and I
21 know in a conversation that I had with Attorney Grickis a
22 short while ago that I just indicated I was surprised
23 that merchants would be objecting to families and
24 individuals from -- living in that walkable center. I
25 mean, that's -- whether you are in the West Village or

1 wherever you happen to go, that's an ideal -- or Audubon
2 down in New Haven or Worcester Square. I mean, these are
3 ideal locations for something like this. So, I just
4 wanted to point that out and echo what Jocelyn had to
5 say. Thank you.

6 CHAIRMAN KLEMENS: Any other questions from the
7 Applicant?

8 Go to the Commission.

9 ATTORNEY GRICKIS: Actually, may I respond just
10 for a moment, Mr. Chairman to my colleague, Mr. Balskus.
11 I would just offer him an invitation to join me in the
12 crosswalk from the post office to the other side of the
13 street whenever he finds it convenient and we'll see just
14 how dangerous he thinks it is.

15 CHAIRMAN KLEMENS: Thank you Attorney Grickis.

16 Now the Commission has questions. I would
17 actually like to make a comment that sort of follows on
18 this whole thing. I'm sure there are people on the
19 Commission have a long institutional memory. But when
20 that firehouse was abandoned, came up for sale, the first
21 person to buy, offer was someone who wanted to turn it
22 into a private car storage. They were going to give I
23 believe close to \$500,000. We turned that down. I
24 believe, Jon, tell me if I'm wrong, we turned that down
25 in favor of something that would revitalize, add to the

1 revitalization of Lakeville. And I remember there was
2 some unhappiness on the part of the fire department, they
3 ended up selling that building for considerably less than
4 the first offer to have that contribute to the
5 revitalization, the liveability, the re-invigoration of
6 what we considered the Lakeville Village Center. That's
7 my recollection. Do you have anything to add to that?
8 Either Jon or Marty were there. Is that a rough, correct
9 recollection?

10 MR. WHALEN: That's accurate.

11 MR. COCKERLINE: That's accurate, Michael.

12 CHAIRMAN KLEMENS: Our commitment, Paul, along
13 has been to see Lakeville become the vibrant village.
14 And I just wanted to set that straight. That that
15 building was actually sold for much less in order to
16 encourage the uses that are there now. Restaurant,
17 health center. There was a proposal for, at that time,
18 for potentially the upstairs being affordable housing.
19 That did not happen. Mr. Flint, [Unintelligible] there's
20 a long history here. I just wanted to follow on that.

21 I think townspeople come into something without
22 any understanding or not forgetting the history
23 [Verbatim] of how that firehouse became what it is.
24 That's just a comment rather than a question.

25 Again, I do want to thank Attorney Grickis for

1 getting those plans to us, help us close the loop on
2 that. Thank you.

3 Any other Commissioners have a question or
4 anything they would like to add?

5 MR. COCKERLINE: Michael, if I may?

6 CHAIRMAN KLEMENS: Yes, Allen.

7 MR. COCKERLINE: In light of this traffic
8 report, as I said before, I thought the traffic report
9 was more detailed than anything I've ever seen before
10 and, anecdotally, probably twice a week I go by the
11 parking lot and I always count cars. In fact, today I
12 just went by and I counted the cars. It's usually
13 between three and eight. And if you go back to the
14 traffic report, you will find that that confirms it in a
15 less subjective way. A more objective way. Actual
16 counts. So, I was really impressed by the report.

17 And then, also, the representation that we just
18 had on the screen of the available public parking, the
19 count excluding the -- that parking lot that we're
20 talking about, was 59 spaces and then if you take the ten
21 that will remain, that there are still 69 parking spaces,
22 public access parking spaces in Lakeville.

23 CHAIRMAN KLEMENS: You've actually answered one
24 of the questions that people keep putting in the chat.
25 [Unintelligible] Monico asked where are the 69 parking

1 spaces. Just answer that.

2 MR. COCKERLINE: Well, the document was up in
3 front of us, and I wrote down the numbers and did the
4 math and that's what it is.

5 And again, back to the whole issue is we are
6 really -- we are really judging this on whether it meets
7 our zoning regulations. And that's the issue.

8 CHAIRMAN KLEMENS: Our zoning regulations for
9 the overlay district. We have very broad discretion
10 here.

11 MR. COCKERLINE: We have some discretion, yes,
12 but nonetheless, the underlying regulations are the
13 foundation for the decision we will make.

14 CHAIRMAN KLEMENS: Which underlying
15 regulations?

16 MR. COCKERLINE: I mean, all -- for the PKSQ.

17 CHAIRMAN KLEMENS: That's not the underlying
18 regulations. That's --

19 MR. COCKERLINE: The underline will be the CG,
20 but yes --

21 CHAIRMAN KLEMENS: Yes.

22 MR. COCKERLINE: The application.

23 CHAIRMAN KLEMENS: Pocketknife Square gives us
24 broad discretion.

25 MR. COCKERLINE: And that's the application.

1 CHAIRMAN KLEMENS: It has to fit within the
2 neighborhood. That is one of the -- I've been very glib
3 about this and we shouldn't really be having this
4 deliberative discussion now. But --

5 MR. COCKERLINE: Okay. Then don't.

6 CHAIRMAN KLEMENS: No, I don't want to.

7 MR. HIGGINS: Michael.

8 CHAIRMAN KLEMENS: Yes, Jon.

9 MR. HIGGINS: I just want to make sure it's
10 clear to everyone that the parking spots that we're
11 talking about in this application were not designated
12 approved satellite parking spots for the fitness center.
13 When we were referring to additional parking outside of
14 his own property and parking spaces we're referring to
15 what might be 59 or 69, whatever that number is, we're
16 talking about the other public spaces that were within
17 walking distance to that fitness center. There is no way
18 that we would designate and haven't designated and we've
19 used the same process for other businesses, that have
20 limited parking in our village centers which we realize
21 has been a problem since zoning was initiated. But the
22 implication that it was designated for this spot is the
23 only part I want to make clear, that could it include
24 this spot, yes, but it wasn't specifically designated to
25 this spot. That's -- I just want to make sure that's

1 clear.

2 CHAIRMAN KLEMENS: Well, I think if we get the
3 plan that Mr. Grickis has, it will clearly say where they
4 were or if they were just general.

5 Anyway. Any other member of the Commission.

6 Now it's the Intervenor's turn to ask questions
7 of Attorney Grickis. Mr. Casagrande?

8 MR. CASAGRANDE: No questions at this time,
9 Mr. Chairman.

10 CHAIRMAN KLEMENS: Okay. I think now we can go
11 to public comment. I think Abby, how are we going to
12 handle this? They to have raise their hand. You have to
13 elevate them one by one; correct?

14 MS. CONROY: Yes. I think what we'll do is --
15 let me just take Attorney Grickis -- put him back with
16 the general.

17 CHAIRMAN KLEMENS: Everyone needs to be demoted
18 with the exception of Mr. Casagrande, who is the seated
19 Intervenor.

20 MS. CONROY: And the Applicant. Yes.

21 CHAIRMAN KLEMENS: And the Applicant.

22 MS. CONROY: I'm struggling a little bit with
23 the Q and A because it seems like people have been asking
24 multiple questions.

25 CHAIRMAN KLEMENS: Well, can I make a

1 suggestion.

2 MS. CONROY: Yes. Absolutely.

3 CHAIRMAN KLEMENS: There seems to be -- Artemis
4 Growth Partners seems to have a whole bunch of questions.
5 Maybe we can find out if AG is here so AG can basically
6 ask questions. As a matter of fact, Artemis seems to be
7 one, two, three, four, five, six, seven, eight, nine,
8 ten, eleven, twelve --

9 MS. CONROY: Yeah.

10 CHAIRMAN KLEMENS: -- thirteen. So, let's get
11 Artemis --

12 MS. CONROY: Are we going to put a time frame
13 on the public questions so that we can let everyone
14 respond tonight or --

15 CHAIRMAN KLEMENS: Let's see how it goes.

16 MS. CONROY: Okay.

17 CHAIRMAN KLEMENS: Someone who's put out 15 or
18 14 questions is going to need some time.

19 MS. CONROY: Do you want me to --

20 CHAIRMAN KLEMENS: Elevate that person, please.

21 Now there's a question of is the Q and A not
22 part of the public record. Who is Artemis? There's
23 now --

24 MS. CONROY: I just elevated them.

25 CHAIRMAN KLEMENS: Okay. Who are they? Where

1 are they? Okay. You can unmute Artemis. Abby?

2 MS. CONROY: Yeah, no, I've asked them to.

3 MR. COCKERLINE: Michael, this is Allen. Point
4 of order. In a hearing don't we usually ask people to
5 identify themselves?

6 CHAIRMAN KLEMENS: The problem here is, Allen,
7 is that -- Yes, we do. They're going to have to. But
8 the problem here is we have people, particularly this one
9 particular individual has made a series of comments and
10 questions and if they could -- as the Q and A is full of
11 about half of those, maybe we can actually have that
12 person identify themselves and ask the questions.

13 MR. COCKERLINE: I agree.

14 CHAIRMAN KLEMENS: Artemis Growth Partners, who
15 art thou and do you have questions?

16 MS. CONROY: I asked them to unmute themselves
17 and they are not reacting.

18 CHAIRMAN KLEMENS: Well, if they are not going
19 to ask the questions in a public forum, we've given them
20 the opportunity.

21 MR. COCKERLINE: Move on.

22 CHAIRMAN KLEMENS: We will in a second, Allen.

23 MR. SMITH: Mr. Chairman?

24 CHAIRMAN KLEMENS: Hold your horses. Okay,
25 well, that's with that group.

1 Yes, Attorney Smith.

2 MR. SMITH: Yes, Mr. Chairman; Chris Smith for
3 the record. I know this is an issue that's come up with
4 the Planning & Zoning section of the Bar when we've had
5 our meetings. But I would respectfully request that the
6 Commissioners not refer to the Q and A section nor the
7 chat. And that if as -- the last Commissioner Cockerline
8 just pointed out, typically, in a public forum, people
9 identify themselves, they ask questions. It's almost
10 impossible for the Applicant, in particular, to be --

11 ARTEMIS: Hi, everyone.

12 MR. SMITH: -- monitoring Q and A questions.
13 If someone has a question, they should ask publicly and I
14 would request that the Commission members not review any
15 of those and the same thing with the chat function. It's
16 just a distraction --

17 CHAIRMAN KLEMENS: I --

18 (People spoke at the same time.)

19 MR. MUECKE: I'm here. It's one in the morning
20 where I am. I'm in a house with a lot of sleeping
21 children. It's very difficult for me to find a place
22 that I can speak.

23 CHAIRMAN KLEMENS: Who are you, sir?

24 MR. MUECKE: William Muecke, 9 Elm Street.

25 CHAIRMAN KLEMENS: Muecke?

1 MR. MUECKE: I'm completely okay with the
2 Commissioner reading my questions and answering them. I
3 don't think you need to have the voice. If I have a
4 voice I will wake up three people and it will be a
5 problematic situation here. There are 12 questions
6 because I was dropped earlier. The first six questions
7 disappeared from my monitor. With the webinar, it's
8 impossible to understand what's being posted and what's
9 not. So, this is a terrible format. I will say that.
10 But I'm happy for the Commission to read my questions out
11 and answer them in kind.

12 CHAIRMAN KLEMENS: I think you're represented
13 by counsel; correct?

14 MR. MUECKE: No. These are actually for the
15 family as well. I represent myself in counsel and then I
16 represent the Feeney family as well.

17 CHAIRMAN KLEMENS: I'm sorry, I don't -- Okay,
18 I didn't understand your name. Your name again?

19 MR. MUECKE: I have a different last name than
20 my wife's family. My last name is Muecke. My wife's
21 last name is Feeney.

22 CHAIRMAN KLEMENS: So, you are the Muecke that
23 is represented by Mr. Casagrande; correct?

24 MR. MUECKE: Yes, but my questions are for my
25 wife who is asleep right now.

1 CHAIRMAN KLEMENS: How can we -- If the person
2 is asleep, we can't answer the questions. Can we disable
3 the Q and A, Abby? Just disable it so we have people --

4 MR. MUECKE: I would just comment that this is
5 a very impossible situation for people that aren't able
6 to attend in a time zone that is efficient for the
7 Commission. I would ask the Commission to grant
8 permission to read those questions for someone who is a
9 mother, who works and has three children. So please, if
10 you would, read those questions and not ask someone to be
11 woken up.

12 MR. CASAGRANDE: Mr. Chairman, if I could.

13 CHAIRMAN KLEMENS: Thank you, Mr. Casagrande.

14 MR. CASAGRANDE: If it helps, I don't represent
15 Ms. Feeney. I represent Mr. Muecke and I don't see any
16 reason why he should not be able to ask questions on
17 behalf of his wife.

18 CHAIRMAN KLEMENS: Please go ahead and ask
19 them.

20 MR. MUECKE: I need go back to another place I
21 can speak. I just woke someone up. Hold on.

22 MR. WHALEN: Must be a small house.

23 MR. MUECKE: It's true. He may have a larger
24 house than I. It's very possible.

25 MR. WHALEN: I don't think so.

1 CHAIRMAN KLEMENS: Not Marty or me. I'm at
2 the --

3 MR. MUECKE: I'm sorry. How do you know the
4 size of my house?

5 CHAIRMAN KLEMENS: Let's go -- Let's answer the
6 questions, please.

7 MR. MUECKE: I'm walking.

8 CHAIRMAN KLEMENS: Why don't you take the
9 questions, then, write them down and submit them. That
10 would be probably the best.

11 MR. MUECKE: I did. I submitted them on the
12 chat. There are no rules on what could or could not be
13 submitted by chat. There were no rules to the webinar
14 posted anywhere that I could find.

15 CHAIRMAN KLEMENS: The expectation is that
16 people raise their hand, they are recognized, they ask a
17 question, the question is responded to or recorded. The
18 chat --

19 MR. MUECKE: Respectfully, Chairman I'm on Zoom
20 almost eight hours a day and there are no expectation
21 from different places.

22 MS. CONROY: There's actually some guidance on
23 the Land Use page just above where these documents are
24 posted that identifies that question from the public and
25 responses should only come during when the public comment

1 period has been opened and that we encourage the raise
2 hand function and not the use of chat.

3 MR. MUECKE: Those are guidelines not rules. I
4 understand that. Thank you.

5 CHAIRMAN KLEMENS: Okay. Let's go back to our
6 regular procedure. Let's have public raise hands. Let's
7 recognize them one by one. You can deal with Artemis.
8 He made his point.

9 MR. MUECKE: I would like to ask my questions.

10 CHAIRMAN KLEMENS: You said you couldn't.

11 MR. MUECKE: I have now walked to a place in
12 the house that I can ask my questions. Thank you.

13 CHAIRMAN KLEMENS: Go ahead.

14 MR. MUECKE: I will start with the first.
15 First was about local employment. I was just asking
16 where the architect was located and will the SHC commit
17 to using local resources in the development, building and
18 maintenance of the site.

19 MR. COCKERLINE: Not relevant to Zoning
20 approval.

21 CHAIRMAN KLEMENS: Please, just let him -- if
22 it can be answered, let him answer.

23 MR. COCKERLINE: I did.

24 CHAIRMAN KLEMENS: But you're not the
25 Applicant, Allen.

1 MR. SMITH: Chris Smith, for the record. I
2 would have to echo, that's certainly not relevant to land
3 use application.

4 CHAIRMAN KLEMENS: That's fine, Chris, if you
5 would like to say that.

6 MR. SMITH: Thank you.

7 CHAIRMAN KLEMENS: We don't need a comment from
8 the Commission.

9 MR. MUECKE: Okay.

10 CHAIRMAN KLEMENS: Next question.

11 MR. MUECKE: The majority of permanent
12 residents in the area surrounding Pocketknife Square will
13 suffer the views of this building from the rear
14 elevation. What is the measurement of the height from
15 the parking lot to the roof line with measurement of the
16 full height off grade when measured from the rear?

17 CHAIRMAN KLEMENS: Mr. Tunsky?

18 MR. COCKERLINE: Those are in the submitted
19 documents.

20 MR. PETITTO: They're in the submitted
21 documents. What's required by Zoning is the median
22 elevation of the site to the middle elevation of the
23 roof, which is 33 five.

24 MR. SMITH: Rocco, could you state your name
25 for the record. I'm sorry.

1 MR. PETITTO: Sorry. Rocco Petitto, QA+M
2 Architecture.

3 MR. MUECKE: Was that answer to the question
4 what is the height from the rear?

5 CHAIRMAN KLEMENS: What's drafted is in the
6 submittal.

7 MR. MUECKE: No one can quote that here? I
8 don't have access to a submittal where I'm sitting.

9 CHAIRMAN KLEMENS: Well, sir, I really don't
10 know how to help you with this. You're asking questions
11 you don't have the plans in front of you. Please
12 proceed.

13 MR. MUECKE: It's -- respectfully, Chairman,
14 it's 1 in the morning. Does the SHC or the members of
15 the Commission believe that a review of the development
16 fits with the historical aesthetic of the National
17 Register District?

18 CHAIRMAN KLEMENS: Can someone answer that,
19 please.

20 MR. SMITH: For the record, Chris Smith on
21 behalf of the Applicant. I believe that we certainly
22 feel that it does especially with the revised plans.

23 Jocelyn? I don't want to speak for you on
24 that.

25 MS. AYER: Agreed.

1 MR. MUECKE: From the rear. Okay.

2 MS. AYER: We will be working with the State
3 Historic Preservation Office as well.

4 CHAIRMAN KLEMENS: Thank you. Your next
5 question.

6 MR. MUECKE: Will the --

7 MR. CASAGRANDE: Mr. Chairman.

8 CHAIRMAN KLEMENS: Let him his questions.

9 MR. MUECKE: -- follow this statement. A four
10 to six unit development of Holley Block is both
11 financially viable and more in line with the scale and
12 aesthetic of the historic village of Lakeville.

13 CHAIRMAN KLEMENS: I believe that was answered
14 earlier by Jocelyn Ayer that the critical mass that's
15 needed for what they need to do is a minimum of 12 and a
16 maximum of 18.

17 MR. MUECKE: Can the SHC defend why the 12
18 development unit is necessary to be financially viable?

19 MR. SMITH: Again, that's -- I don't know if
20 Attorney Casagrande, if you were about to say something,
21 but I think that's like asking a developer how much money
22 they're going to make. That's certainly not relevant to
23 this proposal; and it's a non-profit organization where
24 100 percent of these units will be affordable. I don't
25 get to work on many applications like that. I'm usually

1 with an 8-30g where it's 30 percent. But it's certainly
2 not relevant --

3 MR. MUECKE: I only ask the questions because
4 it was made as a statement during the presentation.

5 MR. SMITH: It's not relevant.

6 MR. MUECKE: Well, it was made as a statement
7 during the presentation so I wanted to test that
8 statement. When the representative of the SHC claimed
9 the scale of this development was required to meet the
10 state goals for affordable housing units in Salisbury.
11 And that representative of the SHC disproved the
12 statement that six affordable housing units at Holley
13 Block combined with a maximum number of affordable
14 housing units at Pope property would together support and
15 more than satisfy the state requirements and would also
16 keep with the harmony of the overall aesthetic of the
17 town.

18 MS. AYER: I'll just respond briefly that the
19 town's affordable housing plan lists this site as having
20 12 to 18 units as well as units at Pope property. I
21 don't remember off the top of my head how many units that
22 site also had. But the town needs both to -- both 12 to
23 18 units at Holley Place and additional units at Pope in
24 order to meet the goals in the town's adopted affordable
25 housing plan.

1 CHAIRMAN KLEMENS: What you are saying, Jocelyn
2 is --

3 MR. MUECKE: -- is that shown?

4 CHAIRMAN KLEMENS: Excuse me, excuse me.

5 MR. MUECKE: Because by my calculation it's six
6 units at Holley Place plus the Pope property actually
7 satisfies the minimum requirements. Can you prove that
8 that is an incorrect statement?

9 MS. AYER: Yes.

10 MR. SMITH: Mr. Chairman for the record, Chris
11 Smith. I'm not going to -- My client doesn't to have to
12 be cross-examined on feasibility of a particular
13 application.

14 CHAIRMAN KLEMENS: Correct.

15 MR. SMITH: We have a 12-unit special permit
16 application pending before the Commission.

17 CHAIRMAN KLEMENS: Thank you, Attorney Smith.
18 I'm going it say I think this is the end of questions in
19 the Q and A. People want to ask questions.

20 MR. MUECKE: [Unintelligible] Chairman. Thank
21 you very much.

22 CHAIRMAN KLEMENS: Thank you.

23 MR. CASAGRANDE: Mr. Chairman?

24 CHAIRMAN KLEMENS: Yes, Mr. Casagrande.

25 MR. CASAGRANDE: I'm sorry to interrupt. I

1 just want to note for the record -- I think Attorney
2 Smith and I would agree that normally in an 8-30g
3 application, it's not a relevant or material issue about
4 whether the Applicant can show the economic viability of
5 the project. I think that's a fair statement from the
6 case law.

7 But the difference here is that this is also a
8 22A-19 petition in which we believe that we will show
9 that there is a likely to be an unreasonable impact on
10 historic resources of this site. And if we show that,
11 which I believe we have shown in spades, then the
12 Commission has to consider alternatives. And I would
13 submit that in the consideration of those alternatives
14 the economic viability of a 12-unit project is precisely
15 relevant to your concerns. Because it goes to the
16 question of what's feasible and what's prudent from a
17 cost point of view. I just want to make that point.

18 CHAIRMAN KLEMENS: Right. Very good.

19 Attorney Smith, anything --

20 MR. SMITH: I have nothing further,
21 Mr. Chairman. Thank you.

22 CHAIRMAN KLEMENS: Thank you.

23 Okay, let's go to public comment and in the
24 future we'll not take any more questions out of chat.
25 Raise your hand and you will be recognized.

1 MS. CONROY: Mr. Chairman, we have Carol
2 Dmytryshak.

3 CHAIRMAN KLEMENS: Carol Dmytryshak, yes.

4 MS. CONROY: Sorry, Carol. That's a tough
5 one.

6 CHAIRMAN KLEMENS: Please elevate her to
7 panelist.

8 MS. DMYTRYSHAK: Hello?

9 CHAIRMAN KLEMENS: Hi, Carol.

10 MS. DMYTRYSHAK: Hi. I've been listening to all
11 this and as you guys know I've written a lot of letters
12 and presented a lot of data. But I'm -- in my former
13 life I was a strategic planner and one of the things we
14 always said is when the goal is clear, the path is
15 straight. Salisbury really needs affordable housing.
16 And everybody says, well, Holley Place isn't going to
17 work. Why don't you try Pope land or the Chinese
18 restaurant. The reality is our goal in achieving
19 affordable housing that's viable for Salisbury, if we
20 were lucky, we would be able to build affordable housing
21 on all these spaces. Everybody's -- you know it's a
22 flimflam game here. And I really think what we've done
23 with our proposed plan will -- and we've listened to the
24 community and I think it's a good move. And we would
25 like to work with everybody in the community and build

1 affordable housing for Salisbury.

2 Our goal is high and we're nowhere close to it.

3 CHAIRMAN KLEMENS: Carol, for the record, you
4 were a member of the board of directors of SHC?

5 MS. DMYTRYSHAK: I am the treasurer.

6 CHAIRMAN KLEMENS: Thank you.

7 MS. DMYTRYSHAK: I mean, I'm not ashamed of
8 that.

9 CHAIRMAN KLEMENS: No, no. I just think it's
10 important to get this into the record.

11 MS. DMYTRYSHAK: Yeah. But I'm really
12 goal-oriented and this is something that we should really
13 have a clear vision of what we have to do for the town.
14 And I sent a letter to Abby and I have a letter in the
15 Lakeville Journal the last two weeks talking about the
16 demographics. So, I hope we can move forward with this
17 project.

18 CHAIRMAN KLEMENS: Thank you. Thank you very
19 much for your comment. Is there anything else or we go
20 to the next one? I think we're all set. Next one,
21 please, Abby. Thank you, Carol.

22 MS. DMYTRYSHAK: Thank you.

23 MS. CONROY: I think Nancy Van Deusen is who I
24 saw next.

25 CHAIRMAN KLEMENS: Okay. She's has to unmute

1 herself and start her video if she hasn't.

2 MR. VAN DEUSEN: Okay. Are we unmuted?

3 CHAIRMAN KLEMENS: You are unmuted.

4 MRS. VAN DEUSEN: Yeah. There you go. My
5 husband, Hobart, will be speaking.

6 MR. VAN DEUSEN: Are we unmuted?

7 CHAIRMAN KLEMENS: Yes.

8 MR. VAN DEUSEN: For those of you who would
9 like to be watching the basketball with the Huskies, it's
10 14 to 4 favor the Huskies. This is for the championship.

11 In any event, my question is: When was that
12 traffic survey done? Mr. Butkus or Braskus?

13 MR. BALSUS: For the record, my name is Joe
14 Balskus.

15 MR. VAN DEUSEN: Okay.

16 MR. BALSUS: That was done last year in August
17 and September of last year and we used pre-pandemic
18 traffic volumes.

19 MR. VAN DEUSEN: Oh, so it was done during the
20 COVID.

21 MR. BALSUS: It was done during the COVID but
22 the volumes that were utilized were done -- were
23 accumulated prior, accumulated prior to the pandemic. So
24 we have pre-pandemic traffic volumes in the traffic
25 study.

1 MR. VAN DEUSEN: I'm glad to hear that because
2 obviously, there was no real activity. It's a -- five
3 restaurants in this downtown area. And I don't think if
4 you ever gone to a dinner out during the year, especially
5 in the summer, spring and fall, you would find -- you
6 have a very hard time finding parking spaces. And my
7 objection at all to this particular site on Holley Street
8 is parking, parking, parking. And the two businesses or
9 three or four businesses directly below that spot have no
10 place for their customers to park. There's no parking
11 there at all. So they to have search around. Have you
12 talked to the business owners there? They are very much
13 against this whole thing at Holley Street.

14 Now, we all are in favor of affordable housing.
15 This is just in the wrong spot. And you just are not
16 taking into consideration the traffic to those
17 restaurants. You have two pizza places, one just a few
18 steps away where people are coming and going all day
19 long. There's actually parking in front of the proposed
20 building. When children or people come down their
21 elevator in the stairway, they literally will be stepping
22 out on the sidewalk in one or two steps. And there's
23 parking right in front of them. God forbid a small child
24 will come out the door and run out between two parked
25 cars and get hit and killed. And that will be on your

1 backs for saying there's no problem on Route 44, which is
2 very business -- busy and it's on a curve and if those
3 trucks go straight ahead, they will just go plow right
4 into the building where the cars are parked in front of
5 it all day long. So, that is one of my objections to the
6 whole thing.

7 The other thing is that you are going to be
8 cutting down five trees that are presently there, fully
9 grown trees, and there's going to be little or no
10 greenery you have a nice pretty picture there of big
11 trees on either corner and so forth. Are you going to
12 spend \$50,000 to put in each tree to replicate the sizes
13 of trees that are already there? I don't think so.

14 Another question I have is there's no sidewalk
15 going down the Holley Street side directly below the
16 building; and what -- how are children going to go down
17 the hill? Are they supposed to cross over Holley Street
18 when trucks and cars are coming around the corner and
19 they're caught out in the middle with their tricycles or
20 skateboards or what have you? Are there plans for a
21 sidewalk to continue down to the bottom of the road from
22 the apartment building? Can I have an answer on that
23 one.

24 CHAIRMAN KLEMENS: No, you cannot have a an
25 answer. The questions are directed to the chair and the

1 Applicant has made note of your questions. And they will
2 respond.

3 MR. VAN DEUSEN: Well, is there a provision for
4 a sidewalk; is that right?

5 CHAIRMAN KLEMENS: They will answer that but
6 not now. Let's go to the next public comment, please.

7 MR. VAN DEUSEN: So, they don't answer
8 questions.

9 CHAIRMAN KLEMENS: I think we are going to put
10 a time limit of five minutes because we're never going to
11 get through the public.

12 MS. CONROY: Yeah. So we have Lloyd Baroody.

13 CHAIRMAN KLEMENS: Okay.

14 Do you see him -- you got his name down. Okay,
15 Mr. Baroody.

16 MR. BAROODY: Hi. My name is it Lloyd Baroody.
17 I have been a resident of the town since 1960. I was
18 born way before that, so I know the town pretty well.
19 When I was living -- I really want to respond about this
20 parking thing and about Mr. Grickis's comments about
21 parking, which are very subjective. When I grew up in
22 the town, the building right across the street on the
23 corner of Holley Block and Route 41 was the Salisbury
24 Bank and everybody used to go there and they didn't do
25 things online. It was pretty busy. The Pocketknife

1 Square building was the Lakeville Journal and that was a
2 pretty busy building.

3 Down the hill, the place where the gas station
4 was, was a multi-story building with lots of stores. To
5 the left of the entrance of community field was another
6 multi-story building with lots of stores. Like, two
7 levels of stores even. There was even a garage there for
8 the school buses. The town was extremely bustling; okay?

9 I don't ever recall having a problem parking.
10 If we had to walk a little bit more, so what. I just
11 find it's almost ridiculous that people are talking about
12 a parking problem when, you know, we're talking about a
13 ghost town compared to what it was 50, 60 years ago. I
14 think I'll take it what it was 50, 60 years ago and maybe
15 walk a little bit more if I have to in order to have a
16 town that has this vibrance see to it.

17 So, I just think this whole parking thing got
18 way out of line and the thing about the traffic. I mean,
19 good God, try to get into the post office sometime there.
20 It's a lot more traffic there. If you want to ride to
21 the dump, how many curves do you have to go around for
22 that. That's far more dangerous in the winter time than
23 anything else and we all have to take that road. So, I
24 think we to have keep everything in perspective here. Do
25 we want to have a town that's vibrant with younger people

1 in it or do we just want to turn into a graveyard or let
2 it continue to be a graveyard.

3 This idea that five trees has more priority
4 than having some -- a bunch of apartments is ridiculous.
5 If you want to trees, I have 40 acres here behind me, if
6 anyone wants any trees, you can take all the trees you
7 want here.

8 I think there's no shortage of trees around
9 here this. This is not New York. So, I think that let's
10 just get on with this. We need a quantum increase in
11 affordable housing. It's not this or that. It's all of
12 them, all of the above. We have to be thinking 10x. How
13 to increase things, like, ten times, we to have think
14 big. Instead of piddling around with onsies -- with all
15 due respect, onsies and twosies is not going to do the
16 trick here in this town; okay?

17 So, I think it's a no-brainer that we do this
18 project. Despite the warts here and there and the trees
19 that have to be taken down and the lack of this and the
20 lack of that and the architecture that maybe isn't good
21 enough for somebody. Come on. We need to get with the
22 program here. This is just -- it's excruciating to have
23 to listen to some of the objections people have.

24 It's almost like they have nothing better to
25 do. So, I support the project wholeheartedly. I know

1 what this town was 50, 60 years ago. It was a great
2 town. I bet a lot of people on this call weren't even
3 around in Lakeville at that time. Maybe some of them
4 weren't even born. But it was a great place. Let's try
5 and have a bridge to the past with this building. Let's
6 try and get back to some portion of what we used to have
7 in this town. And not worry about, you know, is there
8 enough parking and, you know -- there was plenty -- there
9 was enough parking before despite at least a dozen more
10 stores in the very area that we're talking about, you
11 know, during the old days.

12 That's all I want to say. I just want to -- I
13 want to thank all the people in the -- that have worked
14 so hard to put this application forward, it's a thankless
15 job and I want to thank the Planning and Zoning
16 Commission for having to listen to some of the
17 excruciating testimony. But I just think that -- I think
18 at the end of day, this is going to get done and I wish
19 the best. So, thank you very much.

20 CHAIRMAN KLEMENS: Thank you, Mr. Baroody. The
21 next -- he kept right in five minutes, too. Very good.
22 Next one.

23 MS. CONROY: We have Susan Galluzzo.

24 CHAIRMAN KLEMENS: Okay. Elevate Susan,
25 please. She's there but she's muted. Does she have to

1 unmute?

2 MS. CONROY: Yes.

3 CHAIRMAN KLEMENS: Susan -- there she is.

4 MS. GALLUZZO: I really didn't want to say
5 anything, but the one thing I do want to say and I want
6 to say this to Lloyd and I respect his opinion, I respect
7 anyone's opinion who spoke this evening, but I also
8 really, really care about Dino. I care about Judith who
9 owns Argazzi Art. I care about Joey Schaefer who owns
10 that building. I care about Celeste Shannon who owns the
11 building across the street. I care about those two girls
12 who own the building below. So, this has not just been
13 Seth's parking. It's about five people who make a living
14 in our town. None of these people can make a living with
15 their businesses unless they have parking. If you have
16 parking 500 feet away, that doesn't do it for Dean. That
17 doesn't do it for Katie Baldwin, that. Doesn't do it for
18 the three businesses that -- the three businesses that
19 are in Joey Schaefer's building. It doesn't do it for
20 Celeste Shannon. For me, quite honestly, it's really
21 personal. I really, really love these -- I've known
22 Celeste Shannon for about 40 others.

23 So, my point is, while parking is a technical
24 issue, the fact is that I, as an attorney, submitted a
25 document to the Planning and Zoning Commission back in

1 October; and based on statistics, not based on someone
2 saying I might do this, with all respect to Jocelyn Ayer,
3 or we intend to do this, this is not intention. The
4 required parking for Schaefer, Shannon, Argazzi, Dino and
5 Lakeville Interiors is 90 spaces under the zoning
6 regulations. You can do the calculations yourself.

7 The owners deeded or satellite parking only 29
8 space. Again, do the calculations yourself. So
9 therefor, the parking deficit for local business just
10 these, not even including Seth's is 61 spaces.

11 This is an affirmable -- easily affirmable
12 number. So, these people don't eat, these people don't
13 send their children to college, these people don't save
14 for their futures unless they make a living.

15 You take away their parking, you put in a year
16 and a half of construction which nobody's really
17 addressed is how much and how long and the impact on the
18 construction of these buildings with regard to these very
19 fragile 19th century buildings will be. These are
20 critical issues. No one has addressed that.

21 So, I can go through my other list of
22 questions, you know, my other stuff about parking and on
23 this easement, that will be addressed when Casagrande
24 speaks. It's a 15 foot right of way. You put a dotted
25 line in a 15 foot right of way and try to represent in an

1 images it's a two-way street? It's not a two-way street.
2 It is a one-way street. That is by my -- if I were the
3 representing attorney, I would say that's at best a
4 misrepresentation.

5 Anyway, it's personal. It is something that --
6 and I actually texted Joey Schaefer and I said did anyone
7 ever -- did the traffic consultant -- let's ask him --
8 did you ever talk to any of those business owners about
9 their parking needs? Ever? Ever, ever about their
10 parking needs or their traffic needs? Let's ask -- Let's
11 have them answer that question. So, that's my -- that's
12 one of my many concerns about this particular issue.

13 The second one actually is that constantly the
14 Applicant has represented this, first in their
15 application to the State they completely misrepresented
16 it as a vacant lot. I can document that.

17 Two, Chris, with all due respect, Attorney
18 Smith, he represented as a parking lot. It is not a
19 parking lot. It is a parking lot and a park -- you can
20 look all over every map ever presented in this town, it
21 is a parking -- it is a park and a parking lot which
22 means it gets special protection under certain statutes
23 under the state. So, we have a lot of address here that
24 is not, one, nitpicking, but two, really deals with our
25 neighbors and our friends, honest to God, who don't need

1 or support their families without this business. That's
2 all I have to say.

3 CHAIRMAN KLEMENS: Thank you, Susan. You kept
4 right on five minutes. Great. Thank you for your
5 testimony.

6 MS. GALLUZZO: Thanks, Michael.

7 CHAIRMAN KLEMENS: Next one.

8 MS. CONROY: I just have Andrew. I don't have
9 a last name.

10 CHAIRMAN KLEMENS: We need the last name for
11 the record.

12 CHAIRMAN KLEMENS: Andrew, your last name,
13 please.

14 MS. MARCHAND: Actually it's Ashley Marchand.
15 I'm one of the owners of -- Working? Sorry. Oh, no.

16 Hi. Sorry about that. A few technical things.
17 I'm one of the owners of Lakeville Interiors in the
18 building right below the parking lot. I just have a
19 question, the traffic specialist when he mentioned that
20 previous traffic data was used, what does that mean? I'm
21 sorry, I don't totally understand.

22 CHAIRMAN KLEMENS: Please ask the questions, go
23 to the Chair and the Applicant is going to accumulate
24 them and respond.

25 MS. MARCHAND: Okay. So that's one of my

1 questions.

2 And then just some other comments, at our
3 business we get a fair amount of deliveries from large
4 tractor-trailers and they park in the road and then we
5 help the delivery gentleman or woman unload them and that
6 can take, you know, around 10, 15 minutes sometimes. So,
7 I just want people to be aware that keep that in mind if
8 there's a school bus drop off, the school bus might not
9 be able to get by the trailer that's making the delivery.
10 And accepting those deliveries is crucial for our
11 business.

12 And the other item, I appreciated Mr. Whalen's
13 comment about that, you know, each unit might actually
14 potentially have two cars. So, I was wondering if when
15 they accept applications or people or tenants if they
16 need to register their cars or how many cars they will be
17 allowed to register? Will there be a limit? That sort
18 of thing.

19 And finally, in that rear view depiction,
20 there's no guard rail. So, given where our building is,
21 there's potential -- I just want to clear up that there
22 will be a guard rail there and we won't end up with cars
23 accidentally in our building.

24 So, those are my thoughts and questions. Thank
25 you.

1 CHAIRMAN KLEMENS: Thank you. And I know the
2 Applicant is taking notes on all of these questions and
3 will respond to them in an organized way. Thank you very
4 much.

5 The next one, please.

6 MS. CONROY: I don't have anyone else with
7 their hand raised at the moment.

8 CHAIRMAN KLEMENS: No one else with a hand
9 raised?

10 MS. CONROY: Oh, here we to. No, they took it
11 down. It's up again.

12 CHAIRMAN KLEMENS: There's one hand, two
13 hands --

14 MS. CONROY: Eileen Fox. Hold on. There you
15 go.

16 MS. CONROY: You have to unmute yourself
17 Eileen. There should be on the bottom of your screen a
18 microphone -- there you go.

19 Ms. FOX: I appreciate the opportunity
20 listening to the Zoom call even with it's imperfection, I
21 think it's wonderful the community has this access. I'm
22 a 35-year resident of northwest Connecticut. I'm a
23 16-year owner in Lakeville. I utilize the services of
24 our local businesses including Dino's great pizza place.
25 Once upon a time I used to go to the gym.

1 [Unintelligible] Lakeville Interiors. I never had a
2 problem parking. And I never parked in the Holley Place
3 parking lot bicentennial wonderful park.

4 This is an application about needed housing.
5 And the parking will sort itself out. It is a false flag
6 to make this about parking. Please consider the basics
7 of the application and move forward. Thank you.

8 CHAIRMAN KLEMENS: Thank you for your
9 testimony. There's another hand up I see, Abby.

10 MS. CONROY: I --

11 CHAIRMAN KLEMENS: One hand.

12 MS. CONROY: Amanda Ash, first.

13 CHAIRMAN KLEMENS: Amanda Ash. You are going
14 to have to unmute yourself, please.

15 On the bottom of your screen, you have to
16 unmute your microphone, please. On your screen, if you
17 look on the bottom, as you face it left, you should be
18 able to unmute your microphone.

19 (No response.)

20 MR. COCKERLINE: Unless it's an iPad, then you
21 tap the upper right.

22 MS. CONROY: I've asked to unmute also. So --
23 they have not responded.

24 CHAIRMAN KLEMENS: I don't know what we can do.
25 There's no other way to communicate with her?

1 MS. CONROY: Just -- did that just change for
2 you?

3 CHAIRMAN KLEMENS: Excuse me?

4 MS. CONROY: It just changed on my screen.

5 CHAIRMAN KLEMENS: She's still there with a
6 mute.

7 MS. CONROY: Yeah. No, I mean, the only -- I
8 told her the lower left-hand side of the screen or like
9 Allen was saying the top right. I believe when I ask
10 someone to unmute that it should trigger for them. For
11 example, Marty, I'm going to ask you to unmute right now.
12 Does it give you a pop-up when I ask unmute?

13 MR. WHALEN: Yes.

14 MS. CONROY: So, I have done that, too.

15 CHAIRMAN KLEMENS: Unfortunately, we can't
16 unmute, there's nothing we can do. Is there anybody else
17 that wishes to be recognized? We have a hand up -- they
18 go up and they go down.

19 MS. CONROY: I know.

20 CHAIRMAN KLEMENS: Is there anyone else in the
21 public that wishes to speak? Anyone else? Okay.

22 Would the Applicant like to address some that
23 was asked or do you want to do it in writing? What's
24 your pleasure, Attorney Smith.

25 MR. SMITH: Mr. Chairman, for the record, Chris

1 Smith and members of the Commission, think we would
2 prefer to have a concerted rebuttal. And I think that
3 would be the most fair way to do it for the Commission
4 and efficient as well. So, the continued hearing we will
5 certainly be prepared to respond to the questions that we
6 heard.

7 CHAIRMAN KLEMENS: Great.

8 Any other member of the public? There's a hand
9 up. Two hands up.

10 MS. CONROY: Okay. I will take Philip
11 Oppenheimer.

12 CHAIRMAN KLEMENS: Okay.

13 You have to unmute yourself. Great.

14 MR. OPPENHEIMER: Hi. Can you hear me?

15 CHAIRMAN KLEMENS: Sure can.

16 Mr. OPPENHEIMER: It's Philip Oppenheimer. I
17 think some of attorney this stuff is meant as a stalling
18 tactic and I think some of it, you know, is overblown.
19 It isn't just about parking, it isn't just about traffic
20 and design and so on. I think there's something bigger
21 at work here and when people start hiring attorneys and
22 fighting this in this way, I think that we shouldn't let
23 them stall this thing. It's been a long time. We're all
24 exhausted with it. Let's get it going and let's not give
25 them extra time. That's all I have to say.

1 CHAIRMAN KLEMENS: Thank you, Mr. Oppenheimer.
2 We have another hand up, Abby.

3 MS. CONROY: M. Stucke.

4 CHAIRMAN KLEMENS: Okay. Yep.

5 MR. STUCKE: It's Maurice Stucke. Thanks so
6 much, Chris, for the presentation, everyone. It would be
7 helpful and I think Michael you raised this before, to
8 have a view of the building from Factory Pond particular
9 with the screening. So, in the presentation I didn't see
10 that. I did see how it would look at night. But it
11 would be very helpful to have the view from the park how
12 it would look in terms of scale.

13 And if that, Christopher, can be included in
14 your rebuttal that would be --

15 CHAIRMAN KLEMENS: You are talking about the
16 view from Elm Street; correct?

17 MR. STUCKE: Exactly.

18 CHAIRMAN KLEMENS: Across Factory -- yeah, that
19 has been asked for.

20 MR. STUCKE: It's been asked I think multiple
21 times.

22 CHAIRMAN KLEMENS: Yes, you are correct.

23 MR. STUCKE: If you would at that Christopher,
24 that would be very helpful.

25 MR. SMITH: We'll look into that. Thank you,

1 sir.

2 MR. STUCKE: Thank you.

3 CHAIRMAN KLEMENS: We have another attendee,
4 another hand up. Do we have a hand?

5 MS. CONROY: Oh, yeah. They just have to
6 unmute.

7 CHAIRMAN KLEMENS: George Mason, there we go.

8 MS. WILSON: My question is on the financial
9 information that you've provided. You provide revenue
10 information that shows a range of revenues from \$500 per
11 month for a 1-bedroom apartment to I think \$1,300 for the
12 3-bedroom apartment. That revenue comes out to somewhere
13 between 100,000 and \$140,000 a year. We would like to
14 have you show us that this project is feasible and that
15 the tax payers will not have to pick up any additional
16 costs by showing the expenses that are involved in this
17 project. Those expenses should include, you know,
18 maintenance on a building which has an estimated cost of
19 somewhere between 3 to 5 million dollars. Although you
20 have not provided any costs. We would also like to see
21 what the cost estimate is of this building. We find it
22 shocking, basically, that nobody is answering these
23 questions. It's inappropriate for this town to approve a
24 project of this scale and significance without providing
25 some financial information.

1 CHAIRMAN KLEMENS: Is this Pamela Wilson?

2 MS. WILSON: Yes.

3 CHAIRMAN KLEMENS: It's Pamela Wilson for the
4 record.

5 I'll have Attorney Smith look at the questions
6 He will respond. Some of the questions are not within
7 the purview of the zoning application. I'll let him
8 parse through that and respond in writing as he said he's
9 going to.

10 MS. WILSON: Thank you.

11 CHAIRMAN KLEMENS: Thank you. That was Pamela
12 Wilson for the record.

13 We have another attendee -- no. Gone. Oh,
14 back. Poor Abby. I see what you're going through. The
15 invisible hand.

16 MS. CONROY: Tracy Atwood.

17 CHAIRMAN KLEMENS: A person, I believe. Can
18 you unmute yourself, please, Tracy. Do you know how to
19 unmute yourself? Lower left-hand corner there's an
20 unmute button. There you go. You are all set. You can
21 speak, please. She's unmuted. Do you have anything to
22 say?

23 Just move on. Nothing we can do about it if
24 he's unmuted and he won't talk.

25 Is there anybody else who wishes to be

1 recognized? Raise your hand. You have a hand up,
2 Abby.

3 MS. CONROY: Yes, Attorney Grickis, do you want
4 to call on him again or -- it's down. It's up again.

5 CHAIRMAN KLEMENS: There's another hand up.

6 MS. CONROY: Yes. Is it appropriate to call on
7 Attorney Grickis again?

8 CHAIRMAN KLEMENS: Let's -- no one member from
9 the public. If he has something to say. Let him say
10 it.

11 MS. CONROY: Okay. Yeah, I don't see anybody
12 else.

13 CHAIRMAN KLEMENS: Might as well get all the
14 issues out now. You can unmute yourself, Attorney
15 Grickis.

16 MR. GRICKIS: Yes. Can you hear me?

17 CHAIRMAN KLEMENS: Yes.

18 MR. GRICKIS: Just a quick question. I would
19 just ask that the Commission and/or the Applicant respond
20 to all of the issues that I presented in my letter of
21 March 2nd. Some of them were addressed, not all. That's
22 my request. Thank you.

23 CHAIRMAN KLEMENS: Attorney Smith, did you take
24 that on board?

25 MR. SMITH: We'll -- Mr. Chairman, for the

1 record, Chris Smith, we'll certainly review Attorney
2 Grickis's letter and any documents that -- and provide a
3 response. It won't necessarily be in writing,
4 Mr. Chairman, but we certainly will up the appropriate
5 person and consult an expert to respond to the specific
6 questions and have a coordinated response, presentation
7 for the Commission and the public and the citizens to
8 that we will respond. If not, we will explain why not.

9 CHAIRMAN KLEMENS: Yes, I think that may be
10 part of it. Okay, thank you. Thank you.

11 Is there anybody else that wishes to speak?
12 There's no hand. Okay. Members of the public, it's your
13 last opportunity this evening to speak.

14 MS. CONROY: Got one. M. E.

15 CHAIRMAN KLEMENS: Hi, M. E, you have to
16 unmute.

17 MS. FREEMAN: Here we go.

18 CHAIRMAN KLEMENS: Great.

19 MS. FREEMAN: I want to speak briefly. I think
20 the goal would be to close this up before 9 o'clock so
21 everybody can go home. I want to thank Planning & Zoning
22 and I want to thank the Applicant. I think you've done a
23 great job. I simply want to echo a couple of thoughts
24 and make some points known to most of you who are
25 familiar with this year after year that it's been going

1 on.

2 I agree that parking is a false flag. I work
3 full-time in Lakeville, I am here on Main Street all the
4 time. I walk everywhere, I drive my car by that parking
5 lot. I use all the parking spaces referred to. I've
6 never had a parking issue. And I don't think that's a
7 real issue. I think that's a smoke screen for other
8 things.

9 And the other point, if I hear one more time
10 about the Chinese restaurant or the Pope property --
11 first of all, the Chinese restaurant, if someone wants to
12 buy that land and donate it to the town, fine. It's for
13 sale for a high price. There's no indication that that
14 building can be used at all. It's pie in the sky and
15 it's privately owned. As for the Pope property, the Pope
16 property is always been in addition to. Not instead of.
17 If you look at the 2018 proposal, the units we came up
18 with for 75 for the town goal included the Holley Place
19 property and the Pope property. And one day, God
20 willing, the Pope property will be available and can be
21 developed. But it's not anywhere close.

22 In 2018, we started down this road. We have
23 not built a single unit of affordable housing. The goal
24 was to do 75 in ten years. How about let's start with
25 12. I think that the building will be a notable

1 improvement. The so-called Bicentennial Park, it's not a
2 park. It's a parking lot. And it's not attractive. And
3 it's not nice to look at. And I think that the building
4 proposed there will be a lovely addition to the street
5 scape and to the vitality of the town.

6 And more importantly, it will provide housing
7 for 12 units for families and individuals that
8 desperately need housing. And our town needs them. And
9 I would encourage P&Z to approve this project. Let's do
10 it. Carpe diem. Let's think of our fellow human beings.
11 Not just parking. Let's think about people who want to
12 live in this town, who grew up in this town and are being
13 priced out of the market both rental and daily by people
14 coming in buying second homes and we're going to wind up
15 with a very old and very wealthy retirement community
16 here with nobody to serve us and no firemen. We need to
17 be more than that. We need not to be a naturally
18 occurring retirement community of rich folks.

19 So, I encourage you to approve this project and
20 to take care of our fellow human beings. Thank you.

21 CHAIRMAN KLEMENS: Thank you, M. E. Okay.
22 Anybody else.

23 Okay. I think it's now time to talk about
24 scheduling the next public hearing. Attorney Smith, that
25 is something I'm going to ask you.

1 MR. SMITH: Okay, thank you Mr. Chairman and
2 members of the Commission and Ms. Conroy, Abby for your
3 time this evening.

4 With all due respect to Attorney Casagrande and
5 if he called me for an extension on a brief or whatever
6 that's one thing, but my client has been working on this
7 for quite a long time. And the architecture, design has
8 changed. I think it is apparent that Ms. Kerry (ph.) has
9 reviewed the plans. We heard that they would like time
10 for her to review the Power Point. I think two weeks is
11 more than enough. I have a hearing tomorrow night with
12 94 units, it's an 8-30g and we had two weeks to come up
13 with our rebuttal. And we've been in a scramble and
14 we've gotten it all done. We have -- we have ten-fold
15 the issues that I've heard are associated with this
16 proposal.

17 So, I would respectfully request that the
18 Intervenors -- they're Intervenors, but it's our
19 application -- I would respectfully request that if they
20 have something to say, that they try to pull that
21 together for the next meeting which I know is planned to
22 be on the 22nd. And we will work from our end,
23 Mr. Chairman and members of the Commission, to provide
24 responses to the comments and questions we heard this
25 evening; and if we can elaborate on any other questions

1 that we provided to the Commission and citizens already,
2 we will at that time. We would respectfully request that
3 this matter go over as originally planned to March 22nd
4 and we'll go from there? Thank you.

5 CHAIRMAN KLEMENS: Okay. Then I'm -- a couple
6 things. I will entertain a motion to continue the
7 hearing to March 22nd.

8 MR. CASAGRANDE: Mr. Chairman. May I speak?

9 CHAIRMAN KLEMENS: Yes, go ahead please.

10 MR. CASAGRANDE: I have been retained by the
11 client for this application for a little -- the clients
12 for a little over two weeks. I have been working
13 extremely hard to get our rebuttal presentation together.
14 Attorney Smith well knows that a continuance of 30 days
15 is standard. I find it very disappointing that he will
16 not agree to an additional two weeks to allow me to get
17 my expert witnesses who -- and remember the application
18 materials, up until last week, was just the application.
19 We only got supporting materials in last week. So, it's
20 grossly unfair. I would say a violation of my client's
21 due process rights to truncate this into a two weeks
22 window where we have to come up with a presentation based
23 on the presentation tonight. I will also add, and I know
24 that the Commission does not have to consider this, as I
25 would demur to Attorney Smith if he said to me I've got

1 other matters and other things to take care of, I do.
2 I've got briefs in other cases that are due. I have
3 another hearing in Canton coming up I believe next week.
4 That's going to monopolize my time. I respectfully ask
5 the Commission's indulgence.

6 It is not unreasonable to give me 30 days.
7 Given the application and the complexity, the number of
8 factual issues, the number of legal issues. My goal is
9 to get you a robust, fair and complete presentation.
10 We'll do our darndest to do that. But please,
11 Mr. Chairman, a month is not unreasonable.

12 CHAIRMAN KLEMENS: My concern is that if you
13 come in with a robust presentation then it's going to
14 have to be continued anyway.

15 MR. CASAGRANDE: But that's the nature of these
16 proceedings, as you know.

17 CHAIRMAN KLEMENS: All right, so if we
18 continued it to the date that Attorney Smith has
19 requested, we can then end up having to extend it.

20 MR. CASAGRANDE: But I'm not going to be ready
21 by then.

22 MR. COCKERLINE: Mr. Chairman, had you asked
23 for a motion and you I was actually ready to move that.

24 CHAIRMAN KLEMENS: I think we need to let the
25 attorneys talk still, Allen.

1 MR. COCKERLINE: Okay.

2 CHAIRMAN KLEMENS: Attorney Smith?

3 MR. SMITH: I'm sorry, Mr. Chairman?

4 CHAIRMAN KLEMENS: Attorney Smith, are you
5 absolute on your insistence of this?

6 MR. SMITH: My client would like to proceed two
7 weeks from now as originally planned, if we can. And
8 we'll see how it goes.

9 MR. CASAGRANDE: Well, I don't really know what
10 that means: We'll see how it goes. What am I going to
11 be expected to do on March 22nd?

12 MR. SMITH: Attorney Casagrande --

13 MR. CASAGRANDE: I would add, Mr. Chairman -- I
14 would add it's not attorney Smith's call here. It's the
15 Commission's call. And I've been advising planning
16 commissions and zoning Commissions in western Connecticut
17 for 30 years. I have never seen a case involving this
18 type of an application where a Commission would not
19 routinely grant a 30-day extension to allow opponents to
20 put together their rebuttal case. The nature of these
21 kinds of applications is, yes, they are complex and they
22 have a lot of issues and if we continue it for 30 days
23 and I put in my case and if Attorney Smith said to me I
24 need more time. I would grant them that as a matter of
25 course. Obviously, with the permission of the

1 Commission.

2 So, I just think it's outrageous that you're
3 even considering truncating my time to two weeks from
4 now. It really borders on fundamental unfairness with
5 all due respect.

6 CHAIRMAN KLEMENS: Attorney Smith.

7 MR. CASAGRANDE: Please, Mr. Chairman, I ask
8 the Commission to continue this for a month. That's all
9 I ask.

10 MR. SMITH: This is -- I'm sorry. I thought --
11 I didn't know if you wanted me to respond.

12 CHAIRMAN KLEMENS: Yes, I would like you to
13 respond.

14 MR. SMITH: I'm trying to communicate with my
15 client. We can't do it, as we know with the in person --
16 we can't have a side bar, I have to go through text.

17 CHAIRMAN KLEMENS: Would you like just a few
18 minutes for side bar.

19 MR. SMITH: I'm being advised that in -- and
20 Dan, I'm just being advised, that there might been some
21 correspondence from you last fall with this. I don't
22 know. As you know, I'm recently been involved with this
23 at the end of the year. But again, I think my client
24 would like to proceed on the 22nd and again, I don't know
25 if we are going to hear more from the public or not at

1 that point in time.

2 CHAIRMAN KLEMENS: I'm sure we will.

3 MR. CASAGRANDE: But then, Mr. Chairman, what
4 is the direction to me if you go that route? I mean, I
5 just don't understand the need --

6 CHAIRMAN KLEMENS: Honestly, I expected you
7 submitted a report when I traded the outline for this
8 evening, he was exhibiting that you at least put on some
9 witnesses. I had a whole block of time for you. I was
10 surprised that you didn't have anybody.

11 MR. CASAGRANDE: Well, I made that request in
12 my petition that I filed last week. So, the Commission
13 has known about the fact that I would not have witnesses
14 tonight since last week. And just --

15 CHAIRMAN KLEMENS: Can you have witnesses on
16 the 22nd? That's two weeks.

17 MR. CASAGRANDE: I don't know. I don't know.
18 If you force me to, I'll have to do my best to get them
19 ready. But it's an inordinately small period of time in
20 which to put together this type of opposition.

21 So all I'm asking for is two additional weeks.

22 CHAIRMAN KLEMENS: Well, let me just ask the
23 Commissioners, I think we have to go -- we have to have
24 another hearing with -- we have to deal with another
25 hearing. I would like to grant the extension until the

1 22nd -- continue the hearing the 22nd with the
2 understanding of all parties that it could, most likely
3 continue again for another -- to the April meeting, too.

4 MR. COCKERLINE: Agreed.

5 CHAIRMAN KLEMENS: Members of the Commission.
6 Bob?

7 MR. RIVA: Agreed.

8 CHAIRMAN KLEMENS: Kathy?

9 MS. SHYER: Agreed.

10 CHAIRMAN KLEMENS: I'm missing people. Marty?
11 Marty?

12 MR. WHALEN: Agreed.

13 CHAIRMAN KLEMENS: And the alternates?
14 Deborah? Kindly unmute.

15 MS. ALLEE: Agreed.

16 CHAIRMAN KLEMENS: Dr. Schiffer, Danella?

17 DR. SCHIFFER: I assume the agreement is to
18 have the next hearing on the 22nd?

19 CHAIRMAN KLEMENS: Yes.

20 DR. SCHIFFER: With the possibility that we
21 will have a hearing after that?

22 CHAIRMAN KLEMENS: Yes. It's quite likely.

23 DR. SCHIFFER: I agree.

24 CHAIRMAN KLEMENS: It will be like the transfer
25 station.

1 DR. SCHIFFER: Yep. I agree.

2 CHAIRMAN KLEMENS: And there's one other
3 alternate I missed. Jon?

4 MR. HIGGINS: Agreed.

5 CHAIRMAN KLEMENS: Mr. Cockerline, will you
6 please make a motion to --

7 MR. COCKERLINE: Motion to continue the hearing
8 for the Pocketknife Square project --

9 CHAIRMAN KLEMENS: Holley Block.

10 MR. COCKERLINE: Holley Block until March 22 at
11 5:30 p.m. via zoom.

12 CHAIRMAN KLEMENS: We are going to be on
13 daylight savings. I still think we should do this at
14 5:30.

15 MR. COCKERLINE: Agreed.

16 VOICE: Agreed.

17 CHAIRMAN KLEMENS: Get a second to that,
18 please?

19 MR. RIVA: Bob Riva, second, Michael.

20 CHAIRMAN KLEMENS: All those in favor? Signify
21 by saying aye?

22 ALL: Aye.

23 CHAIRMAN KLEMENS: Anybody opposed?

24 Any extensions?

25 The motion carries unanimously.

1 MR. CASAGRANDE: Mr. Chairman just to clarify.

2 CHAIRMAN KLEMENS: Yes.

3 MR. CASAGRANDE: When will the documents for
4 this March 22nd hearing need to be filed.

5 CHAIRMAN KLEMENS: Thank you for asking that.
6 I said, what seemed a lifetime ago, the March 22nd public
7 hearing technical submissions have to be received by noon
8 on March 18th. That doesn't preclude the public, but any
9 technical submission should be in hand then so everyone
10 can look at it.

11 MR. CASAGRANDE: So, you have eight days.

12 Just --

13 CHAIRMAN KLEMENS: Excuse me?

14 MR. SMITH: Ten, by my count.

15 MR. CASAGRANDE: Yes, that's -- yes, that's
16 right, Attorney Smith. And Mr. Chairman, just so I'm
17 clear, if I'm within the ten days I'm not able to get in
18 all of the exert reports that I will do my best to get
19 in, will there be another continuance?

20 CHAIRMAN KLEMENS: I don't see why not. But
21 let's try to keep this moving. Don't go to the bank
22 there will be a continuance. Please get as much as you
23 can to us.

24 MR. CASAGRANDE: All right, that's for the
25 record.

1 CHAIRMAN KLEMENS: I can't speak with the rest
2 of my Commission will allow or advise.

3 MR. CASAGRANDE: Okay. Well, all I ask the
4 Commission to keep in mind that my clients have due
5 process rights in fundamental fairness and unreasonably
6 truncating this hearing to accommodate the Applicant's
7 schedule is recognized by Courts as, in some
8 circumstances, violating those rights. I just ask the
9 Commission to keep that in mind. I know you will be
10 fair. I know you will be open. But it's a tremendous
11 burden that you have put on me and my clients tonight and
12 I hope you will see fit that if I come to you next time
13 and say I haven't been able to get everything together,
14 that you honor a request for another ten was.

15 CHAIRMAN KLEMENS: Surely you will be able to
16 get something together.

17 MR. CASAGRANDE: I will do my best,
18 Mr. Chairman.

19 MR. HIGGINS: Michael also mentioned that we
20 set this September 22nd as a possible continuation
21 date.

22 CHAIRMAN KLEMENS: March, March.

23 MR. HIGGINS: I'm sorry. March 22nd at our
24 last meeting. So, it's not like we're just deciding
25 tonight.

1 CHAIRMAN KLEMENS: Frankly, I do have to echo
2 Attorney Smith. I do this for many other clients
3 juggling and responding to ever moving benchmarks. I
4 certainly think your consultant should be able to come up
5 with something. I know I'm often forced to do it myself.
6 It's an imperfect world.

7 You will get a fair hearing and if you don't
8 have everything addressed and Attorney Smith doesn't and
9 the public, we'll just continue it. We are a fair
10 Commission. But I don't want to have this process
11 stagnate when there's a lot of other things that need to
12 be addressed. Attorney Smith has a laundry list of
13 things to address. So, let's just keep it moving and we
14 will respect your due process rights and that of your
15 client.

16 MR. CASAGRANDE: Thank you very much,
17 Mr. Chairman.

18 CHAIRMAN KLEMENS: You're welcome. Okay.

19 And I need a motion to continue the hearing.
20 Do we need to -- That's it. Do we have to have a motion
21 to close tonight? No. We are continuing.

22 MR. COCKERLINE: Just a motion to continue, I
23 believe.

24 CHAIRMAN KLEMENS: I think we're done.

25 MR. COCKERLINE: We've done that and --

1 CHAIRMAN KLEMENS: Already done.

2 VOICE: To adjourn the meeting.

3 MR. COCKERLINE: Time to leave the meeting.

4 CHAIRMAN KLEMENS: I need to motion to adjourn
5 the meeting. Thank you, Abby. I'm losing my --

6 MR. COCKERLINE: So moved.

7 MR. RIVA: Second.

8 CHAIRMAN KLEMENS: All those in favor?

9 All: Aye.

10 CHAIRMAN KLEMENS: Okay. Thank you.

11 MR. SMITH: Stay safe everybody.

12 (Whereby, the hearing adjourned.)

13

14 * * * * * *

15

16

17

18

19

20

21

22

23

24

25

1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20
21
22
23
24
25

C E R T I F I C A T I O N

I hereby certify that the above and
foregoing is a true and correct transcript of the audio
recording provided, limited only by the technology of the
recording.

Dated this 14th day of July, 2021.

VIKTORIA V. STOCKMAL, CRR, RMR

< Dates >	\$428 34:15	10 33:10, 118:6	14 92:18, 107:10
July 2017 78:5	\$50,000 109:12	100 22:22, 25:3,	14th 142:7
July 27 74:17	\$500 124:10	31:13, 52:24, 101:24	15 92:17, 115:24,
July, 2021. 142:7	\$500,000. 86:23	100,000 124:13	115:25, 118:6
June 17 73:24	\$82,000 34:6	101 85:8, 85:14	15,300 26:12
June 2018 35:19	\$991 34:15	103 24:19	16 24:25
June 25th, 2018	'08 85:20	10x 112:12	16-year 119:23
73:22		114 22:13	18 22:4, 24:24, 26:15,
March 18th 3:5, 138:8		12 22:3, 22:22, 23:12,	34:25, 35:21, 102:20,
March 22 137:10	< 0 >	23:13, 24:22, 25:3,	102:23
March 22nd 3:4,	06032. 26:6	26:14, 31:17, 31:25,	18. 101:16
131:3, 131:7, 133:11,	06051 22:14	33:9, 33:24, 34:25,	195 26:6
138:4, 138:6, 139:23	06109. 31:14	35:4, 35:21, 41:5,	1960. 110:17
March 2nd 68:11,		61:19, 68:25, 71:5,	1970 20:23
126:21		84:22, 84:24, 84:25,	1970. 20:23
MARCH 8, 2021 1:4	< 1 >	95:5, 101:15, 101:17,	19th 115:19
March, march 139:22	1 12:21, 27:21, 28:8,	102:20, 102:22, 129:7	
October 2020 11:19	100:14	12-unit 103:15,	
September 2020	1-bedroom 26:13,	104:14	< 2 >
11:17	26:15, 27:23, 28:1,	12. 24:23, 128:25	2 12:22, 27:20, 28:3,
September 22nd	28:2, 28:5, 28:9,	1200 26:16	34:13, 83:17
139:20	34:15, 124:11	128 18:4	2-bedroom 26:13,
\$1,114 34:16	1. 83:16	12th 3:6, 15:2, 15:21	26:16, 27:23, 28:8
\$1,300 34:17, 124:11	1.2 71:7	13 31:17, 83:13	2-way 56:19
\$140,000 124:13	1.5 14:7	1300 26:17	2. 71:7, 73:21

20 24:23, 72:7	25 24:19		50 24:25, 32:1,
20-2019 44:11	26 74:2		111:13, 111:14, 113:1
2012 37:9, 37:13,	26. 85:13	< 4 >	500 114:16
37:17, 85:7	29 115:7	4 12:22, 107:10	5300 26:9
2014 74:7		40 24:18, 112:5,	54-page 49:4
2017 72:7		114:22	59 76:8, 88:20, 90:15
2018 34:21, 34:24,	< 3 >	40.1 24:21	5:30 1:5, 137:11
128:17, 128:22	3 12:22, 73:20, 83:23,	403. 19:23	5:30. 2:10, 137:14
2018. 74:1	124:19	405 24:16	5:32 2:1
2021-0123 19:4	3-bedroom 26:14,	405. 25:7, 25:12	5:58. 18:18
2021. 74:1	26:17, 27:24, 28:10,	405.5 19:21	
21 22:4	34:16, 124:12	405.6f 25:12	
22 24:22, 32:9, 72:19,	30 17:6, 34:1, 102:1,	405.6g 25:14	< 6 >
72:20	131:14, 132:6, 133:17,	405.6h 25:19	60 111:13, 111:14,
22-a19 9:20	133:22	405.6i 25:22	113:1
22A-19 44:15, 65:2,	30-day 133:19	41 110:23	61 115:10
104:8	33 21:1, 24:18, 30:11,	44 70:1, 70:9, 109:1	69 76:9, 88:21, 88:25,
22a-19a 37:3, 44:15,	99:23	44. 32:6, 68:24	90:15
64:20	35 30:13	4600 26:11	6c 25:7
22nd 15:20, 130:22,	35-year 119:22		6d 25:12
134:24, 135:16, 136:1,	350 25:2, 25:4		
136:18	3500 51:22	< 5 >	
24 22:17, 50:19, 56:6,	38 30:16	5 25:18, 30:11, 33:13,	< 7 >
56:10, 56:17, 56:18,	3:45 11:2	124:19	7 31:24
57:17, 76:4	3D 29:13	5. 12:22	700 26:16

701 25:13	51:2, 87:23	Absolutely 68:1, 82:15, 92:2	36:23
702. 25:16		abutters 20:5	accomplished 30:24, 31:3
75 24:20, 128:18, 128:24	< A >	abutting 23:1	According 68:15, 82:20, 85:17
750 51:23	A. 63:8, 103:19	accept 9:21, 45:13, 118:15	account 53:9
	abandoned 86:20	acceptance 9:24	accumulate 117:23
	Abby 1:21, 2:19, 9:17, 10:21, 19:5, 20:11,	accepting 118:10	accumulated 107:23
< 8 >	33:20, 47:23, 53:20, 67:24, 72:16, 72:18,	Access 6:23, 23:18, 26:23, 27:12, 27:18, 35:23, 69:19, 88:22, 100:8, 119:21	accurate 70:20, 78:25, 87:10, 87:11
8 33:16	78:3, 78:8, 80:18,	accessed 26:21, 27:7, 27:15, 59:20	achieving 105:18
8-30g 102:1, 104:2, 130:12	82:21, 91:11, 93:1, 96:3, 106:14, 106:21, 120:9, 123:2, 125:14, 126:2, 130:2, 141:5	accessible 22:24, 25:23, 52:7, 52:18, 58:4	acknowledge 35:13
80 33:25, 34:7	able 14:5, 27:7, 49:20, 50:2, 64:5, 84:6, 96:5, 96:16, 105:20, 118:9, 120:18, 138:17, 139:13, 139:15, 140:4	accessways 36:1, 36:3, 59:19	Acknowledging 4:1
	above 28:2, 97:23, 112:12, 142:3	accidentally 118:23	acre 24:25, 71:8
< 9 >	absence 54:21	accommodate 40:25, 50:13, 50:16, 139:6	acres 112:5
9 94:24, 127:20	absolute 133:5	accommodated 50:3, 50:23	Across 110:22, 114:11, 123:18
90 115:5		accommodating	Act 25:24
94 130:12			action 9:25, 34:22, 65:1
95 24:6			activated 30:4
9:30 2:18, 2:21			active 5:12, 68:17
9:30. 2:10			activities 5:7
[unintelligible] 66:11, 87:19, 88:25, 103:20, 120:1			activity 108:2
[verbatim] 9:20, 37:8,			Actual 12:20, 27:5,

39:1, 88:15	124:15, 131:16,	adverse 24:1	102:13, 102:19,
Actually 11:7, 16:3,	135:21	advice 4:18, 68:16	102:24, 105:15,
16:13, 31:23, 38:25,	additions 84:12	advise 68:15, 139:2	105:19, 105:20, 106:1,
47:25, 48:13, 52:18,	address 4:3, 15:4,	advised 134:19,	108:14, 112:11,
54:3, 54:24, 60:17,	26:5, 56:1, 59:2, 59:4,	134:20	128:23
61:16, 78:1, 78:11,	82:6, 116:23, 121:22,	advising 133:15	afternoon 12:13,
82:20, 86:9, 86:17,	140:13	aerial 72:12	16:5, 31:25
87:15, 88:23, 93:11,	addressed 60:4,	aesthetic 100:16,	AG 92:5
95:14, 97:22, 103:6,	62:16, 65:20, 115:17,	101:12, 102:16	ago 7:4, 36:13, 80:2,
108:19, 116:6, 116:13,	115:20, 115:23,	affect 50:12, 76:13	85:22, 111:13, 111:14,
117:14, 118:13,	126:21, 140:8, 140:12	affected 23:19, 35:24	113:1, 138:6
132:23	addressing 63:16	affects 24:1	agree 10:1, 17:13,
add 18:23, 24:12,	adequate 32:10	affirmable 115:11	59:13, 75:11, 93:13,
46:20, 50:17, 57:15,	adjacent 22:17,	afford 70:16	104:2, 128:2, 131:16,
59:11, 84:15, 84:23,	23:19, 35:24, 84:11	affordability 11:21,	136:23, 137:1
84:24, 85:1, 86:25,	adjourn 141:2, 141:4	25:3, 33:20, 34:3	Agreed 100:25,
87:7, 88:4, 131:23,	adjourned. 141:12	Affordable 3:25, 4:16,	136:4, 136:7, 136:9,
133:13, 133:14	administrative 64:23,	5:12, 5:14, 6:6, 11:24,	136:12, 136:15, 137:4,
addition 7:2, 10:4,	65:3	12:24, 20:22, 21:1,	137:15, 137:16
68:25, 75:5, 128:16,	Administrator 2:19,	22:23, 25:1, 33:23,	agreement 136:17
129:4	9:17, 10:11, 15:25,	33:24, 33:25, 35:14,	ahead 56:4, 60:18,
additional 9:19,	48:11, 79:11	35:19, 52:25, 68:9,	96:18, 98:13, 109:3,
11:14, 24:11, 37:10,	adopted 35:20,	68:18, 71:2, 77:20,	131:9
50:16, 52:22, 77:2,	102:24	84:22, 87:18, 101:24,	AIE 81:8
77:13, 90:13, 102:23,	advance 12:3	102:10, 102:12,	aisle 46:14, 56:6,

56:7, 56:10, 58:9	94:9, 97:20, 111:11,	Andrew 117:8, 117:12	109:22, 124:11,
aisles 56:6	112:24	anecdotally 88:10	124:12
all-volunteer 20:21	Already 12:12, 36:10,	anonymous 63:11,	apartments 37:12,
ALLEE 1:18, 2:7, 8:5,	109:13, 131:1, 141:1	66:19	52:7, 112:4
8:8, 8:14, 8:17, 60:25,	Alter 19:17	answer 5:5, 40:4,	apologize 14:17
61:2, 62:22, 136:15	alternate 3:22, 137:3	51:5, 60:1, 63:5, 79:6,	apparent 130:8
allegations 10:1,	ALTERNATES 1:17,	89:1, 95:11, 96:2,	Apparently 18:12
45:20	2:6, 136:13	97:5, 98:22, 100:3,	appear 2:16, 19:17,
alleges 9:21, 65:4	alternatives 104:12,	100:18, 109:22,	43:24, 45:3, 45:4
alleging 64:25	104:13	109:25, 110:5, 110:7,	appearance 30:23
Allen 1:15, 2:5, 47:4,	Although 48:11,	116:11	appeared 44:4
54:18, 76:2, 88:6,	124:19	answered 58:24,	appears 44:1, 44:17,
93:3, 93:6, 93:22,	Amanda 120:12,	68:5, 88:23, 98:22,	55:20
98:25, 121:9, 132:25	120:13	101:13	applicable 64:23
alley 51:2, 84:17	ambient 42:10	answering 95:2,	applicants 79:25
alleyway 68:22, 69:2,	Americans 25:24	124:22	applications 19:2,
84:20	amount 2:12, 69:21,	Anybody 69:1,	101:25, 118:15,
Allied 79:18, 81:8	71:6, 118:3	121:16, 125:25,	133:21
allow 34:21, 35:15,	ample 32:12, 57:17	126:11, 127:11,	applied 48:18, 68:6
131:16, 133:19, 139:2	analysis 32:19,	129:22, 135:10,	apply 11:10, 43:24,
allowed 59:20, 118:17	32:20, 32:21	137:23	71:18
allowing 11:10	and/or 84:25, 126:19	Anyway 91:5, 116:5,	applying 48:21
allows 35:14, 56:18	Anderson 10:5,	132:14	appreciate 17:20,
alluded 12:12	10:14, 12:4, 64:14	apartment 52:2,	43:1, 63:20, 68:6,
almost 50:16, 70:9,	Andres 13:18	53:24, 61:11, 68:25,	81:23, 119:19

appreciated 118:12	24:2	arrow 57:10, 57:11, 57:12	attend 96:6
appreciates 38:1	architect 22:13, 26:4, 43:6, 52:1, 98:16	arrows 35:25, 57:9, 57:15	attendance 3:24
approach 17:5, 29:8, 69:25	Architecture 21:8, 21:25, 26:5, 26:20, 100:2, 112:20, 130:7	Art 93:15, 114:9	attendee 124:3, 125:13
appropriate 36:11, 44:14, 44:17, 65:7, 126:6, 127:4	area 22:15, 26:20, 26:24, 27:11, 28:22, 29:16, 29:17, 30:5, 31:23, 33:25, 34:5, 36:19, 42:11, 46:13, 48:16, 48:19, 57:24, 62:2, 62:4, 62:6, 69:9, 75:1, 75:3, 75:4, 77:4, 77:5, 77:14, 99:12, 108:3, 113:10	Artemis 92:3, 92:6, 92:11, 92:22, 93:1, 93:14, 94:11, 98:7	attention 71:17
appropriately 65:3	areas 62:10, 76:6	article 34:24, 35:17	attorney-client 13:20
appropriateness 3:20	Argazzi 114:9, 115:4	Ash 120:12, 120:13	attorneys 122:21, 132:25
approval 72:15, 75:6, 98:20	arguably 44:20	ashamed 106:7	attract 77:13
approvals 36:18	around 12:24, 26:12, 28:16, 33:22, 50:10, 58:11, 70:5, 71:18, 84:16, 108:11, 109:18, 111:21, 112:8, 112:14, 113:3, 118:6	Ashley 117:14	attractive 77:14, 129:2
approve 78:2, 124:23, 129:9, 129:19		asleep 95:25, 96:2	Atwood 125:16
approved 59:18, 72:7, 72:10, 73:4, 73:9, 74:11, 75:2, 77:23, 78:6, 78:17, 78:20, 79:2, 79:13, 79:25, 90:12		aspects 31:1	audio 10:15, 10:17, 142:4
April 3:6, 3:8, 15:20, 136:3		asphalt 28:14, 29:1	Audubon 86:1
Aquarion 11:22, 20:2, 23:24		assigned 13:24	August 107:16
Aquifer 19:22, 23:24,		associated 36:9, 130:15	Authority 25:9
		assume 38:16, 61:10, 136:17	authorization 11:9
		assuming 59:18, 61:6	available 36:22, 62:6, 65:15, 75:15, 76:22, 77:17, 84:9, 88:18, 128:20
		attached 12:21, 12:25, 65:11, 72:11	average 26:15
		attachment 69:13	aware 19:21, 32:20, 118:7
		attachments 43:22	

away 81:12, 108:18, 114:16, 115:15	Background 13:2, 13:8	basically 11:1, 13:6, 21:23, 32:8, 39:21, 40:23, 46:16, 81:19, 92:5, 124:22	bedrooms 22:3, 22:4, 22:7, 26:15
Aye 137:21, 137:22, 141:9	backs 109:1		begin 10:20
Ayer 20:7, 20:10, 20:11, 20:17, 31:10, 33:3, 33:6, 36:13, 40:19, 49:22, 53:1, 53:21, 54:1, 61:23, 84:15, 100:25, 101:2, 101:14, 102:18, 103:9, 115:2	bad 71:14	basics 120:6	behalf 19:18, 67:15, 96:17, 100:21
	Baldwin 114:17	basin 46:17	behind 84:17, 112:5
	BALKSUS 107:16	basins 24:3, 24:4, 46:6, 46:12, 46:18, 46:22	behoove 80:25, 83:10
	BALSKUS 21:14, 31:11, 33:4, 38:15, 38:18, 38:25, 50:17, 50:18, 55:25, 56:4, 57:1, 57:9, 82:25, 83:5, 83:6, 86:10, 107:13, 107:14, 107:21	basis 38:6, 49:12	beings 129:10, 129:20
< B >	Bank 110:24, 138:21	basketball 107:9	believe 2:25, 3:23, 30:23, 30:24, 31:3, 34:18, 35:4, 36:17, 38:18, 47:11, 50:12, 50:15, 59:10, 62:16, 68:11, 69:19, 72:7, 73:10, 78:5, 81:16, 84:22, 84:24, 86:23, 86:24, 100:15, 100:21, 101:13, 104:8, 104:11, 121:9, 125:17, 132:3, 140:23
back 21:25, 26:3, 27:17, 27:18, 27:19, 28:16, 30:20, 34:21, 34:24, 35:18, 42:3, 46:5, 53:19, 53:20, 54:4, 55:22, 56:8, 58:8, 68:23, 70:7, 72:7, 88:13, 89:5, 91:15, 96:20, 98:5, 113:6, 114:25, 125:14	Bar 94:4, 134:16, 134:18	batch 12:21, 12:22	
	Barclay 13:18	batches 12:18	
	Baroody 110:12, 110:15, 110:16, 113:20	bath 52:7	
	Based 23:7, 33:15, 34:4, 65:14, 68:20, 115:1, 131:22	bathrooms 27:14, 52:3	
	basic 85:14	baths 52:3	
		bathtubs 52:10	
		beacons 32:16	
		bear 2:9, 3:18	
		beauty 85:1	
		became 87:23	
		become 53:16, 87:13	
		bedroom 27:20, 27:21, 28:3	below 23:11, 28:4, 108:9, 109:15, 114:12, 117:18
			bench 29:18

benchmarks 140:3	bit 4:13, 42:20, 72:24,	bought 69:9	Bunch 48:4, 92:4,
benefit 77:5, 79:21,	76:24, 91:22, 111:10,	Brady 48:4	112:4
80:15, 85:12	111:15	Braskus 107:12	burden 44:20, 45:15,
benefits 85:16	black 81:7	break 62:24, 63:1	45:16, 79:22, 80:23,
Berto 21:11	blaming 80:18	brick 28:15, 29:2	139:11
besides 75:23	blank 3:7, 30:15, 31:4	bridge 113:5	bus 61:13, 62:16,
best 35:6, 62:11,	bleed 28:24	brief 130:5	62:18, 62:20, 118:8
65:6, 68:25, 80:15,	Block 68:22, 69:15,	Briefly 21:6, 21:17,	buses 61:7, 111:8
97:10, 113:19, 116:3,	69:18, 72:21, 74:13,	102:18, 127:19	business 50:11,
135:18, 138:18,	75:23, 77:16, 101:10,	briefs 132:2	50:12, 70:22, 77:9,
139:17	102:13, 110:23, 135:9,	bring 24:10	108:12, 109:2, 115:9,
bet 113:2	137:9, 137:10	brings 45:7	116:8, 117:1, 118:3,
better 71:10, 71:25,	blocked 59:21	Britain 22:14	118:11
112:24	blue 27:23	broad 89:9, 89:24	businesses 49:17,
beyond 17:13, 54:12	board 5:13, 20:19,	brook 81:20	49:18, 50:8, 77:3,
Bicentennial 22:17,	20:20, 106:4, 126:24	brought 45:7	77:5, 77:13, 90:19,
120:3, 129:1	Bob 1:12, 2:5, 136:6,	Bruce 12:25	108:8, 108:9, 114:15,
bicycles 61:8	137:19	build 105:20, 105:25	114:18, 119:24
big 81:12, 109:10,	boots 85:15	buildings 23:19,	bustling 111:8
112:14	borders 134:4	29:24, 35:24, 53:24,	busy 109:2, 110:25,
bigger 122:20	born 110:18, 113:4	57:6, 84:18, 115:18,	111:2
bike 61:9, 62:14	Bottom 14:14, 66:23,	115:19	Butkus 107:12
bikes 61:10, 62:13	80:8, 80:9, 84:8,	built 52:2, 128:23	button 125:20
Bill 82:18	109:21, 119:17,	bulk 22:1, 48:16,	buy 86:21, 128:12
bins 24:6, 27:3	120:15, 120:17	48:19	buying 129:14

	114:10, 114:11, 129:20, 132:1	category 76:5	84:24, 99:2, 100:21, 101:22, 102:1, 122:5, 127:1, 127:4, 140:4
< C >	Carley 65:10	Cathy 1:13, 2:5, 21:11, 51:5, 52:22	certified 20:1
C.v.s 11:16	Carol 105:1, 105:3, 105:4, 105:9, 106:3, 106:21	caught 109:19	certify 142:3
calculation 103:5	Carpe 129:10	Celeste 10:6, 114:10, 114:20, 114:22	CG 47:10, 89:19
calculations 18:18, 115:6, 115:8	carries 137:25	Center 29:12, 56:21, 57:3, 77:6, 84:23, 85:2, 85:15, 85:17, 85:18, 85:24, 87:6, 87:17, 90:12, 90:17	CG-20 47:10, 48:13, 48:16, 48:20
call 27:21, 67:12, 113:2, 119:20, 126:4, 126:6, 133:14, 133:15	cars 26:22, 33:16, 50:2, 50:16, 55:21, 56:8, 56:23, 58:6, 61:6, 69:1, 70:10, 71:6, 88:11, 88:12, 108:25, 109:4, 109:18, 118:14, 118:16, 118:22	centers 37:19, 85:11, 90:20	Chair 20:6, 109:25, 117:23
called 62:17, 83:14, 130:5	case 2:23, 14:23, 17:16, 36:20, 44:20, 65:6, 104:6, 133:17, 133:20, 133:23	central 27:14, 77:9	challenge 69:11
calls 9:13	cases 132:2	century 115:19	championship 107:10
cameras 62:25	catch 24:3, 46:6, 46:12, 46:17, 46:18, 46:22	CEPA 9:20	chance 59:22, 63:12, 63:25, 64:15, 65:18
Canton 132:3		certain 3:21, 50:5, 116:22	change 23:8, 36:3, 121:1
capacity 60:9		Certainly 14:4, 15:25, 16:16, 16:18, 17:3, 36:17, 37:21, 44:14, 45:2, 45:18, 45:19, 48:5, 52:2, 57:11, 57:12, 59:9, 68:6, 68:8, 82:2, 84:21,	changed 21:25, 83:21, 121:4, 130:8
Capecelatro 10:8, 12:10, 16:20, 17:25, 18:9, 66:7, 66:8, 66:17, 66:22, 69:16			changes 21:17
car 22:17, 23:21, 39:14, 39:18, 39:19, 46:15, 53:10, 53:14, 70:8, 86:22, 128:4			character 25:17, 25:20, 25:21
care 114:8, 114:9,			Charles 13:18
			chasing 15:17
			chat 88:24, 94:7,

94:15, 97:12, 97:13, 97:18, 98:2, 104:24	cites 63:23	Clerk 19:15, 78:11	colleague 86:10
cheer 17:19	citizens 127:7, 131:1	click 67:19	collected 24:2
child 108:23	claimed 102:8	client 12:10, 15:13, 16:16, 17:14, 17:25, 37:25, 67:3, 67:10, 68:5, 68:8, 69:8, 77:8, 78:21, 79:12, 80:23, 80:24, 82:2, 84:21, 103:11, 130:6, 131:11, 131:20, 133:6, 134:15, 134:23, 140:15	college 115:13
children 62:18, 94:21, 96:9, 108:20, 109:16, 115:13	claims 44:23, 45:6	clients 49:19, 69:17, 70:8, 131:11, 139:4, 139:11, 140:2	colors 31:2
Chinese 105:17, 128:10, 128:11	clapboard 28:15, 29:2	clockwise 23:2, 28:2, 28:8	columns 56:9
chock 37:13	clarification 51:20, 55:19, 59:4, 60:23	close 3:15, 3:17, 17:11, 30:17, 71:16, 86:23, 88:1, 106:2, 127:20, 128:21, 140:21	combined 102:13
choice 71:14	clarifications 47:6	closes 38:9	comes 27:10, 54:21, 124:12
chosen 71:4	clarified 15:16, 47:2, 52:24	closet 27:16	coming 37:22, 49:15, 53:18, 54:5, 108:18, 109:18, 129:14, 132:3
Chris 7:2, 17:3, 19:16, 21:10, 23:24, 36:6, 82:25, 94:2, 99:1, 99:4, 100:20, 103:10, 116:17, 121:25, 123:6, 127:1	clarify 51:9, 59:6, 138:1	closing 37:5, 37:25	comment 21:19, 21:21, 24:10, 39:10, 48:8, 53:16, 54:14, 63:3, 63:7, 73:6, 74:21, 75:3, 83:1, 86:17, 87:24, 91:11, 96:4, 97:25, 99:7, 104:23, 106:19, 110:6, 118:13
Christopher 123:13, 123:23	clarifying 11:15, 46:2, 66:3	coherent 79:24	Comments 3:11, 4:8, 5:2, 5:22, 6:14, 7:11, 7:23, 8:11, 8:24, 15:6, 43:21, 55:11, 58:20, 58:25, 59:11, 63:21,
Churchill 10:8, 18:16, 67:9, 67:11, 74:8, 78:6, 79:20	clean 49:2		
circumstances 139:8	clear 58:22, 61:14, 65:5, 65:11, 67:25, 68:4, 69:7, 90:10, 90:23, 91:1, 105:14, 106:13, 118:21, 138:17		
cite 65:6	clearer 61:4		
	clearly 61:12, 71:5, 91:3		

64:18, 65:20, 65:23, 82:22, 83:1, 83:3, 84:13, 85:3, 93:9, 110:20, 118:2, 130:24	105:24, 105:25, 111:5, 119:21, 129:15, 129:18	concerning 19:22, 45:4, 67:3	congratulate 55:16
commercial 49:14	compact 23:13, 24:24	concerns 12:11, 21:22, 21:24, 50:9, 82:2, 104:15, 116:12	connect 46:17
COMMISION 1:2	company 21:2, 27:2, 62:18, 62:20	concerted 122:2	connected 10:17, 24:4
Commissioner 49:9, 79:4, 94:7, 95:2	compared 111:13	concludes 13:13	Connecticut 20:1, 22:14, 23:25, 26:5, 26:6, 31:14, 119:22, 133:16
Commissioners 4:13, 9:7, 9:10, 73:10, 88:3, 94:6, 135:23	compatible 25:20	conclusion 4:6, 4:9, 4:22, 5:3, 5:17, 6:9, 6:15, 7:6, 7:12, 7:18, 7:24, 8:5, 8:12, 8:19, 8:25, 82:5	consent 17:12
Commissions 78:22, 133:16	competitive 35:7	conclusions 5:23	consider 104:12, 120:6, 131:24
commit 98:16	complain 80:13	concrete 23:5	considerably 53:12, 87:3
commitment 87:12	complete 132:9	conditions 31:19	consideration 53:11, 82:4, 104:13, 108:16
Committee 19:18, 20:18, 21:4, 21:20, 34:22, 40:10, 55:16	completely 21:23, 50:9, 95:1, 116:15	conference 27:13	considered 31:5, 68:15, 75:6, 82:4, 87:6
commonly 2:15	complex 17:16, 133:21	confidence 70:19	considering 30:25, 31:4, 134:3
communicate 120:25, 134:14	complexity 132:7	confident 49:19, 50:22	consistent 25:13, 25:15, 34:20, 37:7, 37:9, 37:22
communication 9:11	component 19:22	confirm 10:14	constantly 116:13
communications 9:12, 9:16, 12:17	compromised 77:17	confirms 88:14	constitute 4:20
community 4:1,	computer 67:18	conflict 4:2, 4:20, 5:16, 6:8	construction 59:17,
	concepts 38:23	conformance 83:19	
	conceptual 81:10	conforms 30:12	
	concern 42:20, 49:16, 77:18, 84:16, 132:12		
	concerned 70:1, 77:10		

59:20, 59:25, 115:16, 115:18	Control 25:9	91:13, 95:13, 95:23, 103:14, 123:16, 123:22, 142:4	63:21, 64:18, 127:23, 131:5
consult 127:5	convenience 41:10		couples 53:10
consultant 42:9, 69:23, 116:7, 140:4	convenient 86:13		course 32:2, 133:25
content 55:15	conversation 85:21	corrected 10:15	Court 44:19, 65:1
context 30:7, 71:21	conversations 9:13, 13:19, 63:8	correctly 64:20	courtesies 16:16
continuance 14:24, 15:13, 131:14, 138:19, 138:22	coordinated 127:6	correspondence 49:15, 134:21	courtesy 15:18, 16:11
continuation 2:11, 139:20	cop 70:17	corridor 27:17	Courts 139:7
continue 15:1, 15:20, 27:13, 42:21, 59:20, 81:25, 109:21, 112:2, 131:6, 133:22, 134:8, 136:1, 136:3, 137:7, 140:9, 140:19, 140:22	copies 16:9, 16:20, 17:2, 20:2	cost 35:8, 44:22, 104:17, 124:18, 124:21	cover 12:18, 33:3
continued 3:4, 122:4, 132:14, 132:18	copy 15:11, 15:12, 15:18	costs 44:21, 71:13, 124:16, 124:20	coverage 24:20
continuing 17:22, 140:21	copying 9:15	counsel 4:18, 5:15, 6:7, 6:25, 13:17, 16:10, 68:14, 68:16, 95:13, 95:15	COVID 107:20, 107:21
contract 21:2, 76:16, 76:21	corner 23:2, 29:14, 54:10, 62:3, 109:11, 109:18, 110:23, 125:19	Count 76:8, 81:2, 88:11, 88:19, 138:14	cow 68:24
contribute 87:4	Correct 10:15, 38:18, 39:23, 40:2, 41:18, 47:11, 47:15, 52:25, 53:1, 56:5, 56:15, 56:16, 57:18, 57:19, 65:8, 66:8, 74:9, 80:20, 81:14, 82:15, 83:5, 84:2, 87:8,	counted 76:20, 88:12	Cramer 10:5, 10:14, 12:4, 64:14
		countless 70:15	crash 32:20, 32:21, 39:1, 39:2, 70:9
		country 6:21	crashes 32:22, 32:24
		counts 88:16	crazy 61:1
		couple 2:8, 15:3, 53:9, 58:22, 61:4,	create 20:25
			criteria 71:19
			critical 77:15, 101:14, 115:20
			cross 32:15, 32:17, 56:24, 109:17

cross-examined 103:12	Dan 17:19, 134:20	days 32:8, 50:19, 113:11, 131:14, 132:6, 133:22, 138:11, 138:17	defend 101:17
crosswalk 70:13, 70:15, 86:12	Danella 1:17, 55:12, 58:16, 58:20, 136:16	deadline 3:5, 3:6	defer 48:5
CRR 142:12	dangerous 70:10, 83:8, 83:23, 83:24, 83:25, 84:2, 84:4, 86:14, 111:22	deadlines 3:12	deficit 115:9
crucial 118:10	dark 15:17	deal 16:17, 21:12, 45:5, 55:6, 81:5, 98:7, 135:24	Definitely 20:14, 52:24, 57:14, 79:19
current 19:1, 34:13, 39:3, 49:16, 65:16, 65:20, 70:21	darndest 132:10	dealing 38:5	definition 34:3
Currently 21:1, 22:16, 23:5, 24:18, 33:17, 33:18, 50:1, 50:14, 51:4, 62:19	data 32:21, 39:1, 39:2, 39:3, 70:3, 105:12, 117:20	deals 37:3, 44:16, 64:21, 116:24	definitive 60:1
cursor 65:12	date 12:19, 132:18, 139:21	Dean 10:9, 66:7, 66:8, 114:16	deliberate 45:14, 82:4
curve 109:2	Dated 11:19, 68:11, 142:7	Deborah 1:18, 2:7, 136:14	deliberative 90:4
curves 111:21	dates 3:14	Debra 8:7, 60:25	delighted 74:22
customers 108:10	daughter 4:15, 5:7	deciding 139:24	deliveries 118:3, 118:10
cut 46:17, 73:5	David 21:11	decision 3:7, 5:8, 15:20, 15:23, 16:21, 40:10, 71:24, 89:13	delivery 118:5, 118:9
cutoff 3:13, 25:17	day 17:6, 32:2, 33:18, 49:14, 70:24, 97:20, 108:18, 109:5, 113:18, 128:19, 142:7	dedicated 38:7	demand 22:8, 50:13, 50:23
cutting 109:8	day-to-day 21:3	deeded 115:7	demographics 106:16
< D >	daylight 137:13	deemed 4:19, 5:15, 6:7, 6:25	demolished 70:9
daily 129:13			demonstrated 46:11, 69:13
Damon 13:18			demoted 91:17
			demur 131:25
			Density 24:15, 24:25, 35:16, 38:6
			Department 11:22,

23:25, 27:2, 87:2	determined 83:25	Dino 114:8, 115:4,	22:22, 29:19, 34:20,
depend 79:25	DEUSEN 106:23,	119:24	60:8
dependent 69:19	107:2, 107:4, 107:6,	directed 42:22, 43:3,	discussion 29:19,
depends 42:8	107:8, 107:15, 107:19,	109:25	73:11, 77:5, 78:9,
depiction 118:19	108:1, 110:3, 110:7	direction 23:8, 53:15,	81:12, 81:16, 90:4
design 20:16, 21:9,	developed 128:21	135:4	disprove 83:11, 84:5
21:10, 21:18, 42:23,	developer 101:21	directly 62:18, 108:9,	disproved 102:11
122:20, 130:7	developers 38:5	109:15	dispute 69:12
designate 56:21,	development 24:1,	director 31:12, 68:17	disputes 71:1, 71:2
90:18	25:8, 25:11, 32:3,	directors 5:13, 106:4	disrepair 69:4
designated 51:3,	85:10, 98:17, 100:15,	Disabilities 25:23,	distance 85:11, 90:17
75:2, 75:8, 90:11,	101:10, 101:18, 102:9	25:24	distinct 3:11
90:18, 90:22, 90:24	device 14:19	disable 96:2, 96:3	distraction 49:11,
designation 75:12	devoted 19:8	disagree 10:1, 75:9,	94:16
designed 28:24	Diamond 10:9, 18:10,	83:15	District 19:21, 19:23,
desire 76:13	66:7, 66:8, 66:22	disappeared 95:7	37:7, 48:12, 48:17,
desperately 129:8	difference 38:21,	disappointing 131:15	48:20, 71:20, 77:10,
Despite 112:18, 113:9	104:7	disaster 69:2	89:9, 100:17
detailed 23:5, 26:19,	different 4:4, 4:13,	disclose 7:2	Districts 24:17
49:5, 88:9	14:19, 34:11, 53:15,	disclosed 4:15	dium 129:10
details 21:10, 33:22	77:21, 95:19, 97:21	discretion 15:1,	divided 35:9
detected 42:6	difficult 44:8, 94:21	15:22, 89:9, 89:11,	DMYTRYSHAK 105:2,
determination 42:15	diligence 68:6	89:24	105:3, 105:8, 105:10,
determine 45:14,	dimmed 42:18	discuss 46:5	106:5, 106:7, 106:11,
52:18	dinner 46:4, 108:4	discussed 13:21,	106:22

document 31:19, 38:16, 60:14, 89:2, 114:25, 116:16	140:25, 141:1	drains 46:6, 46:7, 46:20	< E >
documents 10:12, 12:8, 13:14, 18:20, 19:1, 20:3, 33:21, 59:10, 59:12, 60:11, 97:23, 99:19, 99:21, 127:2, 138:3	door 31:1, 108:24	drawing 23:10, 30:15, 81:6, 81:9	e-mail 19:25
Dogmatic 69:25, 83:8, 83:14	dormers 31:7	drink 10:21	e-mails 9:13, 9:15
doing 16:12, 46:4, 63:14, 71:4	DOT 32:14, 32:17, 83:24	drive 46:14, 128:4	E. 127:14, 129:21
dollars 124:19	dotted 115:24	driven 68:24	ear 69:11
donate 128:12	double 29:3	driving 61:17	earlier 43:8, 67:13, 95:6, 101:14
done 16:13, 32:23, 36:5, 36:7, 40:8, 50:21, 57:9, 58:21, 69:23, 70:2, 83:18, 83:19, 84:1, 105:22, 107:12, 107:16, 107:19, 107:21, 107:22, 113:18, 121:14, 127:22, 130:14, 140:24,	Down 27:4, 27:13, 28:4, 29:22, 30:14, 53:18, 54:5, 56:21, 59:3, 70:13, 73:5, 73:11, 76:25, 85:20, 86:2, 86:23, 86:24, 89:3, 97:9, 108:20, 109:8, 109:15, 109:16, 109:21, 110:14, 111:3, 112:19, 119:11, 121:18, 126:4, 128:22	drop 118:8	early 59:11
	downtown 69:9, 77:12, 108:3	dropped 31:17, 95:6	earning 34:6
	downward 42:22, 43:3	dryers 40:3, 40:24, 41:4, 51:12, 51:13	easement 69:6, 115:23
	dozen 113:9	due 112:15, 116:17, 130:4, 131:21, 132:2, 134:5, 139:4, 140:14	easier 57:13
	DPH 20:1	duly 70:4	easily 115:11
	drafted 100:5	dump 111:21	east 53:18, 53:23
		during 31:25, 33:12, 33:14, 33:18, 49:13, 50:5, 59:17, 59:20, 97:25, 102:4, 102:7, 107:19, 107:21, 108:4, 113:11	eat 46:4, 115:12
		dysfunction 79:12	echo 58:20, 86:4, 99:2, 127:23, 140:1
			economic 104:4, 104:14
			efficient 96:6, 122:4
			efficiently 16:15
			egress 36:16
			eight 33:14, 49:13, 49:25, 50:1, 50:2,

92:7, 97:20, 138:11	Emily 78:10	41:2, 112:21, 113:8,	evening 2:3, 9:8,
eight. 88:13	employees 27:12,	113:9, 130:11	12:2, 19:14, 19:18,
eighth 71:7	49:19	ensure 33:22	20:8, 26:3, 114:7,
Eileen 119:14, 119:17	employment 98:15	enter 24:5, 84:19	127:13, 130:3, 130:25,
Either 3:4, 27:19,	encourage 71:24,	entering 57:8	135:8
52:20, 59:10, 81:11,	87:16, 98:1, 129:9,	Enterprises 21:12	event 107:11
87:8, 109:11	129:19	enters 68:23	events 27:15
elaborate 130:25	End 2:10, 2:21, 33:4,	entertain 131:6	Everybody 40:5,
elected 79:23	35:22, 37:19, 49:15,	enthusiastically 68:8	105:16, 105:21,
elector 6:22	70:24, 85:12, 103:18,	entire 40:1	105:25, 110:24,
elements 25:20,	113:18, 118:22,	entirely 69:6	127:21, 141:11
29:15, 31:6	130:22, 132:19,	entrance 22:25,	Everyone 2:22, 18:5,
Elevate 10:3, 91:13,	134:23	23:11, 23:18, 55:23,	18:21, 62:25, 80:15,
92:20, 105:6, 113:24	endeavor 17:21	57:12, 111:5	90:10, 91:17, 92:13,
elevated 92:24	ended 87:3	envisioned 30:1	94:11, 123:6, 138:9
elevation 28:12,	ending 2:18	equivalent 68:18	Everything 11:1, 11:3,
28:19, 29:11, 99:14,	ends 54:14	error 52:5	111:24, 139:13, 140:8
99:22	enforcement 79:8	Especially 22:1,	everywhere 128:4
elevator 26:21, 26:22,	engineer 21:14,	37:18, 100:22, 108:4	evolving 44:2
27:18, 35:8, 108:21	31:15, 57:4, 79:14,	essentially 26:9,	ex 9:10
eleven 92:8	79:17, 83:6, 83:11,	28:5, 48:19	Exactly 34:10, 34:12,
eliminate 47:7, 48:25	83:13, 84:5, 84:7	establish 17:3	123:17
eliminated 47:9	Engineering 79:18,	estimate 124:21	example 34:5, 34:9,
Elm 94:24, 123:16	81:8	estimated 124:18	34:13, 34:16, 65:6,
elsewhere 14:19	enough 12:1, 30:3,	evaluation 11:17	78:25, 121:11

exceed 25:18, 32:5, 32:9	expect 33:11	exterior 23:14, 58:9	fairness 17:17, 139:5
excellent 55:17	expectation 97:15, 97:20	external 25:19	fall 76:5, 80:19, 108:5, 134:21
except 52:3	expected 133:11, 135:6	extra 122:25	Falls 5:12, 5:14, 68:17
exception 91:18	expenses 124:16, 124:17	extract 73:23	false 120:5, 128:2
excluding 17:1, 88:19	experience 83:13	extracted 74:6	familiar 44:11, 127:25
excruciating 112:22, 113:17	expert 38:22, 83:9, 127:5, 131:17	extremely 69:24, 111:8, 131:13	families 35:5, 85:23, 117:1, 129:7
Excuse 3:2, 24:22, 56:13, 63:24, 73:25, 76:14, 79:10, 80:7, 80:16, 103:4, 121:3, 138:13	experts 64:5	< F >	family 34:5, 37:13, 95:15, 95:16, 95:20
Executive 7:1	explain 39:6, 58:2, 127:8	facades 30:22	far 27:5, 71:10, 111:22
exert 138:18	explanation 61:21	face 28:15, 67:16, 70:18, 71:14, 120:17	Farmington 2:16, 26:5, 26:6
exhausted 122:24	exposures 31:4	facie 44:20	fault 80:12
exhibiting 135:8	extend 16:10, 132:19	fact 84:3, 88:11, 92:6, 114:24, 135:13	favor 12:24, 86:25, 107:10, 108:14, 137:20, 141:8
existing 22:16, 23:1, 23:7, 24:3, 28:17, 36:1, 46:12, 46:20, 46:22, 49:24, 51:6, 62:1	extended 16:16	factors 82:3	feasibility 103:12
exit 24:5, 57:11, 84:20	extension 3:8, 15:23, 17:6, 17:14, 130:5, 133:19, 135:25	Factory 123:8, 123:18	feasible 104:16, 124:14
Exiting 32:5, 56:9, 57:8	extensions 17:12, 137:24	factual 132:8	feel 100:22
	extensive 13:19, 32:7, 49:6, 50:20	failed 29:3	Feeney 95:16, 95:21,
	extent 65:14, 65:22	fair 2:12, 49:20, 80:3, 80:4, 80:6, 80:12, 104:5, 118:3, 122:3, 132:9, 139:10, 140:7, 140:9	

96:15	finance 21:13	firemen 129:16	Flint 87:19
feet 24:18, 24:19, 25:2, 25:4, 26:9, 26:11, 26:12, 26:16, 26:17, 30:11, 30:13, 30:16, 51:22, 51:23, 56:10, 56:17, 56:18, 57:17, 61:19, 114:16	financial 4:10, 6:1, 6:18, 7:15, 8:2, 8:16, 9:3, 124:8, 124:25 financially 101:11, 101:18 find 54:1, 62:18, 68:21, 71:24, 72:4, 74:5, 78:10, 84:4, 84:6, 88:14, 92:5, 94:21, 97:14, 108:5, 111:11, 124:21, 131:15	firm 19:17 First 15:19, 23:18, 26:8, 27:9, 30:13, 37:23, 40:6, 51:17, 51:21, 65:13, 68:3, 70:12, 70:16, 80:14, 80:17, 86:20, 87:4, 95:6, 98:14, 98:15, 116:14, 120:12, 128:11 first-come-first-serve 23:16, 49:12 fit 54:23, 90:1, 139:12 fitness 77:6, 90:12, 90:17 fits 100:16 five 7:3, 62:24, 63:10, 92:7, 99:23, 108:2, 109:8, 110:10, 112:3, 113:21, 114:13, 117:4 fixtures 25:17 flag 120:5, 128:2 flashing 32:16 flimflam 105:22	flip 18:14 floor 22:2, 23:18, 26:8, 26:9, 27:9, 28:1, 28:7, 30:13, 30:16, 40:6, 40:8, 40:13, 40:15, 41:12, 41:22, 51:17, 51:18, 51:22, 82:22 flow 55:19 focus 65:14 folks 16:14, 33:25, 49:25, 50:6, 50:7, 129:18 follow 11:5, 85:6, 87:20, 101:9 follow-up 14:2 following 4:3, 12:5, 12:20 follows 86:17 foot 56:6, 115:24, 115:25 footage 41:12 footages 26:8 footcandles 25:18
fellow 129:10, 129:20			
fenestration 29:1, 31:1			
ferret 80:1			
few 2:14, 2:17, 38:15, 61:24, 62:8, 70:18, 108:17, 117:16, 134:17			
field 111:5			
fighting 122:22			
file 16:10, 31:16, 64:19, 65:7	finding 45:11, 108:6 finds 44:19, 86:13 fine 99:4, 128:12 fire 11:24, 24:9, 24:11, 39:7, 39:8, 39:16, 39:24, 51:3, 58:23, 58:25, 59:1, 59:5, 59:9, 59:12, 59:19, 77:24, 87:2 firehouse 69:10, 72:3, 73:1, 81:5, 86:20, 87:23		
filed 37:3, 50:18, 65:2, 135:12, 138:4			
filing 17:2			
filings 36:10			
finally 118:19			

footprint 22:5	51:11, 51:12, 51:13,	fundamental 17:17,	generation 32:2
forbearance 9:6	92:7, 101:9, 108:9	134:4, 139:5	gentleman 118:5
forbid 108:23	FOX 119:14, 119:19	Fundamentally 69:8	George 79:18, 79:20,
force 135:18	fragile 115:19	funding 35:8	124:7
forced 70:3, 140:5	frame 14:6, 92:12	future 104:24	gets 59:18, 116:22
foregoing 142:4	Frankly 140:1	futures 115:14	getting 52:19, 72:23,
forgetting 87:22	FREEMAN 127:17,		73:17, 88:1
form 11:14, 29:6,	127:19		ghost 111:13
38:20	friends 116:25	< G >	ghosts 15:17
forma 16:19	front 2:16, 22:23,	gables 31:7	girls 114:11
format 2:13, 95:9	22:25, 23:1, 27:17,	gallon 24:6	Give 10:1, 10:10,
former 105:12	28:18, 29:11, 50:24,	GALLUZZO 10:5,	19:12, 47:24, 86:22,
forth 56:8, 57:8,	54:10, 58:14, 62:3,	113:23, 114:4, 117:6	121:12, 122:24, 132:6
60:10, 79:24, 109:11	62:21, 70:13, 78:2,	game 105:22	Given 15:3, 33:17,
forum 93:19, 94:8	78:18, 78:19, 79:5,	garage 24:7, 28:25,	50:1, 68:17, 93:19,
forward 15:3, 20:15,	89:3, 100:11, 108:19,	61:21, 111:7	118:20, 132:7
69:22, 70:23, 82:8,	108:23, 109:4	gas 111:3	gives 89:23
106:16, 113:14, 120:7	frontage 24:15, 24:19	gather 43:23	giving 26:11
found 32:9, 78:6	Full 2:6, 25:17, 37:14,	genders 3:3	glad 108:1
foundation 28:18,	93:10, 99:16	general 3:11, 31:2,	glib 90:2
61:20, 89:13	full-time 128:3	75:21, 91:4, 91:16	goal 37:21, 105:14,
Four 2:12, 9:7, 23:13,	fully 52:18, 109:8	generally 41:9	105:18, 106:2, 127:20,
26:13, 32:8, 33:12,	function 66:23,	generated 31:23,	128:18, 128:23, 132:8
34:6, 41:4, 42:12,	94:15, 98:2	32:1	goal-oriented 106:12
42:16, 43:1, 50:19,	functioning 20:24	generates 84:8	goals 34:19, 37:16,

102:10, 102:24	Greenwich 2:16	hallway 27:14	he. 3:3
God 108:23, 111:19, 116:25, 128:19	grew 110:21, 129:12	hand 18:10, 48:1, 66:9, 66:23, 67:4, 67:7, 80:1, 82:18, 91:12, 97:16, 98:2, 104:25, 119:7, 119:8, 119:12, 120:9, 120:11, 121:17, 122:8, 123:2, 124:4, 125:15, 126:1, 126:5, 127:12, 138:9	head 102:21
gotten 130:14	grossly 131:20		Health 11:22, 23:25, 87:17
Governor 7:1	ground 35:9, 85:16		hear 37:1, 49:12, 53:5, 108:1, 122:14, 126:16, 128:9, 134:25
grab 27:2	group 5:13, 38:7, 63:10, 93:25		heard 2:22, 2:23, 2:24, 21:18, 21:21, 122:6, 130:9, 130:15, 130:24
grade 99:16	grown 109:9		hearing 2:11, 2:24, 3:4, 3:9, 3:14, 3:16, 3:17, 11:11, 11:13, 11:15, 15:2, 17:6, 17:10, 17:11, 67:2, 93:4, 122:4, 129:24, 130:11, 131:7, 132:3, 135:24, 135:25, 136:1, 136:18, 136:21, 137:7, 138:4, 138:7, 139:6, 140:7, 140:19, 141:12
grant 3:8, 9:23, 15:23, 96:7, 133:19, 133:24, 135:25	Growth 92:4, 93:14		
granted 71:23	guaranty 3:13	handle 91:12	
graphical 52:5, 52:10	guard 118:20, 118:22	hands 98:6, 119:13, 122:9	
graphically 55:4	guess 15:14, 18:16, 26:24, 27:21, 29:2, 30:21, 50:3, 58:11, 66:7	happen 29:20, 86:1, 87:19	
graveyard 112:1, 112:2	guidance 97:22	happened 73:7	
Great 31:13, 49:4, 67:24, 113:1, 113:4, 117:4, 119:24, 122:7, 122:13, 127:18, 127:23	guidelines 98:3	happy 16:9, 17:3, 18:21, 95:10	
greater 25:1, 35:16, 38:6	guy 77:19	hard 14:23, 58:2, 108:6, 113:14, 131:13	
greatly 77:25	guys 105:11	harm 9:22	
green 27:24	gym 119:25	harmony 102:16	
greenery 109:10	< H >	hash 70:7	hearings 3:21
	half 3:1, 14:1, 14:2, 14:8, 38:10, 93:11, 115:16	hat 38:7	hears 45:19
		Haven 13:19, 86:2	heavily 77:8

height 24:15, 24:17, 30:9, 30:10, 30:18, 99:14, 99:16, 100:4	128:13	Holley 23:10, 24:6, 29:14, 32:5, 68:22, 69:15, 69:18, 72:21, 74:13, 75:23, 76:7, 76:9, 77:16, 84:17, 84:19, 84:20, 101:10, 102:12, 102:23, 103:6, 105:16, 108:7, 108:13, 109:15, 109:17, 110:23, 120:2, 128:18, 137:9, 137:10	hour 3:1, 14:2, 14:8, 31:24, 31:25, 38:10
heights 31:6	hill 73:5, 73:11, 109:17, 111:3		hours 2:12, 14:1, 14:7, 19:7, 33:13, 50:19, 97:20
Hello 105:8	hillside 81:13		house 13:9, 77:24, 94:20, 96:22, 96:24, 97:4, 98:12
help 16:14, 56:1, 77:25, 78:15, 79:13, 81:22, 82:9, 88:1, 100:10, 118:5	hire 83:11		
helpful 38:19, 123:7, 123:11, 123:24	hired 7:5		household 34:2, 34:4
helping 78:10	hiring 122:21		housekeeping 2:9, 47:7, 48:23
helps 96:14	Historic 25:21, 37:3, 44:16, 47:20, 47:21, 62:11, 64:21, 65:1, 65:5, 71:20, 101:3, 101:12, 104:10	home 18:22, 52:2, 127:21	human 129:10, 129:20
hereby 142:3	historical 9:22, 43:6, 43:14, 44:13, 44:24, 45:3, 100:16	homes 35:4, 37:13, 129:14	hungs 29:3
herself 107:1	history 75:8, 87:20, 87:22	honest 116:25	husband 107:5
HIGGINS 1:19, 2:7, 6:5, 6:9, 6:11, 6:12, 6:16, 6:19, 58:19, 59:16, 60:3, 60:20, 60:23, 74:20, 74:24, 75:11, 75:19, 75:24, 76:4, 76:20, 77:1, 90:7, 90:9, 137:4, 139:19, 139:23	hit 108:25	Honestly 114:20, 135:6	Huskies 107:9, 107:10
high 42:18, 106:2,	Hobart 107:5	honor 139:14	< I >
	Hold 5:7, 74:16, 76:2, 93:24, 96:21, 119:14	hope 62:7, 77:12, 82:2, 106:16, 139:12	I. 96:24
	holders 52:16, 52:17	hopefully 16:10	idea 15:10, 112:3
	Holding 10:9	hoping 15:15, 66:6	ideal 86:1, 86:3
		horse 71:15	identifies 12:19, 97:24
		horses 93:24	

identify 93:5, 93:12, 94:9	implicitly 75:13	64:6, 70:5, 115:10, 119:24	indication 128:13
illogical 71:8, 71:9	important 59:8, 106:10	income 34:1, 34:2, 34:4, 34:5, 34:8, 34:12, 34:14	individual 40:2, 41:22, 93:9
illusions 68:21	importantly 129:6	incomes 34:11	individuals 25:23, 85:24, 129:7
illustrate 39:8	impossible 94:10, 95:8, 96:5	inconclusive 70:4	indoor 55:20, 57:6
image 30:14, 30:16, 55:5, 55:6	impressed 88:16	incorporate 62:1, 62:7, 62:9, 62:12, 62:15	indulgence 17:8, 17:16, 132:5
images 116:1	improvement 43:4, 58:21, 129:1	incorporated 23:4, 28:22	Industrial 47:8, 48:9
imagine 59:21, 69:4	improvements 32:15, 84:1	incorporating 28:16, 29:18	infill 85:15
immediate 36:19, 58:7	in-person 9:12	incorrect 84:3, 103:8	information 12:7, 43:23, 44:6, 45:3, 45:4, 80:25, 124:9, 124:10, 124:25
impact 43:15, 104:9, 115:17	in. 15:10	increase 112:10, 112:13	ingress 36:16
impacts 37:4, 44:16, 45:4, 84:11	inappropriate 124:23	independent 68:16	inherited 79:11
impair 77:11	Inc. 19:19	indicate 48:10	initiated 90:21
impaired 77:18	inception 68:7	indicated 20:9, 36:13, 36:21, 36:24, 37:6, 38:9, 50:18, 69:14, 70:8, 85:22	initiatives 68:10
impairment 58:12, 64:25, 65:5	inches 30:11	indicating 48:10, 48:14	inordinately 135:19
impartiality 9:9	include 61:19, 90:23, 124:17		Inside 30:3, 56:14, 58:11
impeded 43:9	included 74:12, 123:13, 128:18		insistence 133:5
imperfect 140:6	includes 11:7, 11:8, 22:22		Instead 112:14, 128:16
imperfection 119:20	including 3:24, 12:9, 23:20, 49:23, 64:2,		institutional 47:14,
implication 90:22			
implicit 72:14			

74:23, 86:19	12:3, 14:9, 16:6,	70:18, 84:10, 89:5,	49:11, 85:7, 86:4,
instructions 57:7	16:19, 19:10, 43:14,	89:7, 94:3, 104:3,	100:23, 101:14, 103:1,
instructor 67:24	44:7, 44:19, 45:15,	114:24, 116:12, 128:6,	115:2
integrated 38:23	64:1, 64:4, 64:14,	128:7	Joe 21:14, 31:10,
integrity 83:14	91:6, 91:19	issues 13:21, 15:4,	31:11, 33:3, 33:6,
intelligent 71:23	Intervenors 130:18	17:16, 36:9, 44:13,	50:17, 55:25, 57:1,
intend 30:2, 33:22,	intervention 9:20,	60:9, 60:10, 70:1,	83:5, 107:13
63:19, 65:16, 115:3	9:21, 9:24, 37:1,	80:11, 115:20, 126:14,	Joey 114:9, 114:19,
intended 34:7	43:17, 44:6, 44:18,	126:20, 130:15, 132:8,	116:6
intending 30:17	44:25, 45:12, 45:13	133:22	Johanson 79:18,
intensely 83:15	introduce 21:6	item 118:12	79:20
intention 16:25,	introduced 77:25	iteration 21:19	John 1:19, 2:7
80:19, 84:19, 115:3	invested 77:8	itself 4:2, 4:19, 5:16,	join 86:11
intentions 70:25	investment 69:9,	31:20, 32:18, 68:12,	Jon 21:9, 22:10,
interest 4:10, 4:18,	77:18	120:5	22:11, 26:23, 29:20,
4:20, 5:12, 5:15, 6:1,	investments 77:11		36:24, 46:3, 46:7,
6:7, 6:18, 7:15, 8:2,	invisible 125:15		47:13, 48:15, 51:6,
8:16, 9:3	invitation 86:11	< J >	55:25, 56:13, 56:16,
Interiors 115:5,	involved 70:10,	janitor 27:16	57:11, 58:18, 58:23,
117:17, 120:1	124:16, 134:22	job 46:1, 49:6, 69:10,	60:16, 61:24, 74:22,
internal 42:5	involvement 4:16	71:11, 113:15, 127:23	86:24, 87:8, 90:8,
interrupt 103:25	involving 133:17	Jocelyn 20:7, 20:17,	137:3
intersection 32:18,	ipad 120:20	22:12, 30:20, 36:7,	Jonathan 22:12
32:24, 70:17	isolated 58:2	36:13, 36:21, 37:6,	Joseph 10:6
Intervenor 9:23, 10:7,	issue 62:16, 69:7,	38:3, 38:9, 46:9,	Journal 11:11,

106:15, 111:1	killed 108:25	101:12, 106:15, 111:1,	96:23
judging 55:15, 89:6	kind 12:1, 15:16,	113:3, 115:5, 117:17,	last 2:14, 29:8, 31:16,
judgment 41:5, 71:18	26:10, 26:19, 27:14,	119:23, 120:1, 128:3	31:21, 32:8, 43:9,
Judith 10:6, 114:8	28:24, 35:13, 46:14,	Land 2:19, 9:17,	49:15, 58:21, 59:10,
juggling 140:3	55:23, 62:3, 70:18,	10:10, 15:25, 19:16,	60:7, 60:13, 61:4,
jump 76:1	85:8, 95:11	79:7, 79:11, 80:10,	61:23, 65:15, 70:5,
	Kindly 136:14	85:8, 85:9, 97:23,	71:18, 83:18, 83:21,
	kinds 133:21	99:2, 105:17, 128:12	94:7, 95:19, 95:20,
< K >	Knife 37:7, 76:11,	landmarks 64:22	95:21, 106:15,
Kathy 136:8	76:15, 76:19	landscape 22:13,	107:16, 107:17, 117:9,
Katie 114:17	known 75:7, 80:11,	23:22	117:10, 117:12,
Katriona 38:17	114:21, 127:24,	landscaping 25:6,	127:13, 131:18,
keep 17:21, 78:21,	135:13	25:12	131:19, 134:21,
88:24, 102:16, 111:24,	knows 45:12, 131:14	lane 39:16, 39:24,	135:12, 135:14,
118:7, 138:21, 139:4,		51:3, 55:20, 57:7,	139:24
139:9, 140:13		59:5, 59:12	later 16:17, 23:7,
keeping 79:22, 80:12	< L >	lanes 24:11, 39:7,	24:12, 42:16, 59:2,
Ken 29:7, 43:7	labelled 27:22	39:8, 56:14, 56:15,	59:5, 59:7
kept 113:21, 117:3	lack 112:19, 112:20	56:21, 58:23, 59:1,	laundries 40:9
Kern 1:22, 2:20	lacking 37:14	59:19	laundry 40:1, 40:5,
Kerry 130:8	Lakeville 11:11,	language 47:18	40:6, 40:8, 40:12,
key 35:7	23:24, 47:8, 47:21,	large 40:23, 41:1,	51:10, 140:12
kick 38:15	69:9, 77:9, 77:12,	42:13, 61:16, 76:22,	law 9:11, 19:16, 65:5,
kid 55:10	84:23, 85:1, 87:1,	118:3	104:6
kids 61:12	87:6, 87:13, 88:22,	larger 25:4, 50:21,	lay 38:22

leader 46:7	12:25, 13:16, 14:22,	likelihood 9:22	lists 102:19
leaders 24:4, 46:15	14:24, 15:10, 15:24,	likely 30:4, 104:9,	literally 108:21
learning 67:23	16:1, 16:2, 16:6, 16:7,	136:2, 136:22	little 4:13, 29:11,
lease 34:22	19:25, 25:9, 48:10,	limit 110:10, 118:17	38:10, 54:7, 61:17,
least 3:1, 41:2, 45:25,	48:14, 60:9, 60:21,	limited 9:12, 60:4,	72:24, 84:9, 91:22,
113:9, 135:8	68:11, 69:16, 70:8,	90:20, 142:5	109:9, 111:10, 111:15,
leave 33:14, 45:8,	70:24, 72:11, 72:13,	limits 34:4	131:11, 131:12
141:3	72:17, 73:16, 74:6,	line 23:13, 42:21,	live 34:6, 62:19,
leaves 49:6	106:14, 126:20, 127:2	56:21, 61:13, 80:8,	129:12
leaving 55:21	letterhead 38:21	80:9, 84:8, 84:9,	liveability 87:5
left 32:11, 36:15,	letters 11:22, 12:21,	99:15, 101:11, 111:18,	living 85:24, 110:19,
40:21, 55:3, 63:22,	17:2, 20:4, 105:11	115:25	114:13, 114:14,
111:5, 120:17	level 30:23, 35:9,	lines 32:4, 32:6, 57:3	115:14
left-hand 18:23,	77:21	link 18:22	LLC 26:5
18:24, 121:8, 125:19	levels 25:18, 111:7	links 18:20	Lloyd 110:12, 110:16,
legal 16:10, 36:9,	LI-20 48:12, 48:17	list 10:11, 13:14, 18:1,	114:6
132:8	life 105:13	26:7, 115:21, 140:12	local 50:10, 98:15,
less 28:13, 31:23,	lifetime 138:6	listed 20:20	98:17, 115:9, 119:24
31:24, 32:1, 87:3,	Light 25:18, 28:24,	listen 4:7, 5:1, 5:21,	located 23:23, 31:13,
87:15, 88:15	30:2, 42:8, 42:10,	6:13, 7:10, 7:21, 8:10,	40:6, 48:17, 98:16
lesser 50:21	43:3, 47:8, 48:9, 88:7	8:23, 112:23, 113:16	location 22:15, 71:7
letter 2:13, 3:19, 4:17,	Lighting 25:7, 25:15,	listened 21:21,	locations 86:3
11:9, 11:15, 11:21,	25:16, 30:3, 42:4, 42:9	105:23	long 16:12, 17:4,
11:24, 12:7, 12:10,	lights 42:5, 42:16,	listening 105:10,	20:25, 77:15, 86:19,
12:11, 12:15, 12:20,	43:1	119:20	87:20, 108:19, 109:5,

115:17, 122:23, 130:7

longer 7:4

look 18:13, 20:15,

29:6, 29:21, 29:23,

38:25, 42:3, 56:25,

64:24, 65:10, 71:17,

73:12, 73:14, 74:18,

76:25, 82:8, 116:20,

120:17, 123:10,

123:12, 123:25, 125:5,

128:17, 129:3, 138:10

looked 59:24

looking 14:16, 19:3,

48:1, 67:18

looks 42:20, 51:10,

53:12, 54:3, 61:16,

61:17

loop 88:1

lose 71:14

losing 141:5

lost 22:5

lots 21:19, 50:5,

56:23, 57:3, 111:4,

111:6

love 73:8, 114:21

lovely 129:4

low 32:2, 32:22

Lower 30:14, 121:8,

125:19

lowest 35:22

lucky 105:20

lumen 42:17

lumens 43:2

< M >

M. 123:3, 127:14,

127:15, 129:21

machine 41:2, 51:13

machines 40:24,

51:14

Madam 19:15

magnificent 69:10

mail 27:16

Main 22:13, 22:25,

23:10, 27:10, 27:17,

27:19, 37:16, 58:3,

62:2, 62:6, 128:3

maintain 9:9, 79:24

maintaining 51:6

maintains 6:21

maintenance 98:18,

124:18

major 17:16, 21:17,

37:10

majority 99:11

management 21:2,

21:3, 21:13

managing 20:22

manner 6:24, 63:14

map 22:15, 39:9,

75:25, 116:20

MARCHAND 117:14,

117:25

Mark 66:6

market 129:13

marshal 11:25, 24:10,

39:17, 58:25, 59:10

Martin 1:14

Marty 2:5, 13:9,

13:11, 13:12, 53:3,

54:17, 54:18, 80:9,

81:4, 87:8, 97:1,

121:11, 136:10,

136:11

Mason 124:7

mass 101:14

massed 30:22

massing 29:22

matches 22:25

material 23:8, 104:3

materials 6:23, 19:2,

31:2, 65:15, 131:18,

131:19

math 89:4

matter 5:3, 5:8, 5:23,

6:15, 7:12, 7:24, 8:13,

8:25, 9:11, 20:15,

84:4, 92:6, 131:3,

133:24

matters 3:15, 9:19,

132:1

Maurice 123:5

Max 24:20

maximum 24:17,

24:23, 24:25, 25:18,

101:16, 102:13

Mccoy 43:7

Meadow 31:13

mean 17:6, 42:17,

49:14, 53:12, 54:20, 56:25, 61:8, 76:25, 78:22, 81:21, 82:16, 85:25, 86:2, 89:16, 106:7, 111:18, 117:20, 121:7, 135:4 means 3:16, 39:21, 116:22, 133:10 meant 22:5, 122:17 measured 99:16 measurement 99:14, 99:15 mechanical 27:4 median 33:25, 34:5, 34:7, 34:14, 99:21 meet 24:22, 25:2, 25:14, 25:19, 25:22, 25:24, 32:5, 34:19, 35:2, 43:5, 43:7, 48:19, 102:9, 102:24 MEETING 1:3, 2:10, 2:13, 2:18, 2:21, 3:16, 18:25, 23:6, 38:2, 43:11, 63:9, 63:20, 65:17, 73:13, 74:17,	78:4, 130:21, 136:3, 139:24, 141:2, 141:3, 141:5 meetings 2:14, 6:23, 6:24, 94:5 meets 25:10, 56:7, 71:19, 89:6 Member 3:22, 12:7, 48:8, 64:8, 91:5, 106:4, 122:8, 126:8 Members 1:11, 2:2, 2:6, 3:21, 9:14, 9:15, 12:23, 19:14, 20:20, 36:8, 38:11, 70:4, 94:14, 100:14, 122:1, 127:12, 130:2, 130:23, 136:5 memo 11:18 memorandum 38:17 memorials 23:3 memory 47:14, 74:23, 86:19 memos 31:15 mention 29:3, 34:25 mentioned 23:24,	24:9, 26:24, 31:21, 32:4, 33:21, 34:23, 61:25, 117:19, 139:19 mentions 35:21 merchants 85:12, 85:23 merits 45:1 messages 9:14, 16:4 met 21:10, 45:15 methods 61:7 Michael 1:10, 1:11, 2:3, 4:24, 46:1, 47:5, 87:11, 88:5, 90:7, 93:3, 117:6, 123:7, 137:19, 139:19 microphone 8:7, 14:13, 119:18, 120:16, 120:18 mid 30:9, 30:10, 30:11 middle 26:25, 56:9, 99:22, 109:19 Mike 13:3 Millerton 22:23, 27:10, 28:18, 29:14,	29:22, 32:6, 53:19, 53:23 million 124:19 mind 10:13, 118:7, 139:4, 139:9 minimal 31:22 Minimum 24:18, 25:1, 36:25, 101:15, 103:7 minus 22:17 minute 62:24 minutes 72:8, 72:12, 72:13, 73:13, 73:14, 73:24, 74:4, 74:15, 78:4, 78:14, 110:10, 113:21, 117:4, 118:6, 134:18 misfiling 65:9 misrepresentation 116:4 misrepresented 116:15 missed 46:23, 137:3 missing 59:7, 78:5, 80:25, 136:10 mix 34:11, 34:12,
--	---	---	---

76:13	mouth 77:20	multi-family 19:4,	naturally 129:17
mixture 3:3	Move 4:12, 55:7,	24:16	nature 31:2, 132:15,
mock 53:17, 54:11	67:1, 93:21, 105:24,	multi-story 111:4,	133:20
modifications 38:3	106:16, 120:7, 125:23,	111:6	nearly 70:15
moment 36:13, 41:16,	132:23	multiple 91:24,	necessarily 42:17,
59:25, 76:1, 86:10,	moved 67:6, 67:7,	123:20	127:3
119:7	141:6	mute 121:6	necessary 35:14,
money 101:21	movement 56:11,	muted 13:10, 14:12,	101:18
Monico 88:25	56:19	113:25	need 3:25, 4:1, 24:10,
monitor 95:7	Moving 23:2, 23:9,	myself 4:5, 15:5,	24:21, 24:23, 27:6,
monitoring 94:12	23:17, 138:21, 140:3,	15:13, 54:22, 95:15,	33:12, 47:17, 49:2,
monopolize 132:4	140:13	140:5	51:3, 74:2, 83:18,
month 15:14, 34:15,	MUECKE 10:6, 94:19,		83:20, 92:18, 95:3,
34:16, 34:17, 124:11,	94:24, 94:25, 95:1,		96:20, 99:7, 101:15,
132:11, 134:8	95:14, 95:19, 95:20,	< N >	112:10, 112:21,
months 6:21	95:22, 95:24, 96:4,	name 2:17, 19:16,	116:25, 117:10,
morning 31:24,	96:15, 96:20, 96:23,	20:17, 26:4, 30:15,	118:16, 129:8, 129:16,
94:19, 100:14	97:3, 97:7, 97:11,	95:18, 95:19, 95:20,	129:17, 132:24,
mother 96:9	97:19, 98:3, 98:9,	95:21, 99:24, 107:13,	133:24, 135:5, 138:4,
Motion 30:4, 42:6,	98:11, 98:14, 99:9,	110:14, 110:16, 117:9,	140:11, 140:19,
131:6, 132:23, 137:6,	99:11, 100:3, 100:7,	117:10, 117:12	140:20, 141:4
137:7, 137:25, 140:19,	100:13, 101:1, 101:6,	named 18:5	needed 24:8, 42:9,
140:20, 140:22, 141:4	101:9, 101:17, 102:3,	names 18:6	42:10, 59:4, 59:7,
motorcycles 61:8	102:6, 103:3, 103:5,	Nancy 106:23	71:3, 101:15, 120:4
mounted 39:24	103:20	National 100:16	needs 3:2, 60:4,

91:17, 102:22, 105:15, 116:9, 116:10, 129:8	nighttime 42:4	notable 128:25	numbers 89:3
neighborhood 25:21, 28:25, 30:7, 62:19, 90:2	nine 92:7	note 19:24, 32:14, 68:18, 104:1, 110:1	< O >
neighborhoods 12:9	nitpicking 116:24	noted 30:8, 70:4	o'clock 127:20
neighboring 84:18	no-brainer 112:17	notes 119:2	objecting 85:23
neighbors 11:12, 21:22, 36:1, 116:25	No. 4:6, 4:11, 6:11, 7:8, 7:16, 12:21, 12:22, 41:9, 55:9, 58:17, 74:2, 78:18, 95:14, 106:9, 117:15, 125:13, 140:21	Nothing 69:23, 70:2, 83:8, 83:20, 104:20, 112:24, 121:16, 125:23	objection 108:7
neither 9:25	nobody 115:16, 124:22, 129:16	notice 11:11, 20:4, 54:4	objections 65:13, 109:5, 112:23
neutral 9:25	nodding 47:13	noticed 53:19	objective 71:18, 83:8, 88:15
New 13:18, 21:9, 22:14, 23:4, 24:3, 33:8, 76:12, 80:19, 86:2, 112:9	noise 13:7	notices 11:12, 11:23, 19:25	observation 50:19
news 15:12	non-profit 20:21, 21:4, 101:23	noticing 42:12	observations 33:15
newspaper 34:24, 35:17	None 6:19, 64:11, 114:14	notification 11:14	observe 68:14
nice 58:21, 109:10, 129:3	nonetheless 89:12	notified 23:25	observed 32:8
Nicely 36:5, 36:7, 54:23, 58:21	noon 3:5, 11:3, 138:7	nowhere 106:2	obstructed 36:17
niceties 17:21	nor 10:1, 15:11, 94:6	Number 15:3, 22:3, 22:7, 32:10, 35:7, 35:10, 36:21, 40:24, 42:17, 73:21, 83:16, 83:17, 83:23, 90:15, 102:13, 115:12, 132:7, 132:8	obstructions 69:3
night 30:1, 42:14, 123:10, 130:11	normally 104:2		obtained 39:1, 39:2, 60:18
	north 28:8		Obviously 21:24, 22:7, 34:25, 35:8, 35:12, 48:21, 50:11, 108:2, 133:25
	northwest 27:22, 28:3, 119:22		occupants 70:21
			occupied 42:11

occurred 21:18	58:6, 139:10	20:24, 101:23	owner 11:9, 23:6,
occurring 70:9, 129:18	opened 17:10, 98:1	organized 119:3	76:12, 119:23
October 115:1	opening 15:22	original 16:6, 41:13	owners 70:22,
offer 86:11, 86:21, 87:4	openings 31:1	originally 131:3, 133:7	108:12, 115:7, 116:8, 117:15, 117:17
Office 27:13, 43:7, 62:11, 70:14, 78:11, 79:9, 80:11, 86:12, 101:3, 111:19	operating 15:17	others 52:11, 69:17, 74:25, 114:22	owns 114:9, 114:10
officer 79:8	opinion 114:6, 114:7	outdoor 33:9, 33:12, 33:14, 56:10	< P >
officers 27:12	Oppenheimer 12:8, 122:11, 122:14, 122:16, 123:1	outline 135:7	P&Z 5:15, 28:13, 129:9
officials 79:23	opponents 133:19	outrageous 134:2	P.M. 1:5, 2:1, 33:13, 137:11
often 140:5	opportunities 20:25, 37:11, 37:12, 37:15, 37:18, 38:8	outside 42:13, 49:13, 58:6, 90:13	page 10:22, 12:18, 18:22, 18:24, 73:19, 73:20, 85:13, 85:19, 97:23
old 73:4, 113:11, 129:15	opportunity 14:25, 38:1, 82:6, 93:20, 119:19, 127:13	overall 4:1, 102:16	painting 59:5
on-street 50:15	opposed 137:23	overblown 122:18	Palmer 13:1
Once 119:25	opposite 55:22	Overlay 19:21, 19:23, 24:17, 35:12, 37:7, 48:21, 89:9	Pamela 125:1, 125:3, 125:11
one-way 116:2	opposition 3:24, 135:20	overlight 48:12	pandemic 70:2, 107:23
one. 60:12, 98:7, 109:23, 113:22, 117:7, 127:14	options 37:10, 37:17, 75:20, 75:22, 85:10	overnight 33:14	panelist 10:3, 105:7
online 110:25	Order 7:1, 9:9, 87:15, 93:4, 102:24, 111:15	own 5:3, 21:1, 47:7, 53:16, 83:11, 90:14, 114:12	parcel 11:16, 85:9
onsies 112:14, 112:15	organization 20:21,	owned 128:15	
open 33:9, 38:10,			

Park 22:18, 26:22, 56:7, 108:10, 116:19, 116:21, 118:4, 120:3, 123:11, 129:1, 129:2	116:12, 123:8	97:16, 103:19, 108:18, 108:20, 111:11, 111:25, 112:23, 113:2, 113:13, 114:13, 114:14, 115:12, 115:13, 118:7, 118:15, 122:21, 129:11, 129:13, 136:10	96:8, 133:25
parked 33:16, 58:3, 58:11, 108:24, 109:4, 120:2	particularly 93:8	Per 24:15, 24:21, 24:25, 25:7, 25:12, 25:14, 30:2, 53:13, 69:1, 124:10	permissions 71:22
parks 49:13, 49:20	parties 136:2	percent 22:22, 24:20, 24:21, 24:23, 24:24, 24:25, 25:3, 33:25, 34:1, 34:7, 52:24, 101:24, 102:1	permit 19:3, 19:19, 72:6, 72:10, 74:11, 80:1, 103:15
parse 125:8	Partners 92:4, 93:14	perennials 23:23	permits 69:19, 71:22
part 9:25, 29:19, 30:13, 47:17, 60:17, 69:12, 75:6, 78:9, 87:2, 90:23, 92:22, 127:10	party 9:23	perhaps 29:17, 61:21	person 12:19, 80:20, 82:21, 86:21, 92:20, 93:12, 96:1, 125:17, 127:5, 134:15
parte 9:11	past 71:23, 113:5	peril 70:22, 83:8	personal 4:10, 4:19, 6:1, 6:17, 7:15, 8:1, 8:15, 9:2, 114:21, 116:5
partiality 4:7, 5:1, 5:21, 6:13, 7:10, 7:22, 8:10, 8:23	path 68:24, 105:14	period 98:1, 135:19	perspective 111:24
participate 6:24, 37:23, 38:2	patio 23:3	permanent 99:11	persuing 71:15
participation 3:21	Paul 87:12	permeable 23:3	petition 12:3, 12:24, 44:2, 64:19, 65:2, 65:9, 65:11, 104:8, 135:12
particular 36:12, 37:9, 63:10, 72:11, 73:7, 81:9, 93:9, 94:10, 103:12, 108:7,	paved 62:3, 69:3	permission 5:5, 20:6,	
	pavement 57:10		
	paver 23:3, 62:4		
	pay 34:1, 71:16		
	payers 124:15		
	peak 31:24, 31:25, 33:13, 33:15, 50:5		
	Pearson 19:17		
	pending 19:1, 103:16		
	People 35:4, 50:2, 53:14, 57:13, 60:22, 63:6, 63:11, 69:18, 75:14, 84:25, 86:18, 88:24, 91:23, 93:4, 93:8, 94:8, 94:18, 95:4, 96:3, 96:5,		

42:7, 42:15, 42:24, 43:6, 43:12, 51:15, 51:17, 51:20, 51:25, 52:5, 52:9, 52:13, 52:17, 54:24, 55:4, 99:20, 100:1 Petracone 21:11 ph. 12:6, 23:6, 38:17, 62:17, 130:8 Philip 122:10, 122:16 photos 12:9, 54:3 pick 24:8, 124:15 picked 62:19, 70:15 picking 62:20 pickup 24:5, 48:22 pictoral 29:5 picture 26:19, 27:9, 54:5, 54:25, 55:5, 109:10 pictured 23:21, 39:19 piddling 112:14 pie 128:14 piece 59:8, 80:13 Pike 38:17 pipes 46:7	piping 46:16, 81:19 pitch 31:6 pizza 108:17, 119:24 PKSQ 19:21, 89:16 Place 52:16, 52:17, 70:17, 76:7, 76:9, 79:22, 84:17, 84:19, 94:21, 96:20, 98:11, 102:23, 103:6, 105:16, 108:10, 111:3, 113:4, 119:24, 120:2, 128:18 places 97:21, 108:17 plaintiff 64:25 plan 11:9, 11:21, 14:21, 15:5, 22:11, 22:20, 23:19, 32:13, 33:20, 35:20, 35:25, 36:15, 40:15, 43:15, 46:10, 46:11, 56:1, 56:2, 62:10, 73:9, 75:5, 77:24, 79:12, 79:18, 79:19, 79:21, 91:3, 102:19, 102:25, 105:23 planned 43:8, 130:21,	131:3, 133:7 planner 105:13 Planning 1:2, 2:4, 9:16, 13:17, 18:25, 30:8, 61:19, 94:4, 113:15, 114:25, 127:21, 133:15 plans 11:25, 24:9, 24:12, 40:7, 78:14, 88:1, 100:11, 100:22, 109:20, 130:9 plaques 23:4 play 31:18 pleasure 121:24 plenty 75:4, 113:8 plow 109:3 plus 22:16, 35:5, 103:6 POCD 37:9, 37:13, 37:17, 37:21, 85:7, 85:13, 85:17 Pocket 37:7 Pocketknife 24:16, 89:23, 99:12, 110:25, 137:8	Point 10:2, 12:2, 15:17, 17:9, 17:11, 18:17, 20:8, 36:12, 37:5, 40:5, 41:6, 44:2, 45:10, 45:13, 47:2, 50:4, 51:1, 52:9, 59:18, 60:7, 65:18, 77:1, 85:20, 86:4, 93:3, 104:17, 114:23, 128:9, 135:1 Point. 38:12, 40:11, 52:20, 60:5, 64:18, 98:8, 130:10 pointed 94:8 points 37:24, 64:20, 66:3, 68:13, 127:24 pole 54:6, 54:7, 54:9, 54:12, 54:15, 54:25, 55:10 poles 54:22, 55:7, 58:12 policeman 70:13 Pollution 25:9 Pond 123:8 Poor 125:14
---	---	---	--

pop-up 121:12	pre-application 38:1	61:3, 67:3, 68:4,	110:18, 110:25, 111:2
Pope 102:14, 102:20,	pre-judge 4:6, 7:7	68:20, 82:11, 83:4,	previous 21:19, 30:8,
102:23, 103:6, 105:17,	pre-judged 5:18,	102:4, 102:7, 123:6,	31:15, 82:11, 117:20
128:10, 128:15,	6:10, 8:6, 8:20	123:9, 127:6, 131:13,	previously 29:20,
128:19, 128:20	pre-pandemic	131:22, 131:23, 132:9,	32:4, 80:22
portico 29:11	107:17, 107:24	132:13	price 128:13
portion 67:2, 113:6	precisely 104:14	presentations 4:8,	priced 129:13
posed 12:14, 14:8	preclude 138:8	5:1, 5:22, 6:13, 7:10,	prima 44:20
position 44:8	predictability 69:21	7:22, 8:11, 8:24,	prior 3:14, 4:9, 5:2,
possibility 62:9,	prefer 40:11, 122:2	18:16, 36:12	5:23, 6:14, 7:11, 7:23,
136:20	prejudged 4:23, 7:18	presented 12:8,	8:12, 8:25, 43:24,
possible 2:22, 96:24,	preliminary 11:25	65:19, 70:7, 72:8,	45:5, 48:11, 69:24,
139:20	prepared 31:15,	79:1, 79:3, 79:17,	74:7, 107:23
post 63:11, 70:14,	31:21, 77:19, 83:12,	105:12, 116:20,	priority 112:3
74:5, 86:12, 111:19	122:5	126:20	private 20:21, 21:4,
posted 12:3, 74:5,	PRESENT 1:11, 1:17,	presenters 61:24,	38:5, 86:22
78:4, 78:6, 95:8,	1:21, 3:2, 21:9, 22:10,	64:2	privately 128:15
97:14, 97:24	30:22, 65:17, 66:9,	presenting 12:2,	privilege 13:20
posts 63:11	66:22, 68:7	20:16, 21:7, 21:8	privileged 13:20
potential 45:4, 71:6,	presentation 13:23,	presently 109:8	pro 16:19
118:21	14:2, 14:5, 14:11,	presents 69:7	Probably 42:8, 49:13,
potentially 84:17,	14:22, 18:17, 19:8,	Preservation 62:11,	69:1, 88:10, 97:10
87:18, 118:14	20:7, 33:5, 36:4,	101:3	problem 46:25,
Power 12:2, 17:14,	38:10, 46:5, 55:17,	presume 40:1	53:16, 64:22, 70:7,
20:8, 65:18, 130:10	58:20, 59:2, 60:8,	pretty 82:1, 109:10,	90:21, 93:6, 93:8,

109:1, 111:9, 111:12, 120:2	program 50:24, 112:22	90:14, 102:14, 102:20, 103:6, 128:10, 128:15, 128:16, 128:19, 128:20	25:9, 32:14, 32:17, 40:5, 41:25, 43:23, 44:7, 45:2, 45:4, 124:9, 124:20, 131:1, 142:5
problematic 95:5	prohibited 9:11		
problems 80:10, 80:21, 80:22	project 21:13, 21:20, 21:23, 22:20, 25:10, 33:23, 35:2, 50:20, 69:5, 69:22, 70:21, 70:23, 71:5, 71:12, 71:25, 72:24, 77:10, 84:8, 84:10, 104:5, 104:14, 106:17, 112:18, 112:25, 124:14, 124:17, 124:24, 129:9, 129:19, 137:8	proportion 30:25 proposal 35:25, 36:24, 37:6, 87:17, 101:23, 128:17, 130:16 proposed 3:25, 22:21, 24:19, 25:7, 25:11, 32:12, 40:13, 70:21, 105:23, 108:19, 129:4	provides 36:16 providing 124:24 provision 110:3 prudent 104:16 publicly 94:13 publicly-accessed 27:11
procedural 9:19, 17:21, 19:6			
procedure 3:19, 9:10, 45:12, 98:6			
procedures 83:20			
proceed 82:5, 100:12, 133:6, 134:24			
proceeding 64:23, 65:4, 65:8			published 11:11
proceedings 132:16		proposing 34:19	pull 11:7, 40:14, 42:8, 46:9, 58:6, 130:20
process 43:9, 44:11, 44:18, 44:22, 63:12, 68:7, 68:16, 69:12, 90:19, 131:21, 139:5, 140:10, 140:14	projects 50:22 promote 38:7, 67:7, 67:8 promoted 67:10 promoting 5:14	prospered 77:11 Protection 19:23, 116:22 protocol 17:3	purpose 77:4 purposes 76:12 purse 69:11 pursuant 19:20 purview 125:7
produce 79:20	proof 44:20	prove 103:7	put 12:17, 14:23, 16:5, 27:1, 39:5, 40:8, 57:11, 77:19, 91:15, 92:12, 92:17, 109:12, 110:9, 113:14, 115:15,
produced 45:17	properties 23:1, 36:2, 36:14	provide 34:21, 37:17, 39:3, 40:9, 124:9, 127:2, 129:6, 130:23	
professional 7:3, 7:4, 21:2, 41:4, 49:23	property 23:12, 34:23, 71:9, 75:13,	provided 12:10, 15:11, 19:23, 20:2,	
professionals 44:9			

115:24, 133:20, 133:23, 135:8, 135:20, 139:11 puts 44:7 putting 71:5, 88:24 PZC 6:7, 6:25 < Q > QA+M 21:7, 26:4, 100:1 qualify 34:6 quantum 112:10 question 2:25, 13:17, 13:21, 18:20, 43:13, 46:3, 47:19, 49:21, 51:1, 52:13, 53:7, 55:18, 58:24, 60:6, 61:15, 61:23, 63:9, 71:13, 82:12, 87:24, 88:3, 92:21, 94:13, 97:17, 97:24, 99:10, 100:3, 101:5, 104:16, 107:11, 109:14, 116:11, 117:19, 124:8,	126:18 questioned 64:13, 64:19 questioning 3:20, 42:21 quick 31:20, 63:18, 126:18 quite 2:22, 16:12, 37:2, 42:20, 44:23, 49:5, 59:24, 62:8, 76:24, 114:20, 130:7, 136:22 quote 37:18, 37:19, 71:8, 85:9, 85:12, 100:7 quoted 73:16 quoting 37:18 < R > race 71:15 Rachel 65:10 rack 62:14 rail 118:20, 118:22 Raise 18:10, 66:22,	66:23, 91:12, 97:16, 98:1, 98:6, 104:25, 126:1 raised 44:14, 67:4, 67:7, 71:17, 119:7, 119:9, 123:7 raising 48:1, 66:9 ramp 22:24, 29:10 range 30:10, 35:22, 124:10 rapid 32:16 rarely 33:16 rather 42:12, 54:23, 87:24 ratio 41:7 re-designed 21:23 re-invigoration 87:5 reach 82:4 reached 4:5, 4:22, 5:17, 6:9, 7:6, 7:17, 8:5, 8:19 reaching 4:9, 5:3, 5:23, 6:15, 7:12, 7:23, 8:12, 8:25 reacting 93:17	read 10:11, 10:21, 49:3, 73:21, 95:10, 96:8, 96:10 reading 65:12, 95:2 ready 15:2, 132:20, 132:23, 135:19 real 63:18, 108:2, 128:7 realistic 29:6 reality 81:21, 81:22, 105:18 realize 44:5, 57:16, 90:20 really 15:21, 20:15, 31:20, 35:10, 45:5, 53:15, 54:19, 55:17, 56:23, 78:15, 88:16, 89:6, 90:3, 100:9, 105:15, 105:22, 106:11, 106:12, 110:19, 114:4, 114:8, 114:20, 114:21, 115:16, 116:24, 133:9, 134:4 rear 99:13, 99:16,
--	---	--	--

100:4, 101:1, 118:19	97:16, 104:25, 121:17,	recreate 80:15	regarding 11:19,
reason 77:23, 96:16	126:1, 139:7	rectangle 22:21,	47:19, 83:12
reasonable 9:22, 14:3	recollection 87:7,	32:16	regards 83:9
rebut 45:18	87:9	recyclables 26:25	Register 100:17,
rebuttal 14:23, 63:19,	recommendations	recycling 24:5	118:16, 118:17
64:4, 122:2, 123:14,	29:9	red 27:22, 27:23,	regs 37:22
130:13, 131:13,	reconcile 80:23	39:13, 39:18, 46:15	regular 38:6, 73:23,
133:20	record 5:6, 10:11,	reduce 28:23, 28:24	98:6
recall 60:10, 78:8,	19:15, 19:24, 22:14,	reduced 22:2, 22:4,	regulation 56:12
111:9	31:11, 31:12, 31:16,	22:7, 22:8, 26:10,	regulations 11:14,
receipt 20:1	33:8, 36:6, 48:15,	51:21, 51:23	35:12, 35:15, 71:20,
received 2:12, 3:19,	57:2, 65:9, 78:1,	reduction 41:17,	71:21, 89:7, 89:8,
10:12, 10:25, 11:2,	79:22, 79:24, 80:11,	41:19	89:12, 89:15, 89:18,
11:3, 11:9, 12:13,	82:25, 83:5, 92:22,	reductions 41:23	115:6
12:23, 138:7	94:3, 99:1, 99:25,	refer 37:12, 85:7, 94:6	rehash 65:12
receiving 82:9	100:20, 103:10,	reference 15:15,	reiterate 17:7, 33:7
recent 32:15	104:1, 106:3, 106:10,	20:4, 20:20, 36:18,	related 59:17, 83:3
recently 68:24, 70:10,	107:13, 117:11,	38:16, 47:8, 74:12	relation 29:23
134:22	121:25, 125:4, 125:12,	referral 11:23	relationship 7:3, 7:4
recess 63:2	127:1, 138:25	referred 74:25, 128:5	relative 15:13, 38:3,
reciprocal 17:5	recorded 50:20,	referring 3:2, 60:14,	45:19
recognize 35:13,	97:17	90:13, 90:14	relatively 46:13
71:11, 72:13, 80:21,	recording 2:20,	refrain 9:14	relevant 98:19, 99:2,
98:7	83:15, 142:5, 142:6	regard 43:17, 75:18,	101:22, 102:2, 102:5,
recognized 75:13,	records 78:22	83:10, 115:18	104:3, 104:15

relish 49:4	88:8, 88:14, 88:16,	requested 34:20,	22:8, 26:21, 33:11,
remain 33:23, 36:2,	135:7	132:19	33:12, 33:19, 34:21,
69:21, 76:9, 88:21	reported 32:22	requesting 14:24	35:18, 36:23, 40:2,
Remainder 23:22	reports 50:18, 74:10,	require 14:11, 59:14	40:25, 42:25, 53:8,
remaining 23:15,	138:18	required 11:13, 11:23,	70:20, 79:23, 84:16,
76:9	represent 5:15, 6:7,	23:14, 34:19, 39:8,	84:19, 99:12
remains 27:4	95:15, 95:16, 96:14,	41:10, 57:2, 57:4,	resources 9:23, 65:1,
remarks 15:22	96:15, 115:25	71:19, 99:21, 102:9,	65:5, 98:17, 104:10
remember 60:12,	representation 29:5,	115:4	respect 63:12, 69:16,
60:13, 73:9, 81:5,	54:19, 78:16, 78:24,	requirement 32:6	69:22, 112:15, 114:6,
81:6, 81:7, 81:8,	79:1, 88:17	requirements 24:14,	115:2, 116:17, 130:4,
81:15, 87:1, 102:21,	representative 102:8,	24:15, 25:6, 25:10,	134:5, 140:14
131:17	102:11	25:13, 25:14, 25:16,	Respectfully 14:25,
remind 9:10, 9:14	represented 64:14,	25:19, 25:22, 25:25,	37:8, 37:20, 94:5,
remote 6:23	95:12, 95:23, 116:14,	36:25, 48:16, 48:20,	97:19, 100:13, 130:17,
rendered 22:20,	116:18	56:7, 83:19, 102:15,	130:19, 131:2, 132:4
30:17	representing 12:10,	103:7	respond 21:24,
rent 34:2	20:18, 21:11, 116:3	requires 72:4	43:15, 45:18, 48:1,
rental 20:22, 21:1,	represents 10:5,	requiring 36:19	61:23, 63:21, 66:1,
21:2, 52:25, 129:13	10:8, 10:9	reserve 63:6, 63:19	82:13, 86:9, 92:14,
rents 34:10, 34:13	request 14:25, 16:21,	residence 6:21	102:18, 110:2, 110:19,
repeatedly 70:12	17:7, 17:15, 79:15,	resident 27:1, 110:17,	117:24, 119:3, 122:5,
replicate 109:12	94:5, 94:14, 126:22,	119:22	125:6, 125:8, 126:19,
report 43:15, 49:4,	130:17, 130:19, 131:2,	residential 25:16	127:5, 127:8, 134:11,
50:18, 65:10, 65:12,	135:11, 139:14	Residents 21:22,	134:13

responded 97:17, 120:23	129:18	RIVA 1:12, 2:5, 4:15, 4:20, 4:22, 4:24, 4:25, 5:4, 5:9, 5:10, 45:24, 46:1, 46:19, 46:23, 47:1, 136:7, 137:19, 141:7	30:10, 30:11, 30:12, 30:17, 31:5, 31:6, 46:8, 46:15, 99:15, 99:23
responding 44:25, 45:6, 140:3	return 20:1	RJS 10:9	roofing 28:14, 29:1
response 11:23, 12:13, 13:16, 18:11, 36:11, 37:4, 44:8, 49:22, 58:17, 66:25, 70:16, 70:19, 127:3, 127:6	revenue 124:9, 124:12	RMR 142:12	roofs 31:6
response. 120:19	revenues 124:10	Road 22:24, 26:6, 28:18, 29:14, 29:22, 31:13, 32:6, 53:19, 53:23, 54:5, 69:17, 70:11, 83:23, 83:25, 84:1, 84:4, 109:21, 111:23, 118:4, 128:22	room 27:3, 27:12, 27:13, 27:15, 27:16, 40:20, 51:17, 51:18, 61:10
responses 97:25, 130:24	review 23:6, 24:14, 48:15, 65:18, 78:11, 94:14, 100:15, 127:1, 130:10	roadway 32:25, 84:1	rooms 40:6, 40:23, 51:15, 51:16
responsible 44:21	reviewed 11:25, 24:9, 44:3, 59:10, 130:9	roadways 31:23, 84:11	rough 87:8
rest 10:10, 19:12, 139:1	revised 20:16, 21:9, 32:13, 100:22	robust 132:9, 132:13	Route 68:23, 70:1, 70:9, 109:1, 110:23, 135:4
Restaurant 87:16, 105:18, 128:10, 128:11	revitalization 77:9, 77:12, 85:17, 87:1, 87:5	Rocco 21:7, 26:2, 26:4, 40:19, 61:24, 99:24, 100:1	routed 9:17
restaurants 108:3, 108:17	revitalize 86:25	role 68:17	routinely 133:19
restricted 3:12	rich 129:18	rolled 24:7	rules 97:12, 97:13, 98:3
resumes 11:16	rid 47:17	roof 24:3, 26:10,	run 16:14, 47:20, 71:15, 108:24
retained 131:10	ride 111:20		runs 68:22, 79:8
retirement 129:15,	ridiculous 111:11, 112:4		rural 25:21
	right-hand 68:23		
	rights 69:6, 131:21, 139:5, 139:8, 140:14		

	102:15	136:20, 136:23, 137:1	80:9, 93:22, 116:13,
< S >	save 115:13	Schilling 12:6	129:14, 137:17,
SAC 27:11	savings 137:13	school 61:7, 61:13,	137:19, 141:7
safe 141:11	saw 29:8, 46:17, 60:7,	111:8, 118:8	secret 77:23
safely 24:7	106:24	sconces 42:13	secretary 2:20
safety 32:15, 84:11	saying 39:24, 52:15,	Scott 26:6	Section 19:20, 19:23,
sale 86:20, 128:13	56:14, 76:18, 83:6,	scramble 130:13	24:16, 25:13, 25:14,
Salisbury 1:2, 4:17,	103:1, 109:1, 115:2,	screen 11:8, 14:14,	25:16, 32:24, 44:15,
6:22, 11:23, 18:22,	121:9, 137:21	14:17, 18:23, 20:12,	64:20, 94:4, 94:6
18:24, 19:18, 20:18,	says 105:16	45:24, 45:25, 61:1,	Seeing 43:1, 50:14,
20:23, 21:20, 34:22,	scale 25:17, 35:6,	66:24, 72:17, 88:18,	60:10, 60:12, 60:14,
37:15, 38:8, 47:21,	35:13, 35:14, 101:11,	119:17, 120:15,	64:11, 81:6, 81:7, 81:9
102:10, 105:15,	102:9, 123:12, 124:24	120:16, 121:4, 121:8,	seek 37:10
105:19, 106:1, 110:23	scaled 21:25, 30:22	128:7	seem 57:6
Sanitation 11:21	scaling 54:20, 54:23	screening 28:22,	seemed 138:6
Sarum 34:13	scape 129:5	123:9	seems 52:3, 54:23,
satellite 36:19, 69:14,	Schaefer 10:7, 114:9,	se. 30:2	91:23, 92:3, 92:4, 92:6
69:20, 72:4, 72:12,	114:19, 115:4, 116:6	search 108:11	seen 27:5, 40:17,
72:14, 74:10, 74:12,	schedule 139:7	seated 9:8, 16:18,	49:5, 68:9, 88:9,
74:25, 75:2, 75:5,	scheduling 129:24	91:18	133:17
75:6, 75:15, 75:17,	SCHIFFER 1:17, 2:7,	seating 29:17, 62:5	Selectman 12:14,
75:18, 76:6, 90:12,	8:19, 8:21, 9:1, 9:4,	Second 26:8, 28:1,	70:12, 70:16, 80:14
115:7	55:14, 56:13, 56:20,	40:8, 40:13, 40:14,	selling 87:3
satisfies 37:21, 103:7	57:5, 57:16, 58:17,	51:18, 51:21, 63:9,	send 11:4, 15:25,
satisfy 36:25, 44:19,	136:16, 136:17,	65:10, 71:2, 76:3,	16:9, 16:19, 19:25,

48:9, 48:14, 70:13, 70:17, 115:13	seven 26:13, 92:7	shortcut 18:25	SHYER 1:13, 2:5,
seniors 35:5, 85:1, 85:12	several 3:23, 6:21, 68:21, 75:19, 80:2	shouldn't 90:3, 122:22	6:20, 6:23, 7:2, 7:5, 7:6, 7:8, 7:9, 7:13, 7:14, 7:16, 49:9,
sense 71:9	sewer 25:7, 25:8, 60:9	show 18:21, 31:22, 34:3, 34:9, 35:25, 40:13, 46:6, 53:21, 53:25, 54:5, 54:12, 54:16, 56:1, 56:2, 59:13, 104:4, 104:8, 104:10, 124:14	49:10, 50:25, 51:8, 51:16, 51:19, 52:1, 52:6, 52:12, 52:14, 52:23, 53:2, 136:9
sent 15:10, 15:18, 106:14	shall 25:8, 25:13, 25:15, 25:18, 25:20, 25:22	showed 75:24	side 18:23, 18:24, 23:9, 23:17, 23:20, 24:11, 27:19, 27:22, 28:4, 28:9, 39:12, 39:13, 39:17, 39:18, 55:1, 55:3, 86:12, 109:15, 121:8, 134:16, 134:18
separate 3:16, 32:19	Shannon 10:6, 114:10, 114:20, 114:22, 115:4	showers 52:10, 52:19	sides 22:2, 46:14
separated 57:25	share 11:8, 18:23, 20:12	Showing 22:15, 26:20, 29:15, 29:16, 35:16, 124:16	sidewalk 54:11, 54:13, 108:22, 109:14, 109:21, 110:4
September 107:17	shared 35:5, 75:7, 77:3	shown 36:15, 49:23, 55:4, 59:13, 81:16, 103:3, 104:11	sidewalks 32:17
series 93:9	SHC 98:16, 100:14, 101:17, 102:8, 102:11, 106:4	shows 53:23, 72:11, 124:10	siding 28:15, 29:2
serve 129:16	she'll 65:17	SHPO 29:19, 43:5, 43:7, 43:11, 47:23	sight 32:4, 32:6, 84:9
served 25:8, 25:11	Shillingford 62:17	shrink 41:12, 53:11	signage 39:23
services 119:23	shingle 28:14, 29:1	shrubs 23:23	signed 23:15
Serving 5:13	ship 23:6		
session 63:7	shocking 124:22		
set 11:9, 19:11, 47:1, 72:9, 87:14, 106:20, 125:20, 139:20	short 63:1, 85:22		
setback 22:25	shortage 50:7, 112:8		
setbacks 23:1			
Seth 10:8, 67:9, 67:11, 74:3, 77:24, 78:6, 79:19, 114:13, 115:10			

significance 124:24	sleeping 94:20	Someone 30:5,	south 24:11, 28:4,
significant 84:25	slide 22:19, 24:13,	32:22, 34:7, 54:16,	28:10, 28:21, 39:12,
Signify 66:9, 137:20	25:5, 26:1, 26:18,	56:2, 86:21, 92:17,	39:13, 39:17, 57:20
signs 11:13, 59:13	27:8, 27:25, 28:6,	94:13, 96:8, 96:10,	southern 23:12
silk 69:11	28:11, 28:20, 29:4,	96:21, 100:18, 115:1,	sow 69:11
similar 6:24, 39:2	29:13, 29:21, 29:25,	121:10, 128:11	space 23:12, 24:21,
simply 127:23	30:6, 30:19, 31:8,	sometime 111:19	52:20, 53:13, 60:4,
Singells 10:6	33:1, 34:3, 54:1, 72:11	sometimes 48:24,	62:14, 77:16, 115:8
single 37:13, 128:23	slightly 4:3	118:6	spaces 22:6, 23:11,
sir 14:6, 41:1, 44:12,	slope 30:10	somewhere 62:14,	23:13, 23:14, 23:16,
45:22, 48:10, 64:15,	small 23:3, 53:24,	124:12, 124:19	24:24, 32:9, 32:10,
65:24, 68:1, 94:23,	96:22, 108:23, 135:19	Sorry 8:22, 13:12,	33:9, 33:10, 33:12,
100:9, 124:1	smaller 35:1, 35:2,	14:16, 46:4, 46:24,	33:14, 36:22, 50:15,
sit 70:17	35:10	48:3, 49:10, 49:20,	56:11, 57:23, 58:8,
sitting 100:8	smoke 128:7	53:21, 63:18, 73:24,	58:9, 72:19, 72:20,
situation 95:5, 96:5	so-called 129:1	84:21, 95:17, 97:3,	76:8, 76:10, 88:20,
six 29:3, 63:10, 92:7,	so-to-speak 85:16	99:25, 100:1, 103:25,	88:21, 88:22, 89:1,
95:6, 101:10, 102:12,	social 27:12, 27:15	105:4, 117:15, 117:16,	90:14, 90:16, 105:21,
103:5	sold 76:11, 76:15,	117:21, 133:3, 134:10,	108:6, 115:5, 115:10,
size 22:1, 25:1, 34:4,	87:15	139:23	128:5
34:14, 34:18, 35:1,	solid 56:21	sort 21:17, 49:18,	spacing 30:25
51:1, 97:4	some-- 47:24	69:5, 70:6, 86:17,	spades 104:11
sizes 109:12	somebody 13:7,	118:17, 120:5	speaking 107:5
skateboards 109:20	55:24, 112:21	sound 14:3	speaks 68:12, 115:24
sky 128:14	somehow 60:4, 60:12	source 39:2	SPECIAL 1:3, 19:3,

19:19, 29:17, 74:11,
103:15, 116:22
specialist 117:19
specific 4:23, 5:18,
6:10, 7:7, 7:18, 8:6,
8:20, 65:19, 75:3,
75:12, 127:5
specifically 19:3,
34:23, 34:25, 35:15,
35:20, 64:21, 75:9,
90:24
speeding 70:14
spend 109:12
spill 43:2
splits 27:17
Spock 71:8
spoke 60:22, 94:18,
114:7
spot 63:25, 90:22,
90:24, 90:25, 108:9,
108:15
spots 57:20, 57:21,
75:9, 76:4, 77:2,
90:10, 90:12
spring 108:5

Square 24:17, 25:2,
25:4, 26:8, 26:9,
26:11, 26:12, 26:16,
26:17, 37:7, 41:11,
51:22, 51:23, 86:2,
89:23, 99:12, 111:1,
137:8
stab 56:3
stacked 28:1
STAFF 1:21, 20:14
stage 52:23
staging 59:25
stagnate 140:11
stair 26:23
stairs 22:24, 27:19,
29:11
stairway 108:21
stake 83:14
stall 122:23
stalling 122:17
standard 41:7, 57:2,
131:15
standards 35:3
standing 10:2
standpoint 57:4

Star 71:8
Start 18:17, 20:9,
45:24, 67:20, 67:21,
83:6, 98:14, 107:1,
122:21, 128:24
started 83:7, 128:22
Starting 2:10, 4:5,
22:23, 28:2
State 5:6, 32:5, 34:2,
35:8, 62:11, 69:4,
83:19, 83:20, 99:24,
101:2, 102:10, 102:15,
116:15, 116:23
stated 29:20, 72:13,
82:1
statement 84:2, 84:3,
84:16, 101:9, 102:4,
102:6, 102:8, 102:12,
103:8, 104:5
statements 83:9,
83:12, 83:15
stating 25:10
station 111:3, 136:25
statistics 115:1
status 10:3, 12:3

statute 64:22, 64:24,
65:7
statutes 9:23, 116:22
Stay 48:25, 141:11
stepping 108:21
steps 108:18, 108:22
STOCKMAL 142:12
stone 28:17, 29:15,
49:6, 61:16, 62:1,
62:4, 62:7, 62:12
stones 23:3, 28:17,
62:8
Stonington 65:6
Stop 70:14, 74:19
storage 27:4, 86:22
store 26:25
stored 24:7
stores 111:4, 111:6,
111:7, 113:10
Storm 24:2
straight 87:14,
105:15, 109:3
straightforward 68:4
strategic 105:13
Street 22:14, 23:10,

24:6, 24:18, 27:10, 29:14, 30:23, 32:5, 50:6, 50:7, 75:16, 75:17, 77:17, 84:20, 86:13, 94:24, 108:7, 108:13, 109:15, 109:17, 110:22, 114:11, 116:1, 116:2, 123:16, 128:3, 129:4	32:23, 49:24, 70:3, 70:20, 83:10, 83:16, 83:17, 83:21, 107:25 stuff 46:2, 74:3, 115:22, 122:17 style 21:24 subjective 83:7, 83:12, 83:24, 88:15, 110:21 submission 3:5, 3:6, 3:12, 28:13, 38:23, 69:13, 69:24, 72:8, 72:10, 72:17, 78:23, 81:6, 138:9 submissions 3:10, 3:13, 138:7 submit 12:1, 33:20, 37:8, 37:20, 79:20, 97:9, 104:13 submittal 62:17, 100:6, 100:8 submitted 4:17, 11:6, 11:12, 11:18, 11:20, 12:5, 12:7, 19:20, 28:13, 32:21, 33:21,	36:10, 38:20, 39:1, 59:12, 60:16, 80:2, 97:11, 97:13, 99:18, 99:20, 114:24, 135:7 submitting 60:19 subsequent 2:24 substantial 69:8 substituted 47:9 suburban 37:16 success 77:11 successfully 69:5 suffer 99:13 suffering 85:19 sufficient 41:5, 56:11 sufficiently 27:7, 40:23 suggested 39:17 suggestion 57:15, 92:1 suitable 85:9 suited 71:10 summarize 21:17 summarized 12:16 summer 108:5 sunken 71:13	supplemental 11:18, 48:9, 48:14 supply 60:10 support 4:17, 6:6, 102:14, 112:25, 117:1 supporting 77:20, 131:19 supportive 50:10, 68:8 supposed 52:7, 56:23, 109:17 Surely 139:15 surprise 68:14, 68:19 surprised 54:22, 85:22, 135:10 surprising 85:9 surrounding 12:9, 99:12 survey 78:17, 107:12 Susan 10:5, 113:23, 113:24, 114:3, 117:3 Swamp 26:6 sway 5:7 symmetrical 22:2, 29:10
---	---	--	---

system 25:8, 25:12, 79:24	142:5	texted 116:6	Thursday 11:1, 11:2
systems 31:12	telephone 9:13, 54:6, 54:9, 54:12, 54:22, 54:25, 55:10	textures 31:2	tickets 70:18
< T >	Ten 23:11, 23:15, 31:25, 76:8, 88:20, 92:8, 112:13, 128:24, 138:14, 138:17, 139:14	thankless 113:14	tied 46:16
tactic 122:18	Ten 23:11, 23:15, 31:25, 76:8, 88:20, 92:8, 112:13, 128:24, 138:14, 138:17, 139:14	Thanks 33:5, 33:6, 46:24, 117:6, 123:5	Tiffany 4:16
Tai 1:22, 2:20	ten-fold 130:14	themselves 93:5, 93:12, 93:16, 94:9	tight 55:23
taken. 63:2	tenant 23:15, 34:1	therefor 115:9	time. 60:22, 94:18
talked 35:17, 35:18, 108:12	tenants 118:15	therein 43:23	timing 2:25
talks 64:24	term 77:15, 83:24	They've 83:25	tip 38:7
tall 61:19	terms 21:21, 32:23, 33:1, 62:13, 77:20, 83:7, 123:12	thinking 62:2, 112:12	today 11:3, 51:7, 54:5, 88:11
tan 22:21	terrible 79:22, 95:9	thinks 86:14	todesign 22:13
tap 120:21	test 102:7	third 22:1, 26:9, 28:7, 41:12, 51:22, 57:23, 61:15	together 14:23, 17:4, 39:5, 80:13, 102:14, 130:21, 131:13, 133:20, 135:20, 139:13, 139:16
task 37:10, 68:12	testimony 4:8, 5:2, 5:22, 6:14, 7:11, 7:22, 8:11, 8:24, 38:22, 83:10, 113:17, 117:5, 120:9	thirteen. 92:10	tomorrow 29:20, 43:5, 43:7, 130:11
tasked 71:3	text 9:13, 64:24, 134:16	thou 93:15	tonight 2:5, 2:23, 14:22, 15:6, 17:25, 20:16, 20:18, 21:7, 21:14, 26:7, 63:5, 63:22, 65:19, 68:20,
tax 124:15		though 32:12, 48:21, 55:2, 63:21	Tom 80:5
team 11:17, 21:6, 21:12, 21:20, 44:4		thoughts 61:5, 118:24, 127:23	
tearing 73:11, 81:12		three 12:8, 28:5, 43:9, 53:10, 53:24, 57:20, 88:13, 92:7, 95:4, 96:9, 108:9, 114:18	
technical 3:5, 3:6, 3:10, 114:23, 117:16, 138:7, 138:9			
technology 67:24,			

92:14, 131:23, 135:14, 139:11, 139:25, 140:21	transfer 136:24	True 18:6, 78:24, 96:23, 142:4	68:23, 85:20, 86:21, 91:6, 112:1
took 29:9, 119:10	transportation 31:12, 61:5, 61:7, 84:10	truncate 131:21	turned 72:24, 86:23, 86:24
top 14:17, 30:12, 48:12, 54:25, 55:4, 55:5, 55:6, 73:20, 85:19, 102:21, 121:9	Trash 24:5, 26:25, 27:1	truncating 134:3, 139:6	turning 69:10, 77:12
total 26:11, 26:14, 31:24, 35:9, 41:19, 51:13, 69:4	treasurer 106:5	try 56:1, 61:25, 84:5, 105:17, 111:19, 113:4, 113:6, 115:25, 130:20, 138:21	twelve 92:8
totally 117:21	treated 24:2	trying 38:7, 46:4, 67:8, 69:1, 80:13, 80:14, 134:14	twice 88:10
touch 36:9	treatment 31:3, 46:18	tucked 26:10	two-way 116:1
tough 105:4	tree 109:12	Tunsky 21:9, 22:12, 22:13, 36:24, 39:10, 39:12, 39:16, 39:23, 46:3, 46:9, 46:22, 46:25, 48:15, 51:5, 51:6, 56:3, 56:5, 56:15, 56:18, 56:22, 57:14, 57:18, 57:22, 58:5, 58:13, 59:9, 59:22, 60:16, 99:17	twosies 112:15
toward 23:17	trees 23:23, 109:8, 109:9, 109:11, 109:13, 112:3, 112:5, 112:6, 112:8, 112:18	turn 20:7, 21:16, 26:2, 44:24, 58:7, 62:25,	type 28:25, 83:9, 133:18, 135:20
Towards 23:9, 27:19, 46:18	Trek 71:9		Typically 16:13, 49:25, 56:22, 56:24, 94:8
town-owned 75:13	tremendous 139:10		< U >
towns 2:15, 37:16	tremendously 82:9		ugly 54:9
townspeople 87:21	trick 112:16		ultimately 73:7
tractor-trailers 118:4	tricky 55:23		unaddressed 45:9
Tracy 125:16, 125:18	tricycles 109:19		unanimously 137:25
traded 135:7	trigger 121:10		unavoidable 49:10
trailer 118:9	trim 28:14, 29:1		underground 46:16
transcript 142:4	trips 31:24, 31:25		underline 89:19
	troubling 68:21		underlying 89:12,
	truck 27:3		
	trucks 109:3, 109:18		

89:14, 89:17	unload 118:5	137:10	value 84:23, 84:25
underscore 35:23	unmarked 40:7	unturned 49:6	VAN 106:23, 107:2,
understand 31:17,	Unmute 14:12, 14:13,	unwilling 71:14	107:4, 107:6, 107:8,
43:2, 50:9, 57:13,	66:10, 93:1, 93:16,	update 70:2, 83:18,	107:15, 107:19, 108:1,
58:15, 95:8, 95:18,	106:25, 114:1, 119:16,	83:20	110:3, 110:7
98:4, 117:21, 135:5	120:14, 120:16,	updated 83:17, 83:22	variation 31:5
understanding 17:1,	120:18, 120:22,	uploaded 3:14, 3:15,	varied 30:22
17:10, 43:20, 43:22,	121:10, 121:11,	11:2, 11:4	various 4:12
48:6, 87:22, 136:2	121:12, 121:16,	upper 120:21	vehicles 32:1
Understood 16:22,	122:13, 124:6, 125:18,	ups 54:11	vehicular 23:11
44:10, 75:7	125:19, 125:20,	upstairs 87:18	verbal 55:17
unfair 131:20	126:14, 127:16,	urge 71:16	versus 75:15
unfairness 134:4	136:14	uses 87:16	vestibule 27:10
Unfortunately 121:15	unmuted 107:2,	using 2:14, 78:25,	veto 17:14
unhappiness 87:2	107:3, 107:6, 125:21,	84:17, 98:17	VHB 21:14, 31:12,
unit 24:21, 26:14,	125:24	utilities 27:5, 55:8	31:13
26:17, 27:21, 28:1,	unmuting 66:10	utility 55:7	via 137:11
28:3, 28:10, 32:1,	unrealism 54:21	utilize 119:23	viability 104:4,
34:6, 34:16, 40:9,	unreasonable 9:22,	utilized 107:22	104:14
53:13, 69:1, 101:10,	17:7, 64:25, 65:4,		viable 35:11, 77:14,
101:18, 118:13,	104:9, 132:6, 132:11		101:11, 101:18,
128:23	unreasonably 139:5	< V >	105:19
Unless 24:25, 44:8,	unsaid 63:22	V. 142:12	vibrance 111:16
114:15, 115:14,	until 3:4, 15:20,	vacant 116:16	vibrant 87:13, 111:25
120:20	47:23, 131:18, 135:25,	validates 32:23	video 10:15, 10:17,

67:20, 67:21, 107:1	voiced 6:5	62:4, 62:7, 62:12	week 23:7, 49:15,
view 28:21, 30:1,	volumes 107:18,	wallet 77:19	49:16, 59:10, 59:11,
53:22, 59:8, 104:17,	107:22, 107:24	wanted 33:7, 34:9,	65:15, 88:10, 131:18,
118:19, 123:8, 123:11,	volunteers 20:19,	47:2, 63:20, 85:20,	131:19, 132:3, 135:12,
123:16	21:5	86:4, 86:21, 87:14,	135:14
viewed 77:16	voted 34:21, 35:18	87:20, 102:7, 134:11	weekend 11:3
viewing 28:23		wants 112:6, 128:11	weeks 15:3, 43:9,
views 99:13		warmed-over 70:6	106:15, 130:10,
VIKTORIA 142:12	< W >	warts 72:1, 112:18	130:12, 131:12,
Village 5:13, 5:14,	wait 37:1, 37:4, 45:2,	washers 40:3, 41:4,	131:16, 131:21, 133:7,
34:13, 37:19, 68:17,	45:17	51:11	134:3, 135:16, 135:21
85:11, 85:15, 85:25,	waiver 35:15	washing 40:24, 51:14	weigh 13:25
87:6, 87:13, 90:20,	wake 95:4	waste 51:2	welcome 140:18
101:12	walk 26:22, 111:10,	watching 107:9	well-intentioned 71:1
violating 139:8	111:15, 128:4	Water 10:21, 19:13,	well-known 5:12
violation 64:25,	walkable 85:24	23:24, 24:2, 25:7,	Welsh 11:21
131:20	walked 38:4, 98:11	25:9, 25:12, 46:17,	West 22:13, 23:17,
vision 106:13	walking 68:13, 85:11,	60:9	23:20, 24:11, 39:18,
visit 50:8	90:17, 97:7	ways 59:19	68:22, 69:18, 85:25
visitors 36:23	walks 32:15, 32:18	wealthy 129:15	western 133:16
visual 55:17	wall 23:5, 23:7, 23:8,	weather 43:8	Wethersfield 31:14
vitality 85:1, 129:5	28:17, 29:15, 29:18,	web 18:24	WHALEN 1:14, 2:5,
VOICE 10:10, 13:2,	31:4, 58:1, 58:4, 58:5,	Webinar 2:14, 2:15,	7:17, 7:20, 7:25, 8:3,
13:8, 19:12, 95:3,	58:13, 61:15, 61:16,	15:15, 95:7, 97:13	8:4, 53:5, 53:7, 53:22,
95:4, 137:16, 141:2	61:18, 61:22, 62:1,	website 15:24, 16:7	54:3, 55:1, 55:9, 81:5,

81:14, 81:18, 87:10, 96:22, 96:25, 118:12, 121:13, 136:12	whomever 45:7	within 6:6, 14:5, 15:3, 15:22, 39:19, 46:12, 75:4, 85:11, 90:1, 90:16, 125:6, 138:17	61:25, 62:10, 101:2, 117:15, 130:6, 131:12
whatever 6:19, 16:9, 47:10, 59:14, 76:12, 90:15, 130:5	wide 56:10	without 4:7, 5:1, 5:21, 6:13, 7:10, 7:22, 8:10, 8:23, 55:15, 78:14, 87:21, 117:1, 124:24	works 96:9
whatsoever 36:17	widened 51:4	witnesses 131:17, 135:9, 135:13, 135:15	world 140:6
wheel 27:3	width 51:2, 51:7, 56:16, 57:16	woke 96:21	worry 113:7
whenever 86:13	wife 95:20, 95:25, 96:17	woken 96:11	WPCA 60:8
Whereby 63:2, 141:12	William 10:5, 94:24	woman 118:5	write 97:9
wherever 86:1	willing 4:7, 4:25, 5:21, 6:12, 7:9, 7:21, 8:10, 8:23, 128:20	wonderful 119:21, 120:3	writing 121:23, 125:8, 127:3
whether 5:6, 15:20, 44:25, 45:14, 48:24, 63:6, 71:19, 71:23, 85:25, 89:6, 104:4	Wilson 124:8, 125:1, 125:2, 125:3, 125:10, 125:12	wondering 49:17, 118:14	written 105:11
white 23:21, 39:19, 81:8	wind 129:14	Worcester 86:2	wrote 12:19, 59:3, 89:3
whoever 45:7	window 30:25, 131:22	work 17:5, 17:20, 52:8, 59:25, 69:5, 101:25, 105:17, 105:25, 122:21, 128:2, 130:22	< Y >
whole 41:20, 46:24, 77:4, 86:18, 89:5, 92:4, 108:13, 109:6, 111:17, 135:9	windows 29:2	worked 17:4, 113:13	yard 22:25, 23:1
wholeheartedly 112:25	winter 111:22	Working 14:23,	year 31:16, 31:21, 32:8, 83:18, 83:21, 107:16, 107:17, 108:4, 115:15, 124:13, 127:25, 134:23
	wire 54:14		years 7:4, 80:2, 83:13, 111:13, 111:14, 113:1, 128:24, 133:17
	wish 16:19, 66:1, 113:18		yellow 22:16
	wishes 2:22, 7:2, 121:17, 121:21, 125:25, 127:11		

Yep 39:4, 53:6, 123:4, 114:25, 115:5, 125:7,
137:1 127:21, 133:16

York 112:9 **Zoom** 97:19, 119:20,

young 35:4, 53:10, 137:11
84:25

younger 53:14,
111:25

yourself 115:6, 115:8,
119:16, 120:14,
122:13, 125:18,
125:19, 126:14

< Z >

Zone 47:8, 48:16,
48:20, 96:6

Zoning 1:2, 2:4, 9:16,
11:16, 13:17, 18:25,
23:14, 24:14, 25:6,
30:8, 30:12, 32:10,
56:7, 56:12, 69:19,
71:22, 72:6, 72:9,
79:8, 85:14, 89:7,
89:8, 90:21, 94:4,
98:19, 99:21, 113:15,